

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR VIGO 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**:

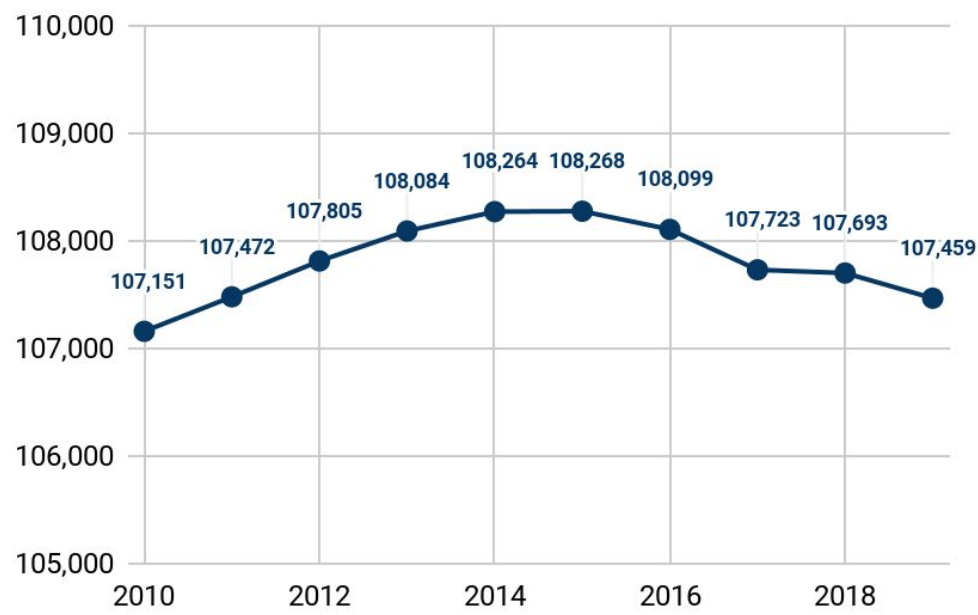
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

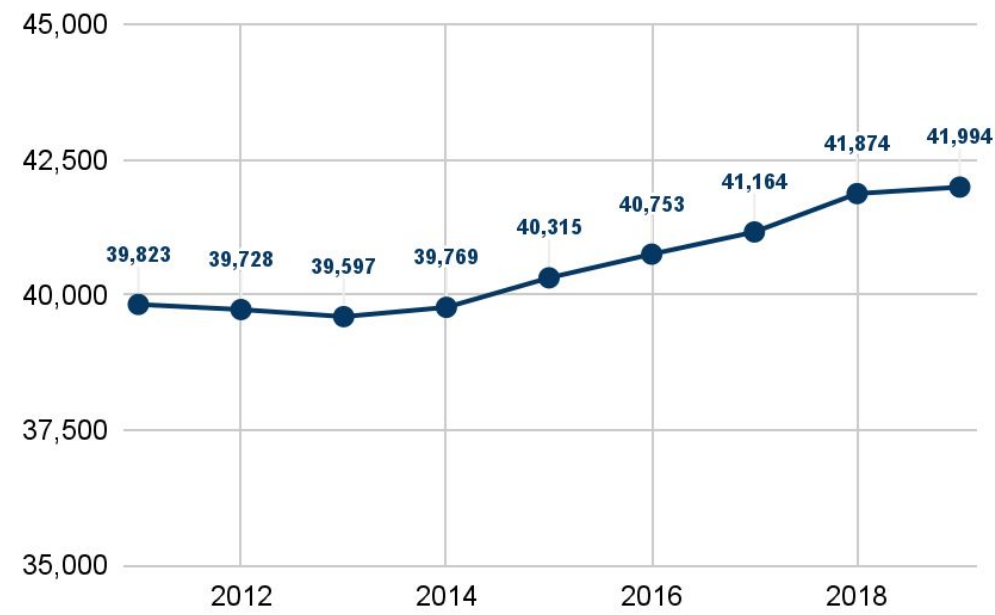
POPULATION | Vigo County's population has increased by 0.29% (308 people) between 2010-2019. In the same time period, the total number of households increased by 3.71% (1,504 households).

Resident Population
Vigo County | 2010-2019



Source: FRED, U.S. Census Bureau

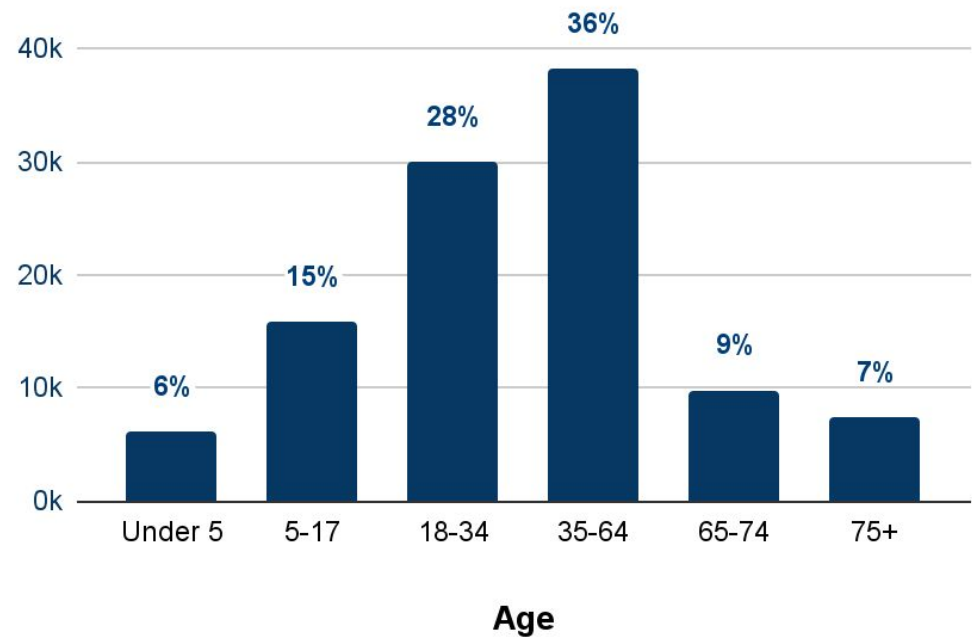
Households
Vigo County | 2010-2019



Source: FRED, U.S. Census Bureau

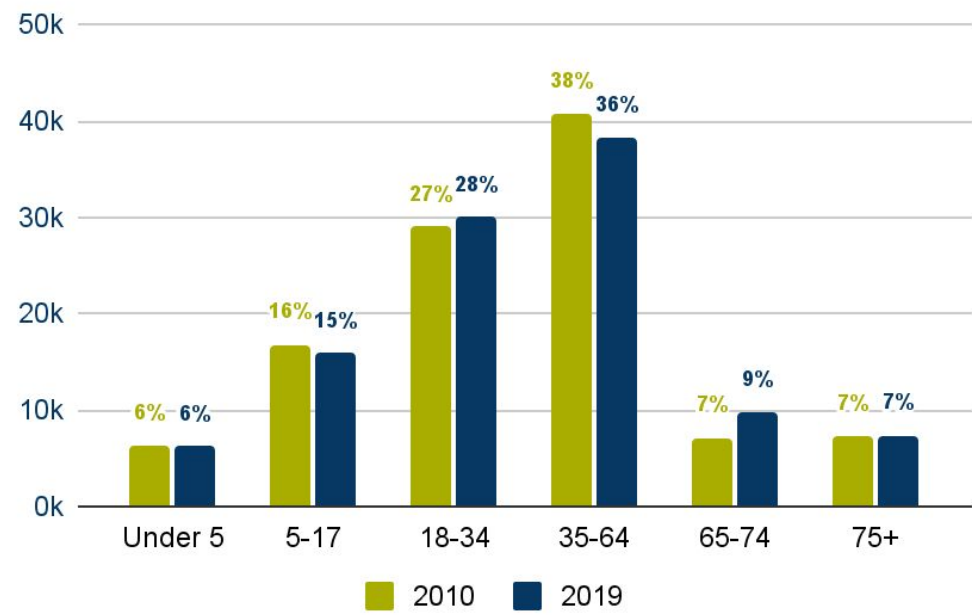
AGE | 16% of people in Vigo County are above the age of 65, while 21% are below 18.

Population by Age
Vigo County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Vigo County | 2010, 2019

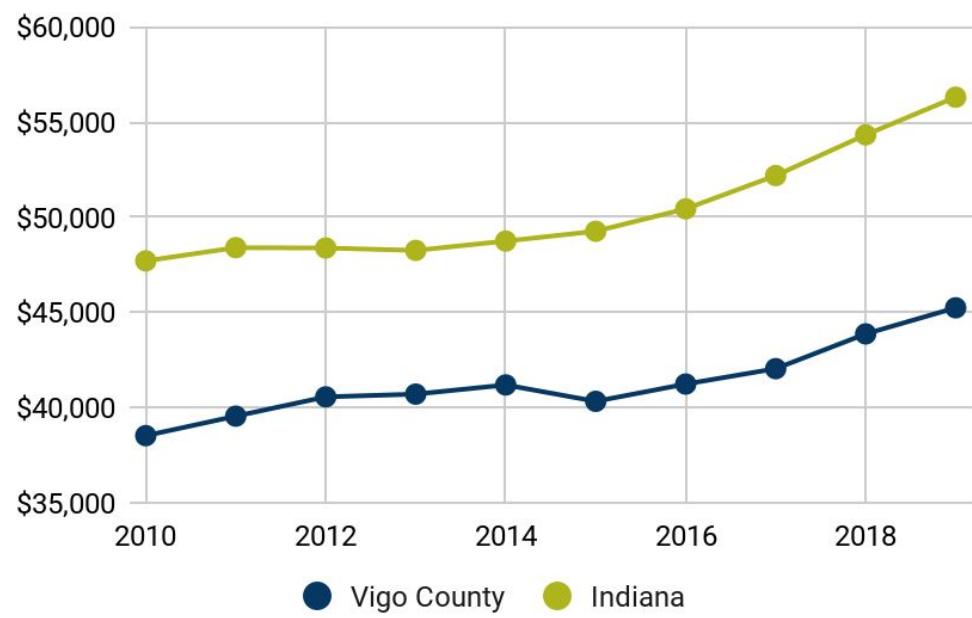


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Vigo County had a median income of \$45,230 in 2019, up 17% since 2010. 40% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

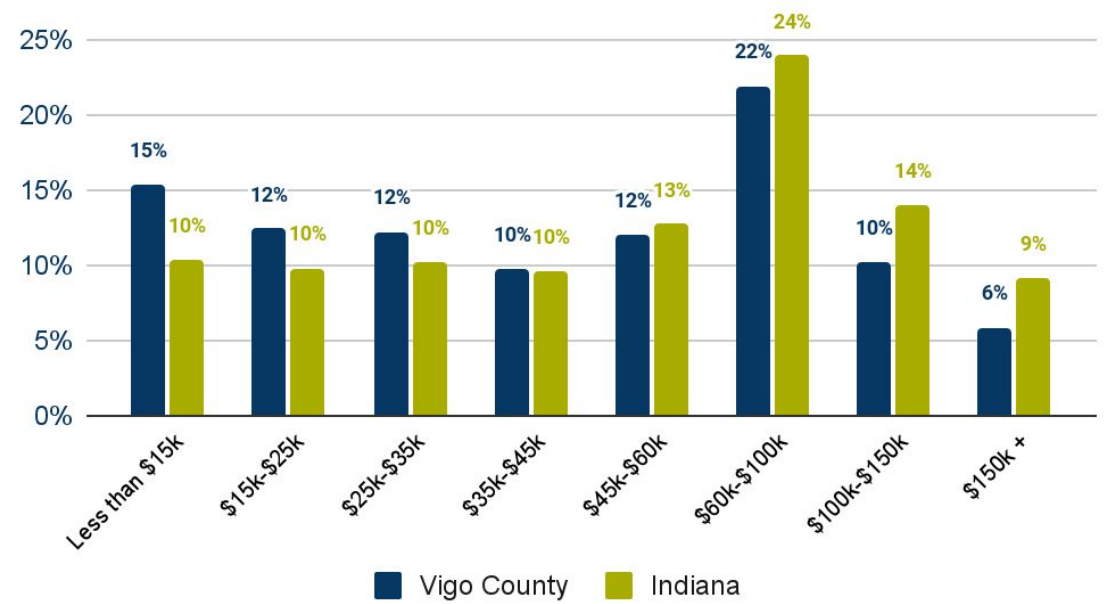
Vigo County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

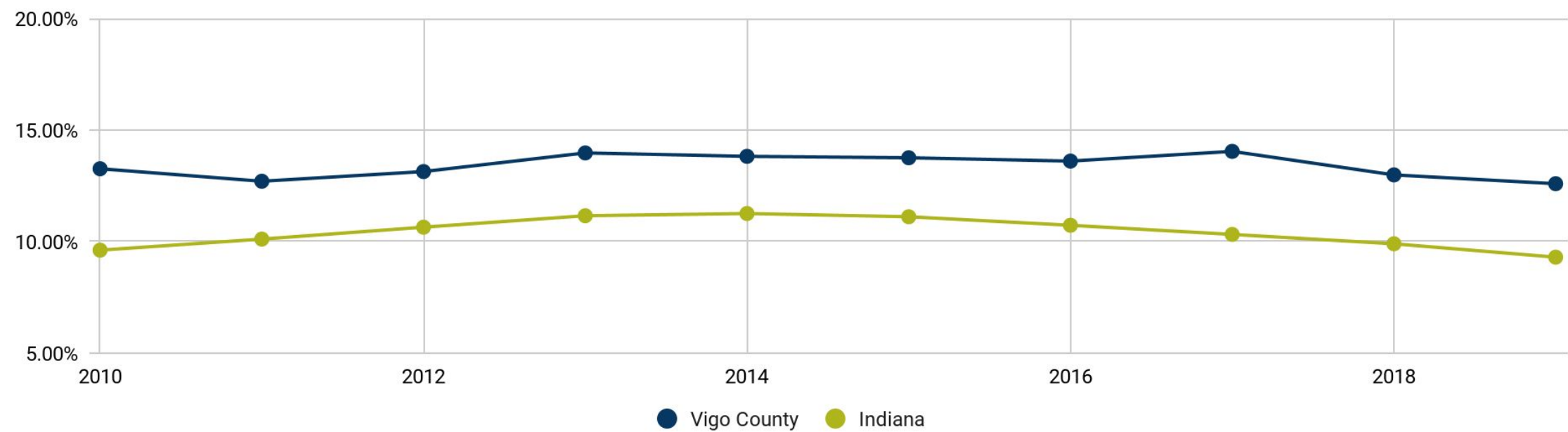
Vigo County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 12.6% of families live in poverty conditions in Vigo County, down 0.67 percentage points from 13.3% in 2010.

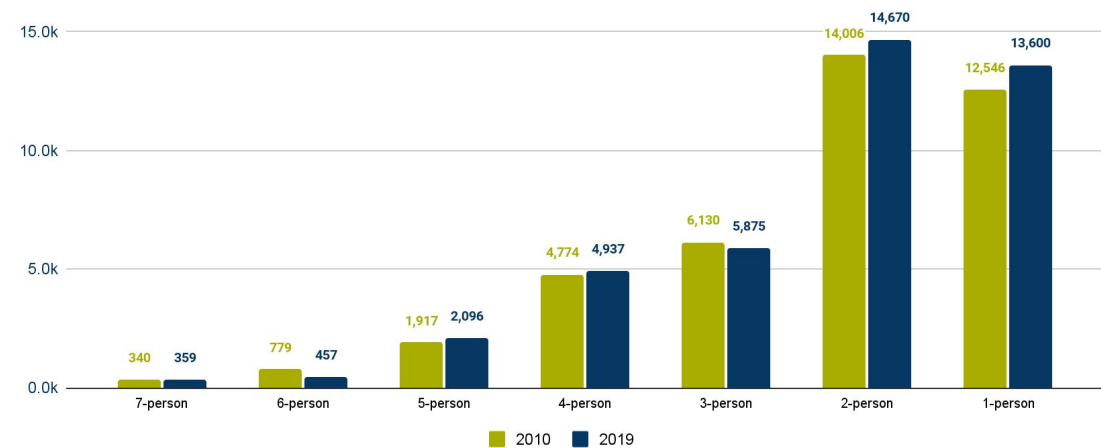
Family Poverty Rate
Vigo County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

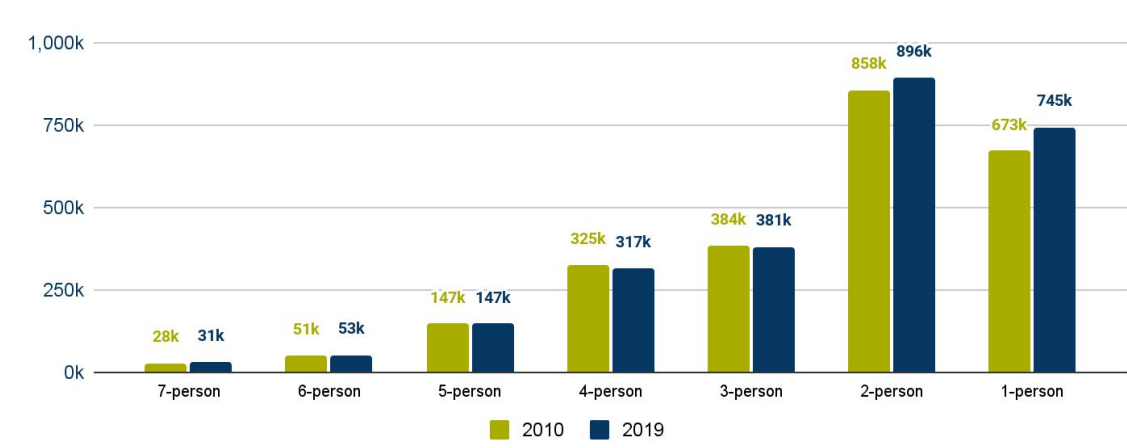
HOUSEHOLD SIZE | The average household size is 2.36 people, compared to 2.52 statewide. The Vigo County average household has shrunk by 0.06 persons since 2010.

Household Size
Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



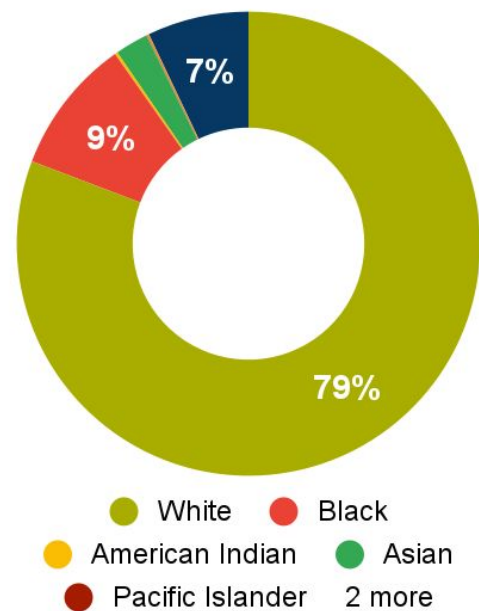
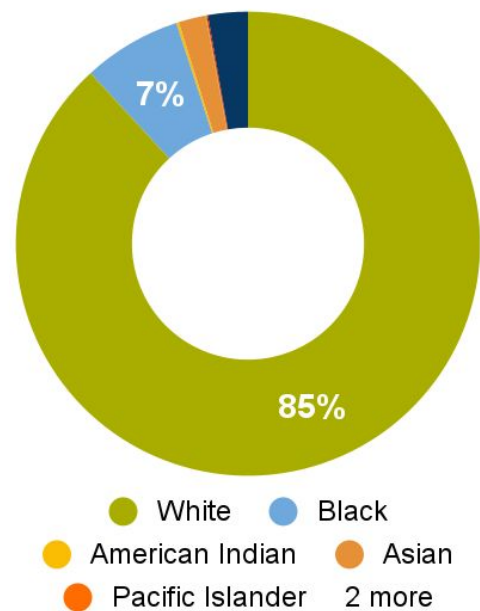
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Vigo County is 85% white, 7% Black, 3% Hispanic/Latino, 2% Asian, and 0% other.

Racial/Ethnic Distribution

Vigo County | 2019

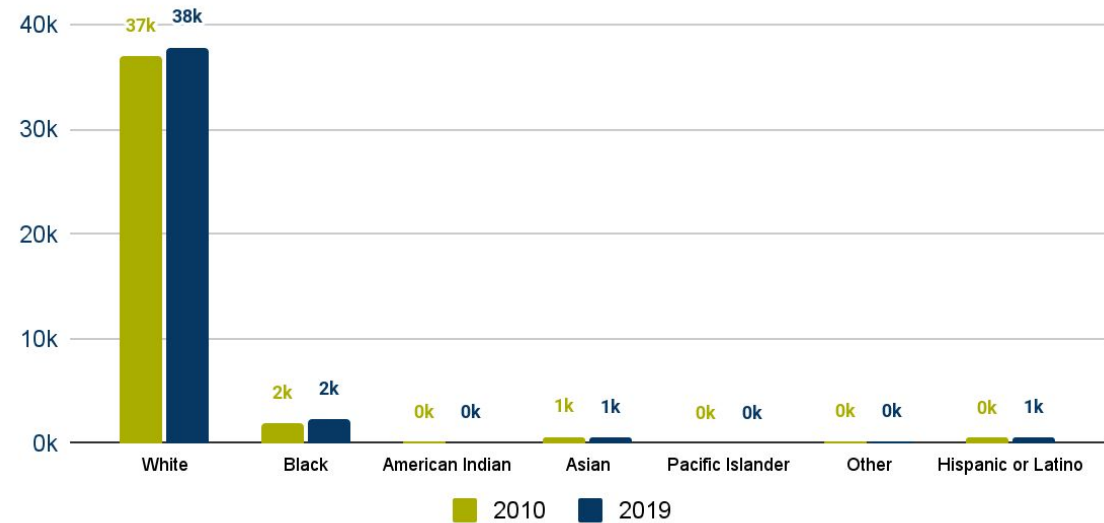
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Vigo County | 2010, 2019

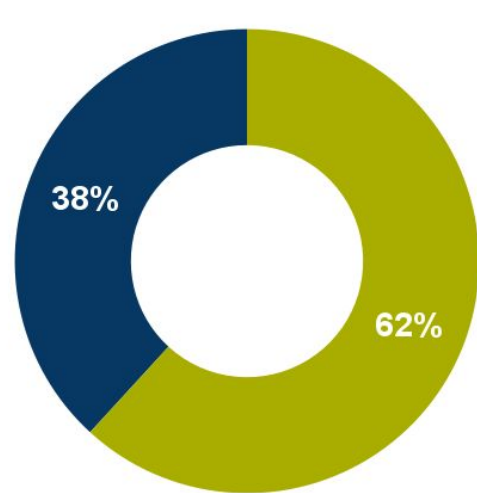


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 38% of households (16,038 households) in Vigo County were renters, while 62% (25,956 households) were owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

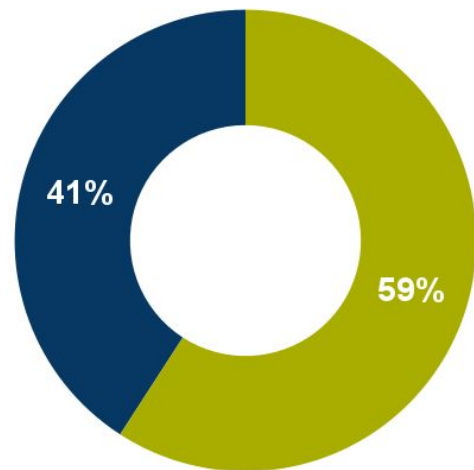
Vigo County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

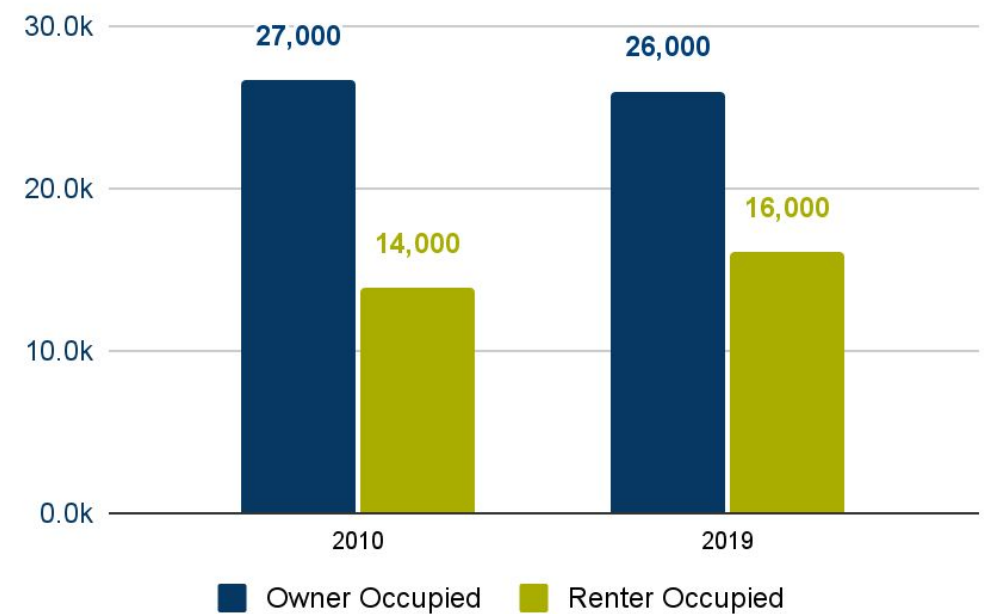
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

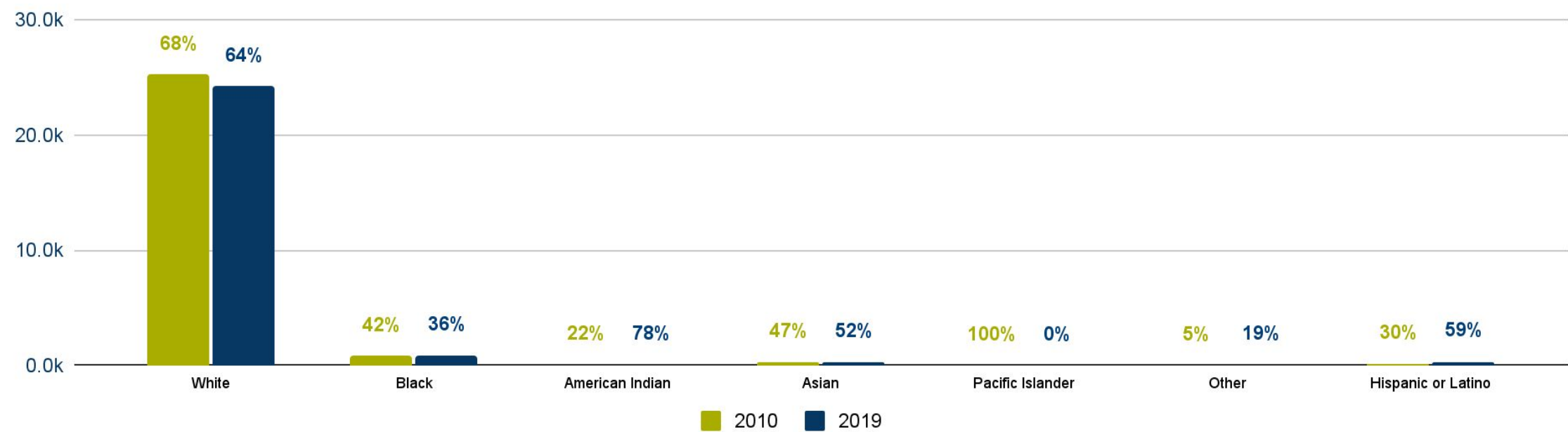
Vigo County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 62%, homeownership is 64% among non-Hispanic White households, 36% for Black households, and 59% for Hispanic or Latino households.

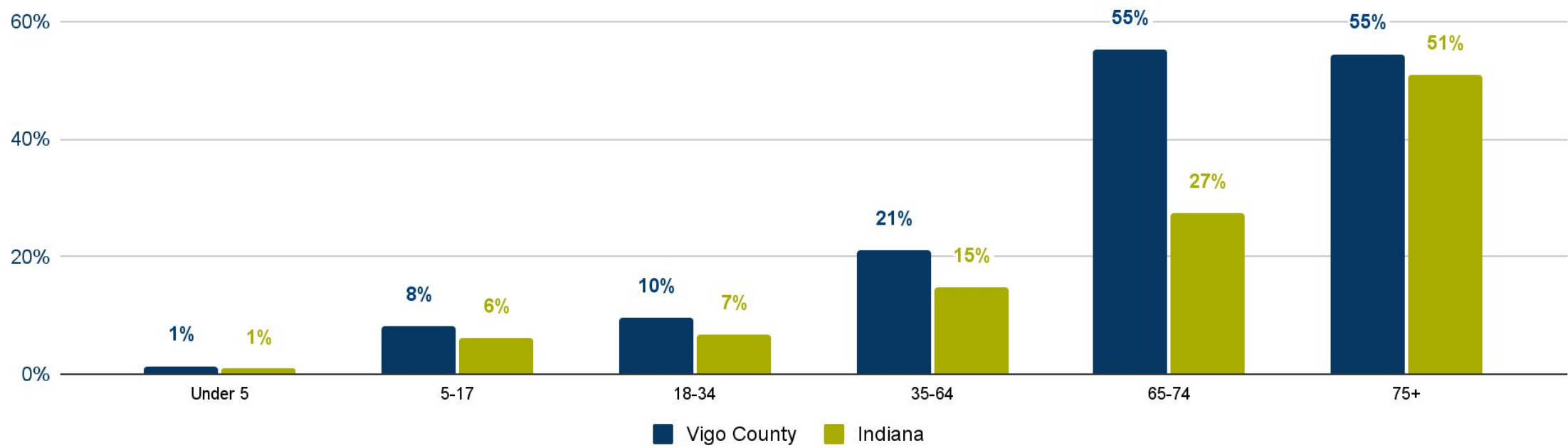
Homeownership by Race
Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Vigo County live with a disability. For people above 65, the share increases to 55%.

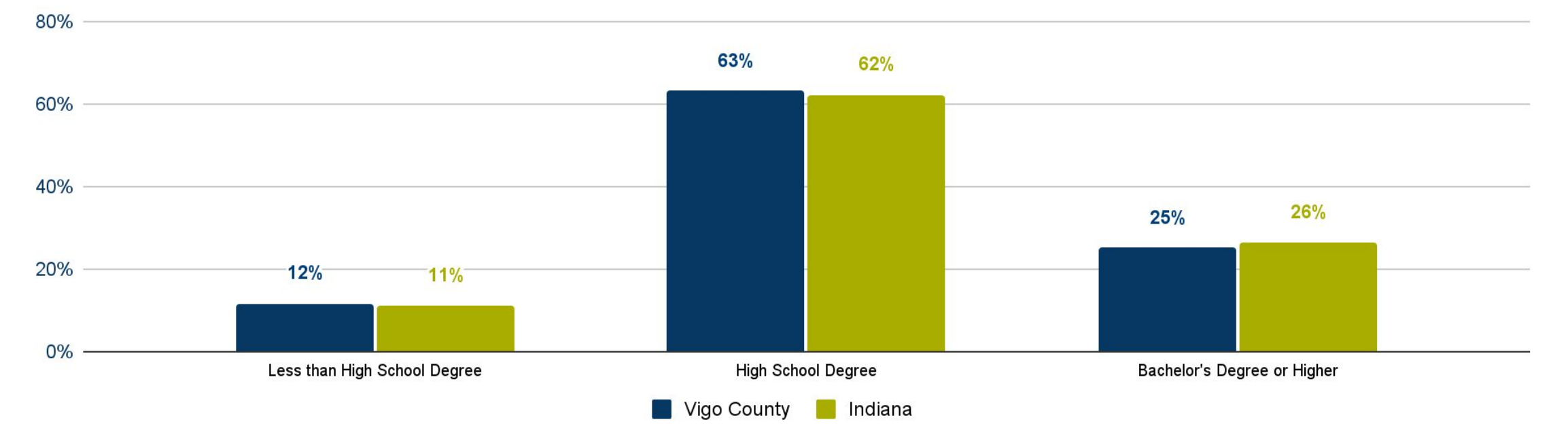
Share of the Population with a Disability by Age
Vigo County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Vigo County, 63% of the population has at least a high school degree and 25% of the population has at least a Bachelor's degree.

Educational Attainment
Vigo County, Indiana | 2019

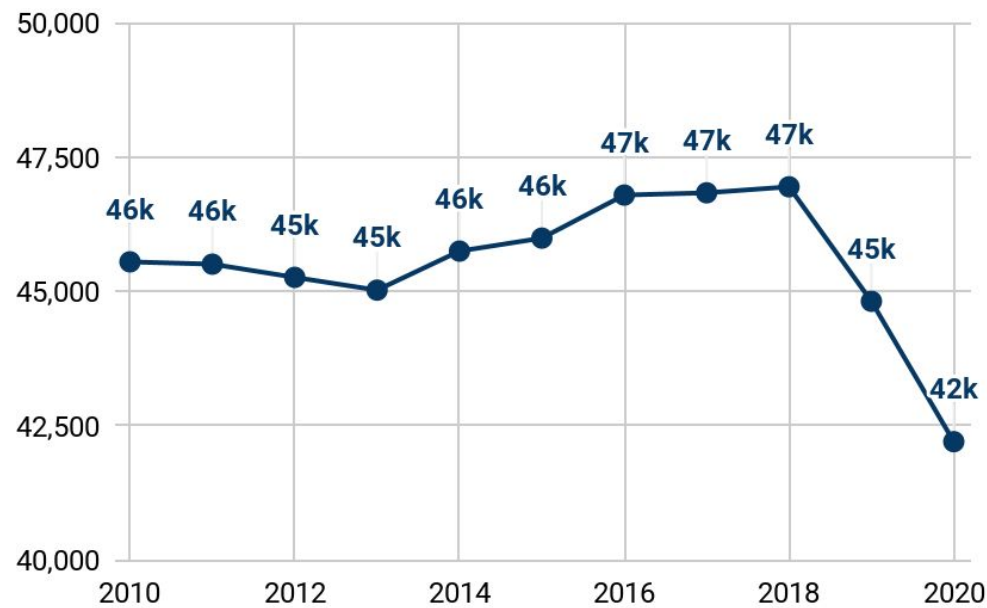


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

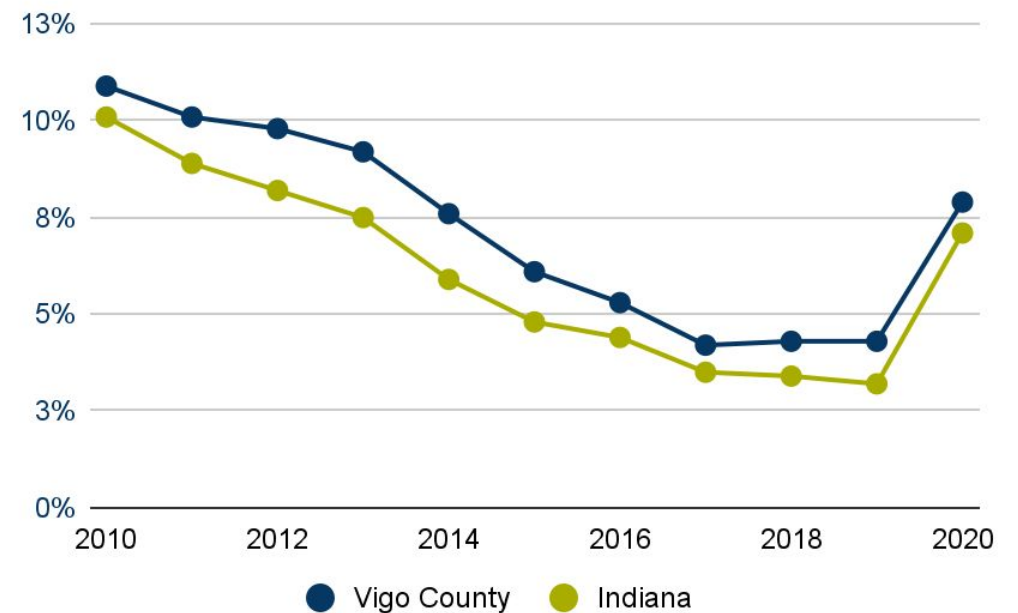
EMPLOYMENT BASE | There are currently 42,000 employed persons in Vigo County, down by 7.35% since 2010. The unemployment rate in 2020 was 7.90%, up 3.60 points from 2019.

Total Employment
Vigo County | 2010-2019



Source: ACS 2010-2019 5-year estimates

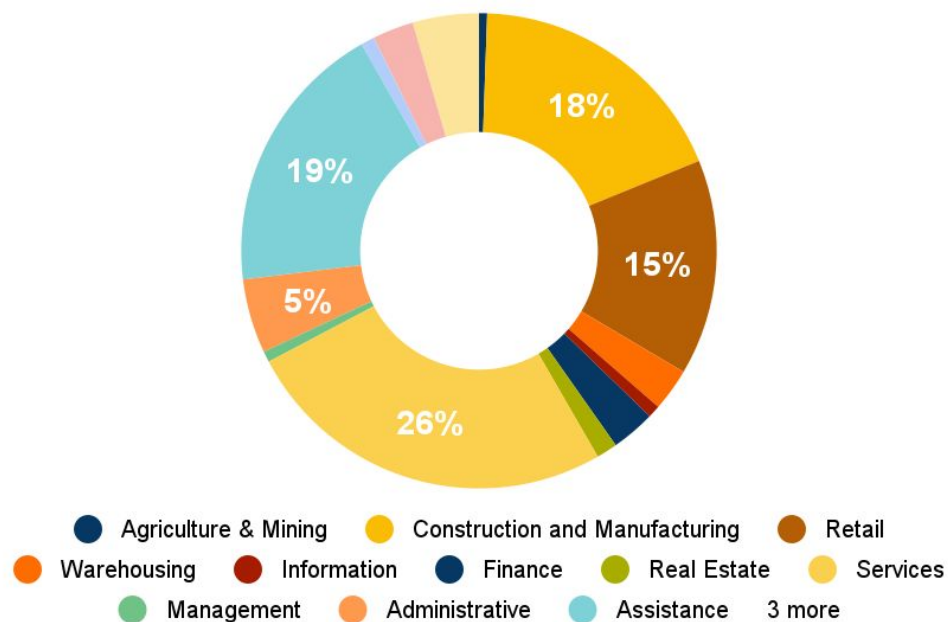
Unemployment Rate
Vigo County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Vigo County, accounting for 19% of all jobs, followed by Manufacturing (13% of all jobs).

Total Jobs by All Industries
Vigo County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$41,935**
2. Trade, transportation, and utilities | **\$36,885**
3. Education and health services | **\$49,863**
4. Goods-producing | **\$60,434**
5. Leisure and hospitality | **\$16,288**

Source: BLS

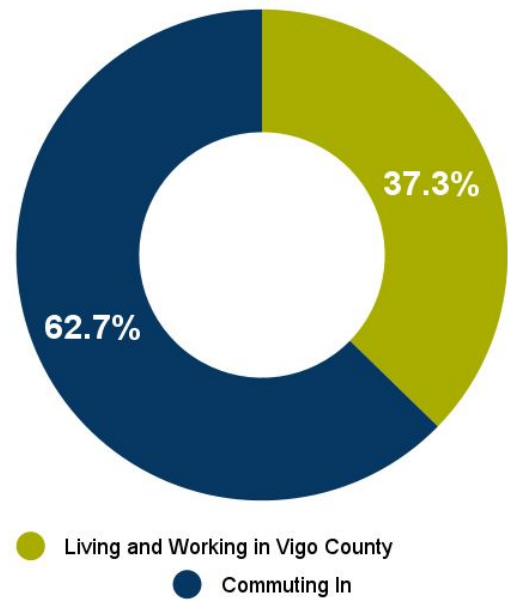
Top 5 Employers

1. Union Hospital (Terre Haute)
2. Bemis Performance Packaging (Terre Haute)
3. Uap Bone & Joint Ctr (Terre Haute)
4. Terre Haute Regional Hospital (Terre Haute)
5. Hamilton Center Inc (Terre Haute)

Source: BLS

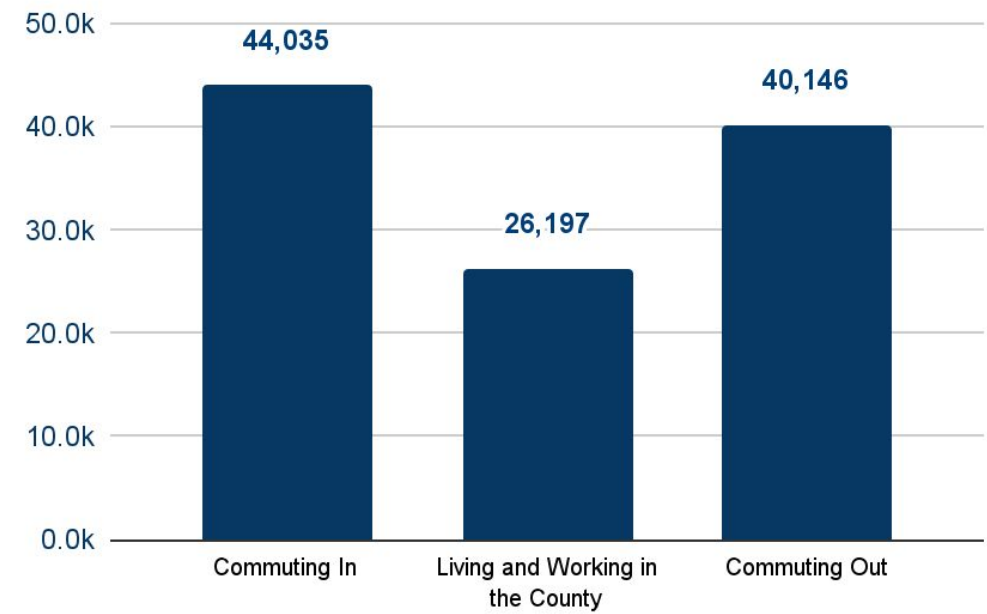
COMMUTER INFLOW / OUTFLOW | 44,000 commuters come into Vigo County for their jobs, while 40,000 employees travel outside of Vigo County for their jobs.

Employment Inflow
Vigo County | 2018



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

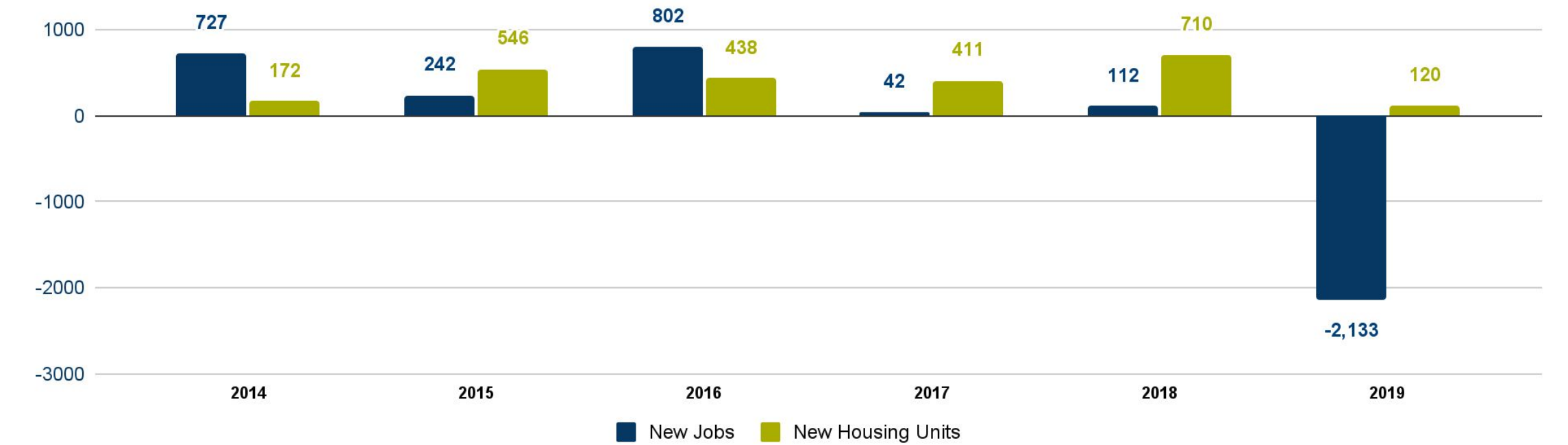
Commuting Patterns
Vigo County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Vigo County has created -208 jobs between 2014-2019 and 2,397 housing units, or -1 152 units for every 100 jobs created.

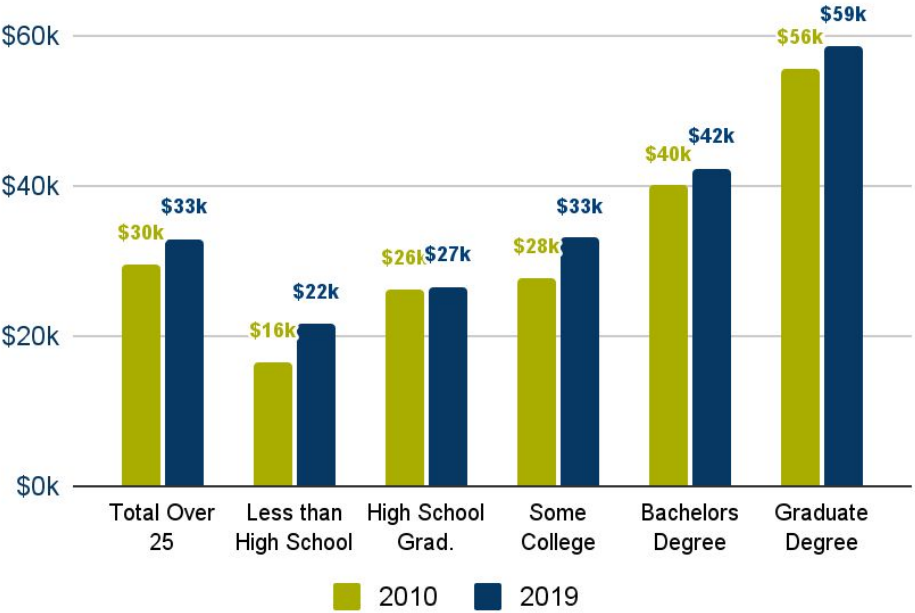
Job Growth and Housing Production
Vigo County | Total Jobs, New Jobs



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 12% since 2010 for the total population and increased 2% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

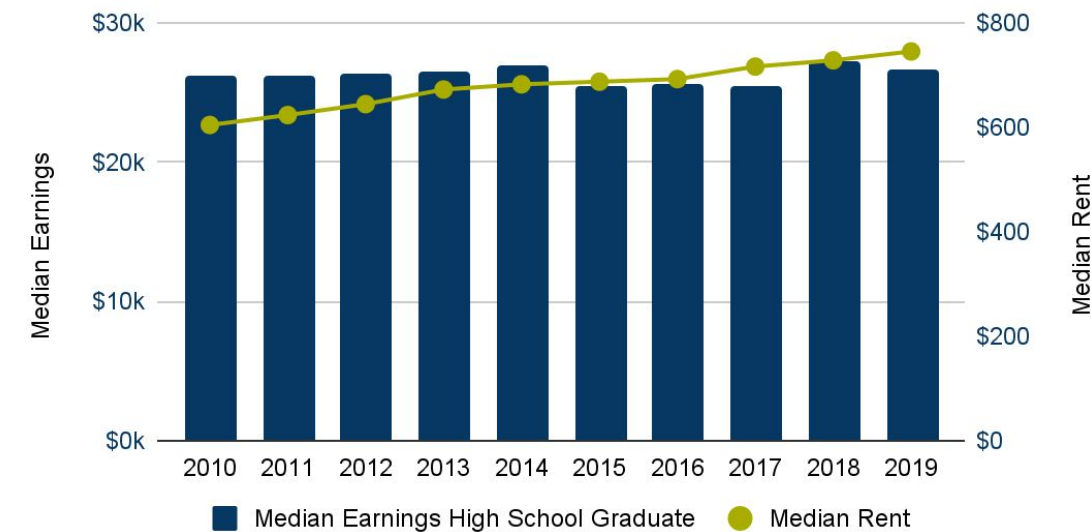
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

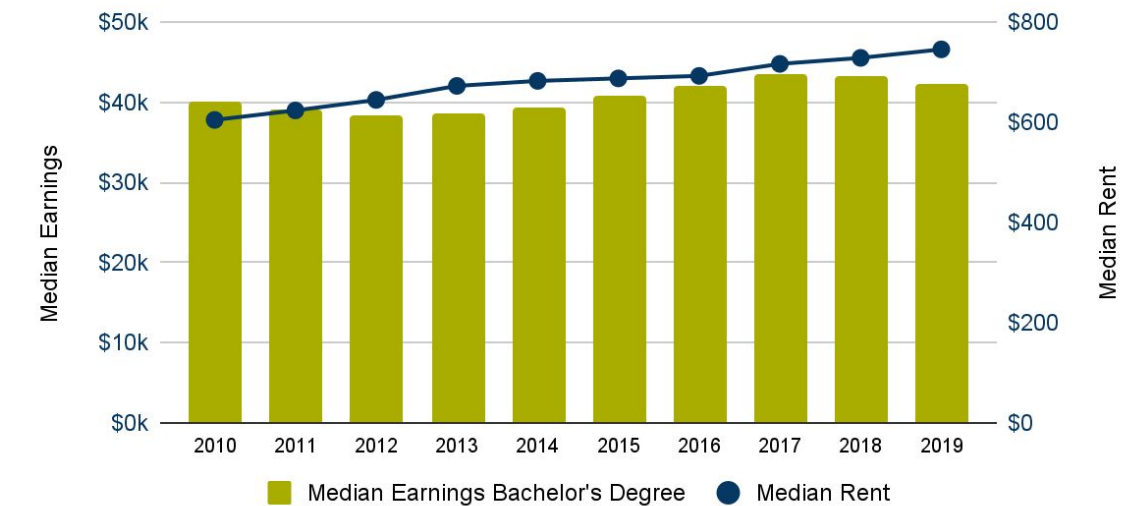
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 23.3%, or 23% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



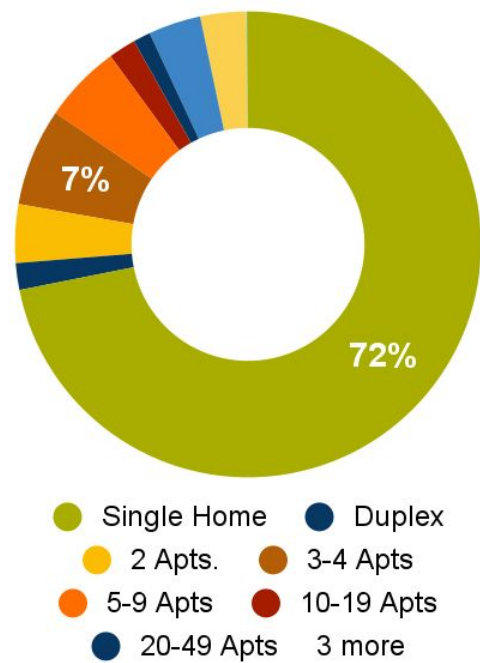
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 72% of homes in Vigo County are single-family, while 25% are multifamily. Multifamily housing has increased by 1705 homes since 2010.

Housing Typology

Vigo County | 2019



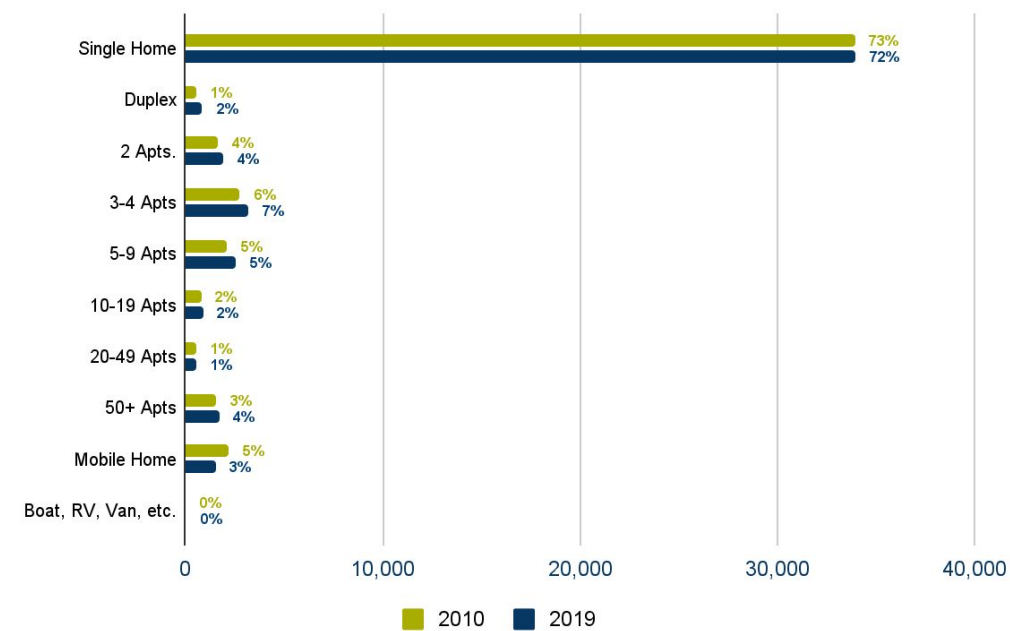
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Vigo County | 2010-2019



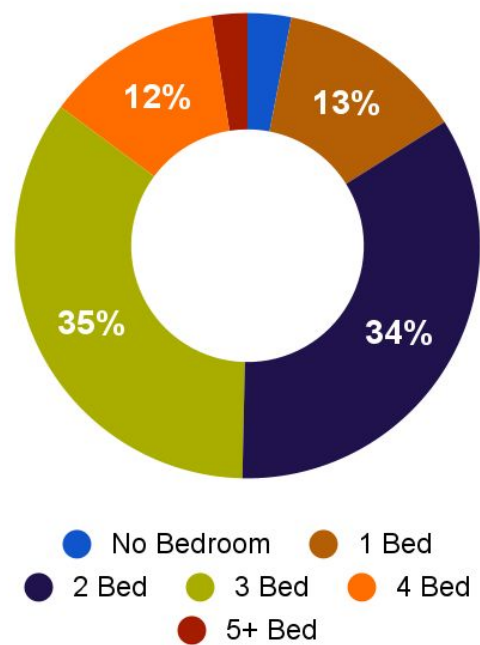
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Vigo County contain 2.36 bedrooms, with 50% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Vigo County | 2019

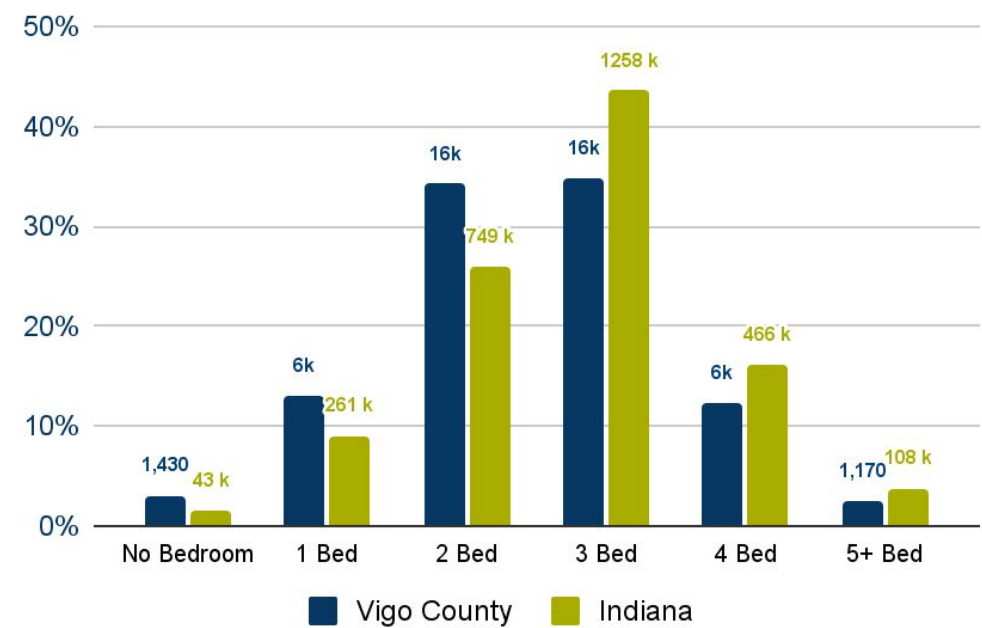
Indiana | 2019



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

Share of Housing Stock by Bedroom

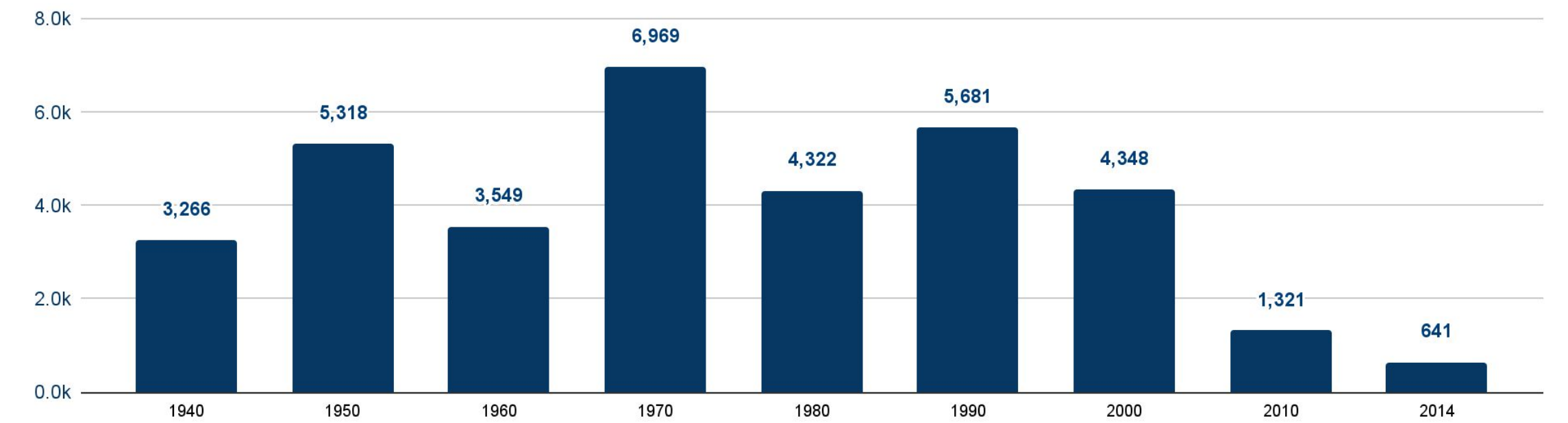
Vigo County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

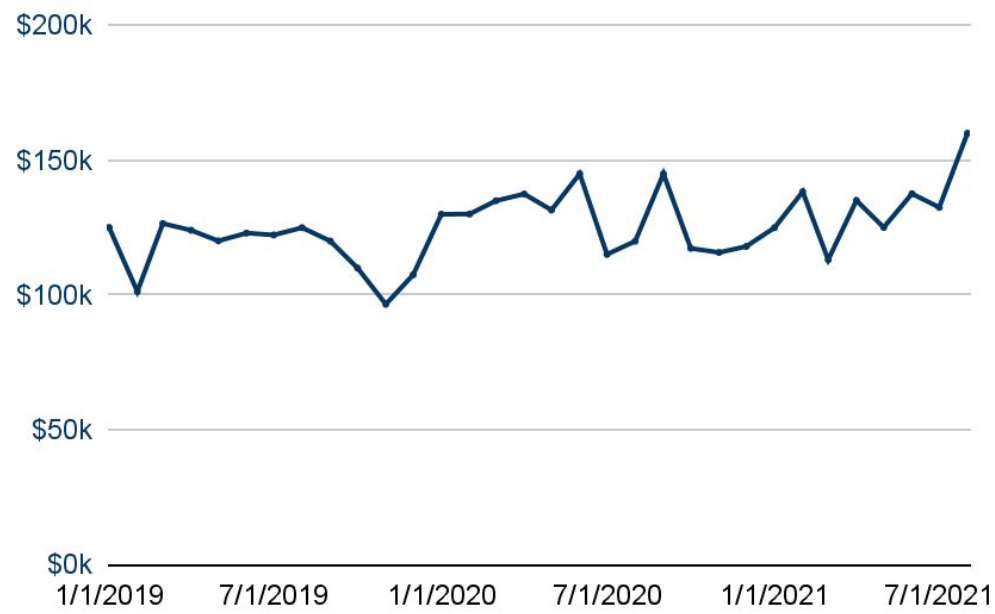
Homes by Year Built
Vigo County | 2019



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

MEDIAN LISTING PRICE | Homes in Vigo County have a median listing price of \$159,950. Home prices have increased by 28% since 2019.

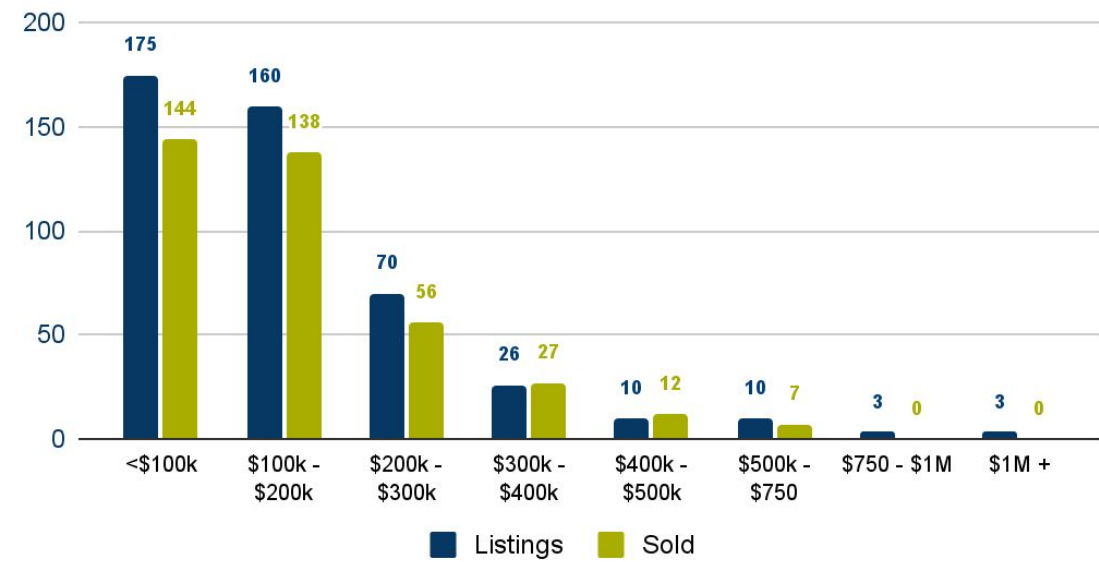
Median Listing Price
Vigo County | 2019-2021



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)
Vigo County | 2021

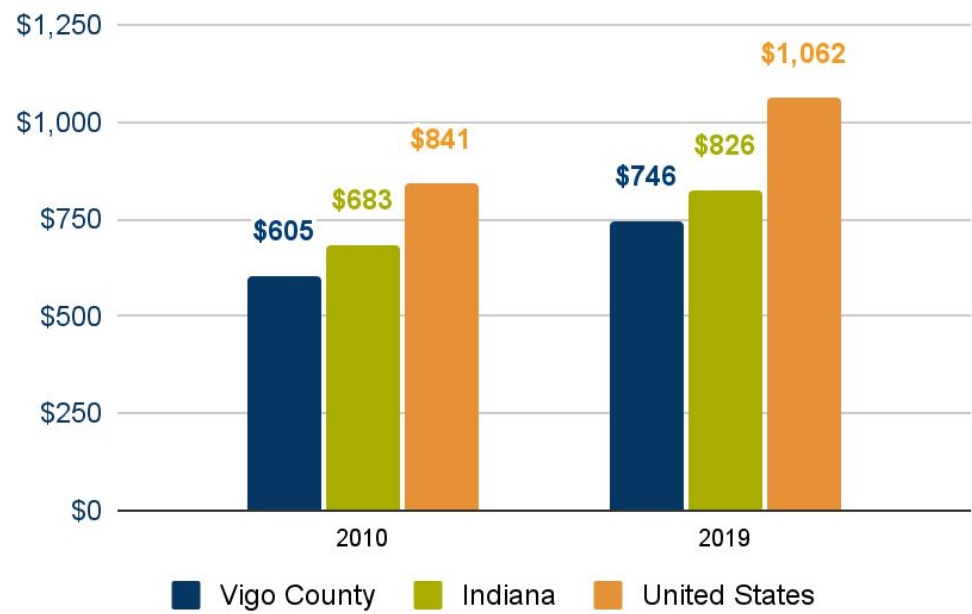


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$746 in 2019.

Median Rent

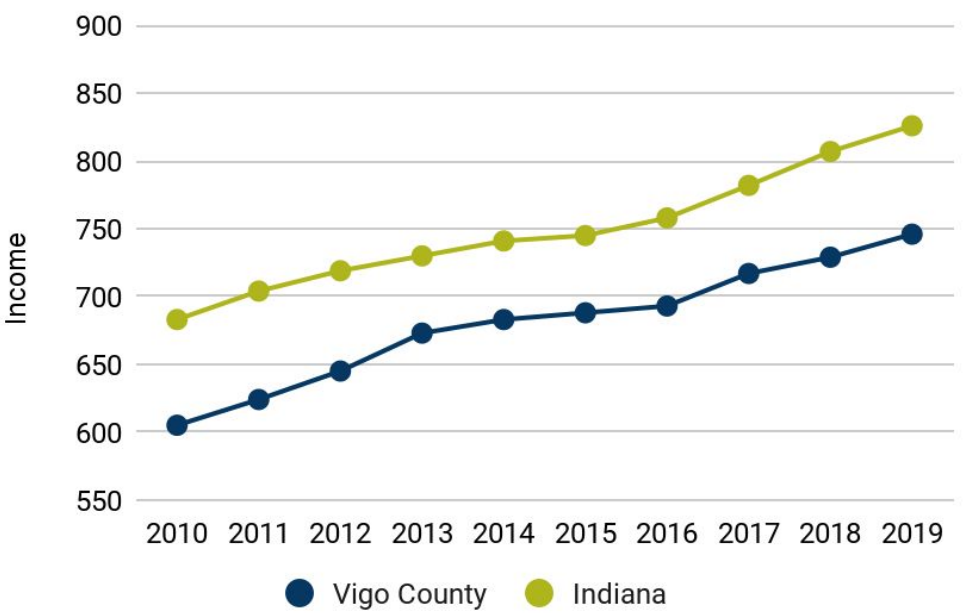
Vigo County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

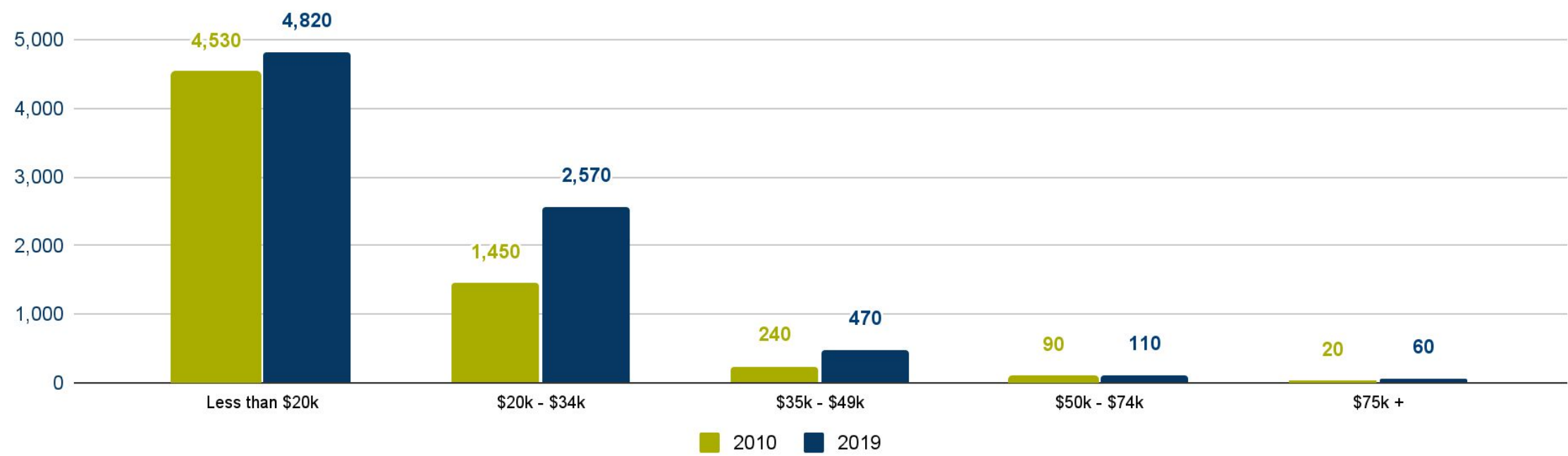
Vigo County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 55% of renter households are housing cost burdened in Vigo County, up 7% since 2010. 60% of households earning below \$50,000 are housing cost burdened.

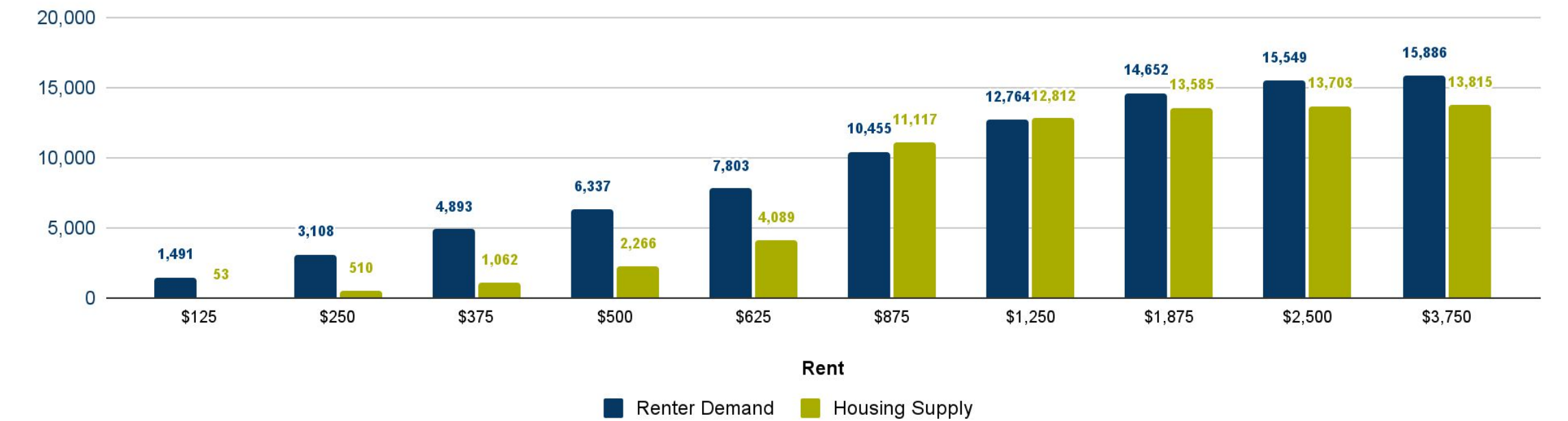
Renter Housing Cost Burden
Vigo County, Indiana | 2010 - 2019



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 1 5000 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
Vigo County, Indiana | 2010-2019

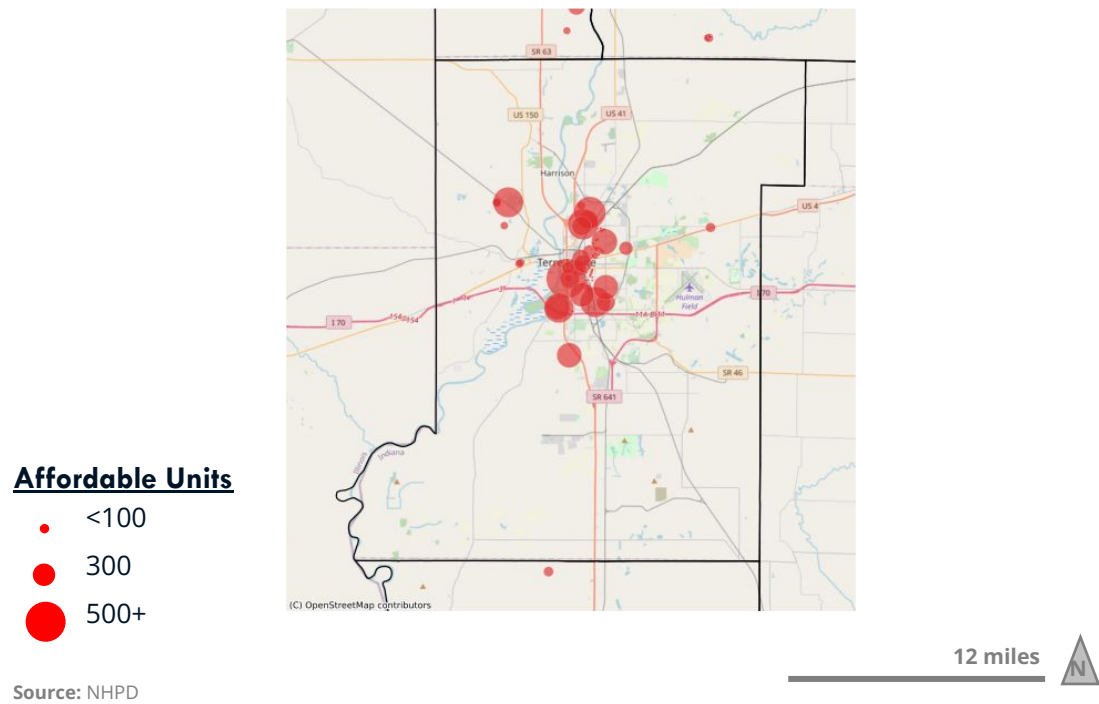


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

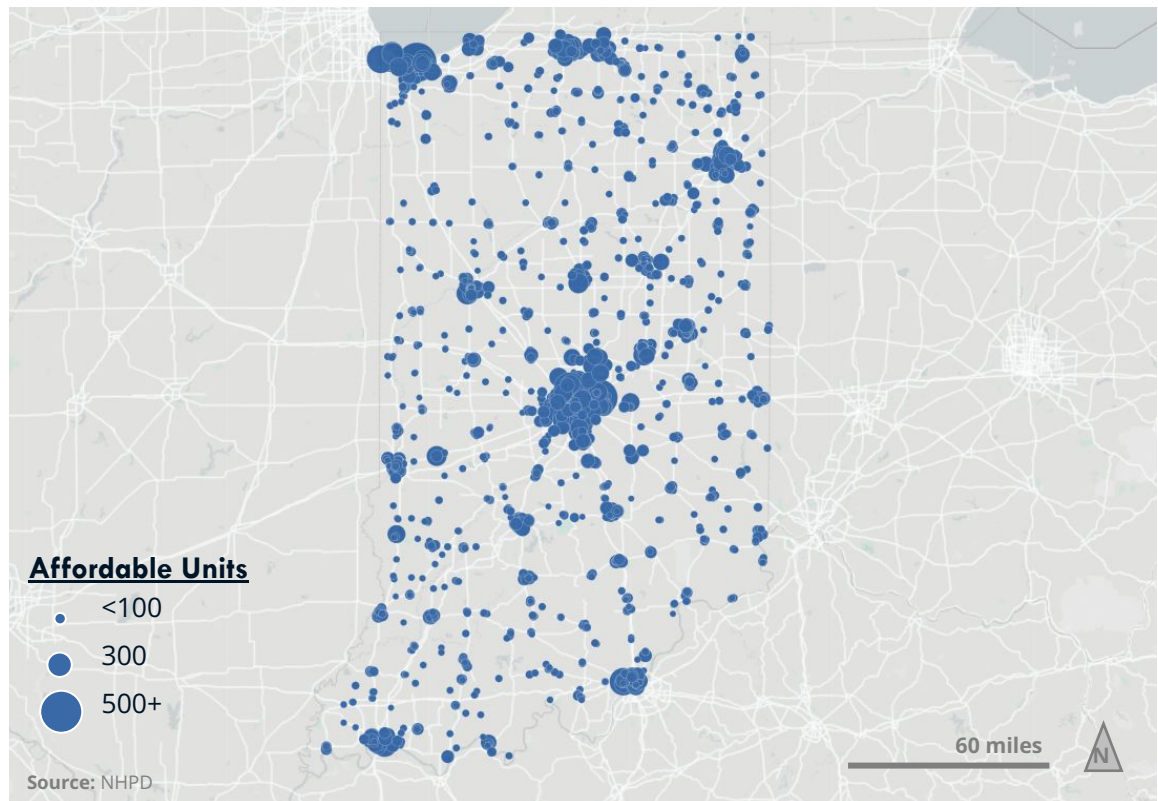
Affordable Housing Inventory

Vigo County | 2020



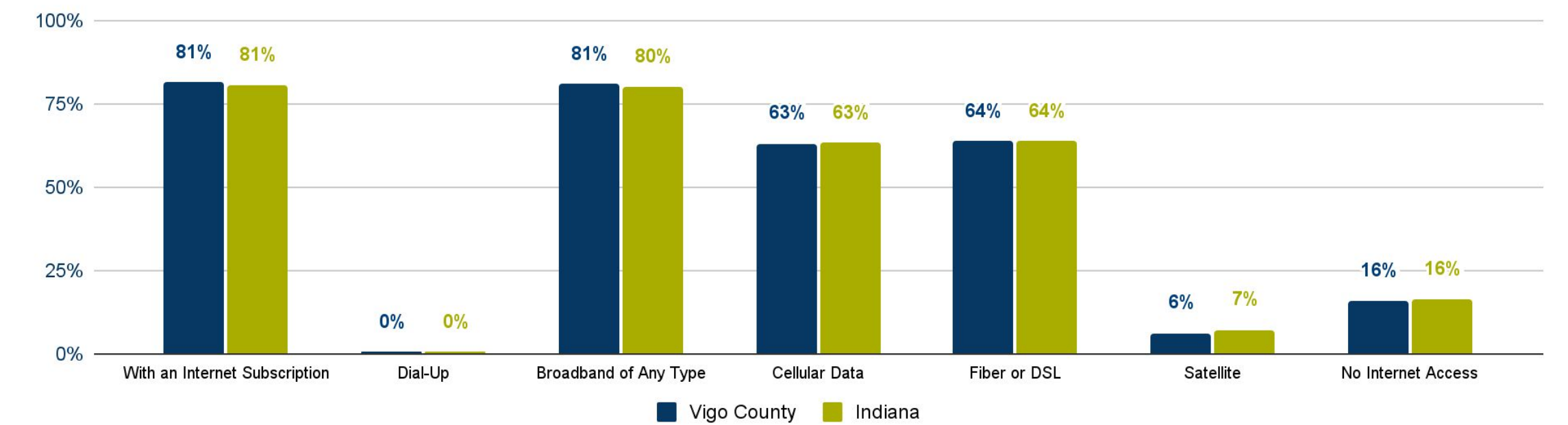
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 81% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Vigo County | 2020

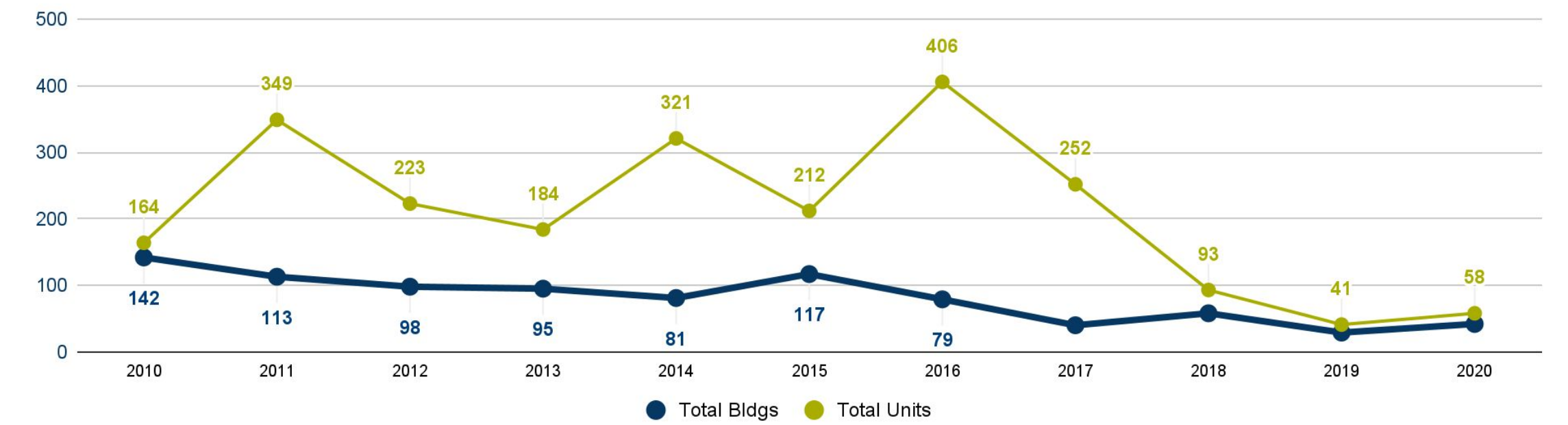


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 42 new housing starts in 2020 in Vigo County, with 894 total building permits authorized since 2010.

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



Source: St. Louis Fed.

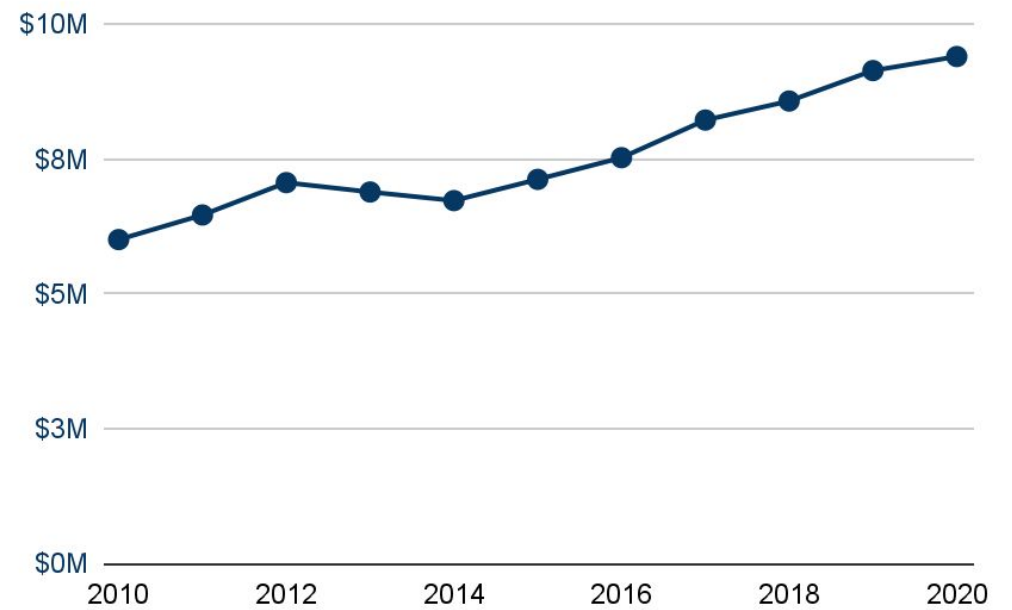
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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