

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR ADAMS 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.

Desma Belsaas
David Bottorff
Megan Coler-Hasser
Rhonda Cook
Dax Denton
Carmen Files
Carol Gassen
Jodi Golden
Ryan Hoff
Gina Leckron
Charyl Luth

Mike McQuillen
Maggie McShane
Lynne Peterson
Annette Richard
John Roeder
Erin Sheridan
Jacob Sipe
Rick Wajdarick
Jeffrey Whiting
Mary Beth Wott

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

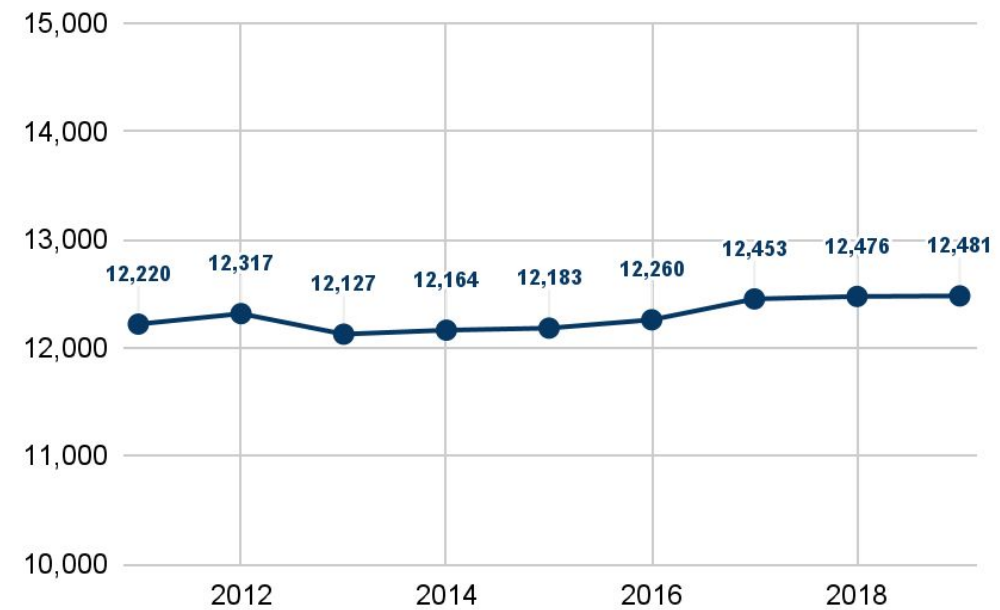
POPULATION | Adams County's population has increased by 3.55% (1,214 people) between 2010-2019. In the same time period, the total number of households increased by 1.94% (238 households).

Resident Population
Adams County | 2010-2019



Source: FRED, U.S. Census Bureau

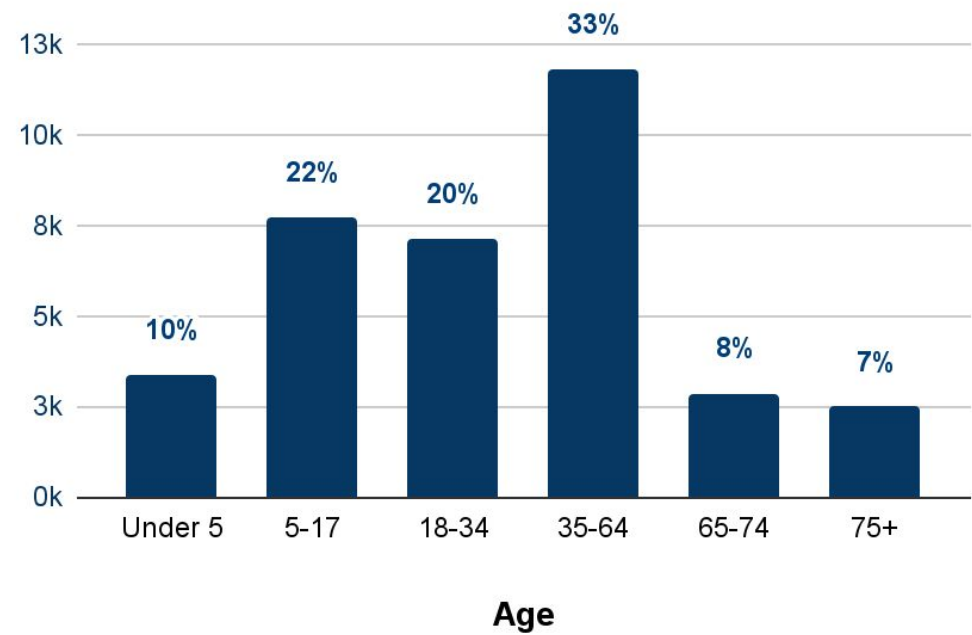
Households
Adams County | 2010-2019



Source: FRED, U.S. Census Bureau

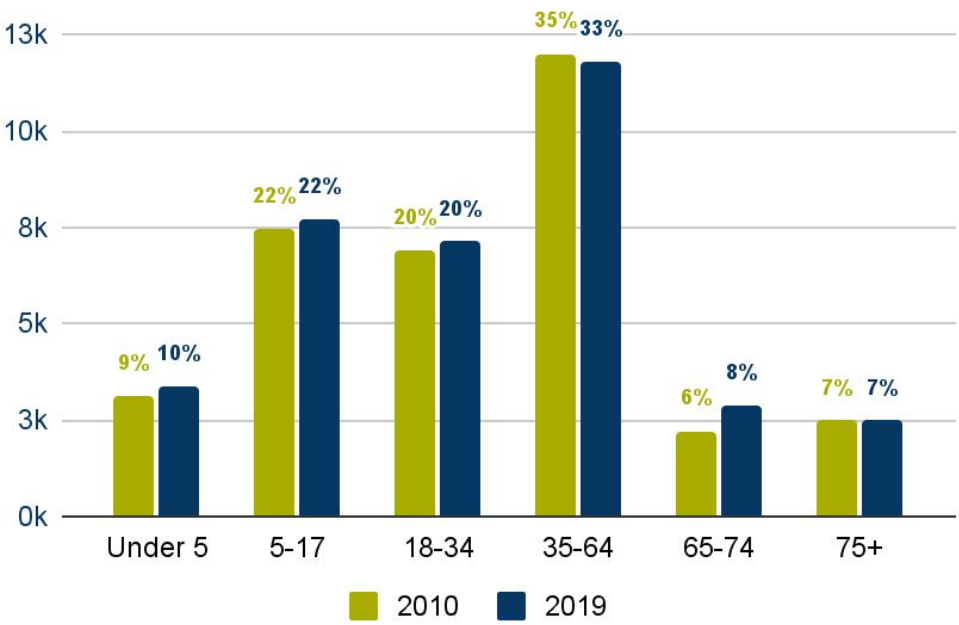
AGE | 15% of people in Adams County are above the age of 65, while 31% are below 18.

Population by Age
Adams County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Adams County | 2010, 2019

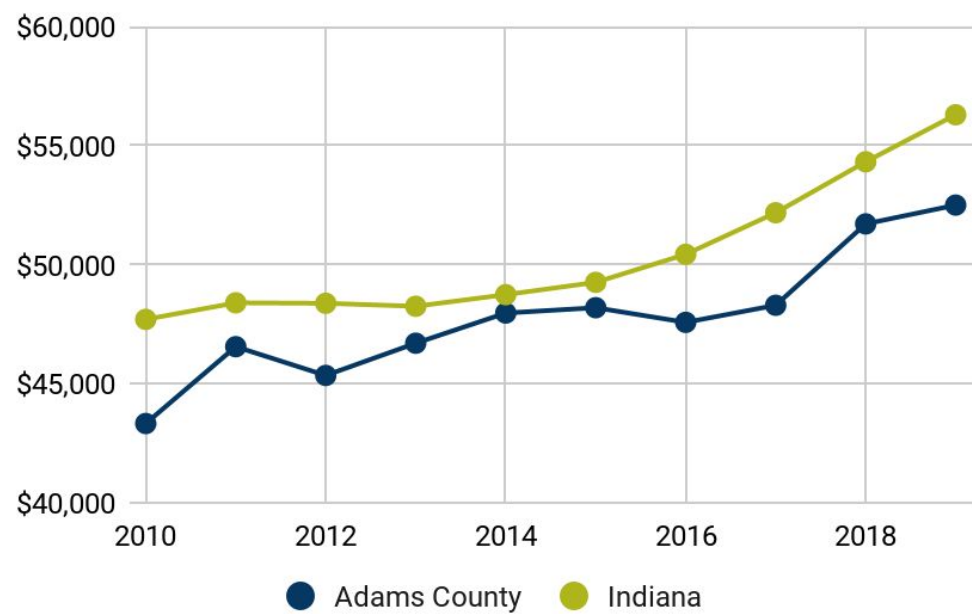


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Adams County had a median income of \$52,504 in 2019, up 21% since 2010. 33% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

Median Income

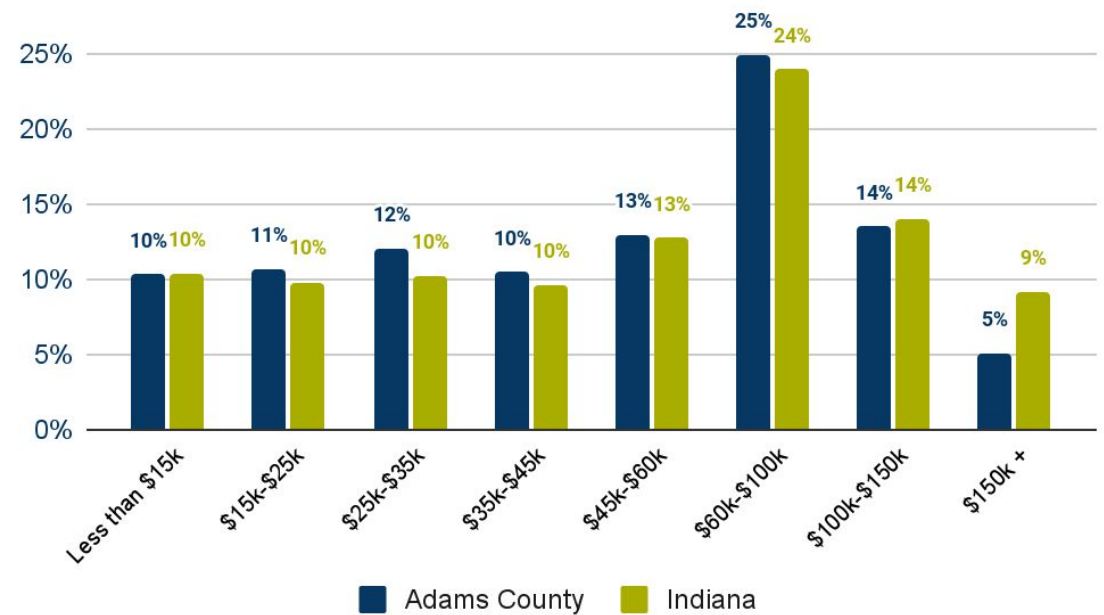
Adams County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

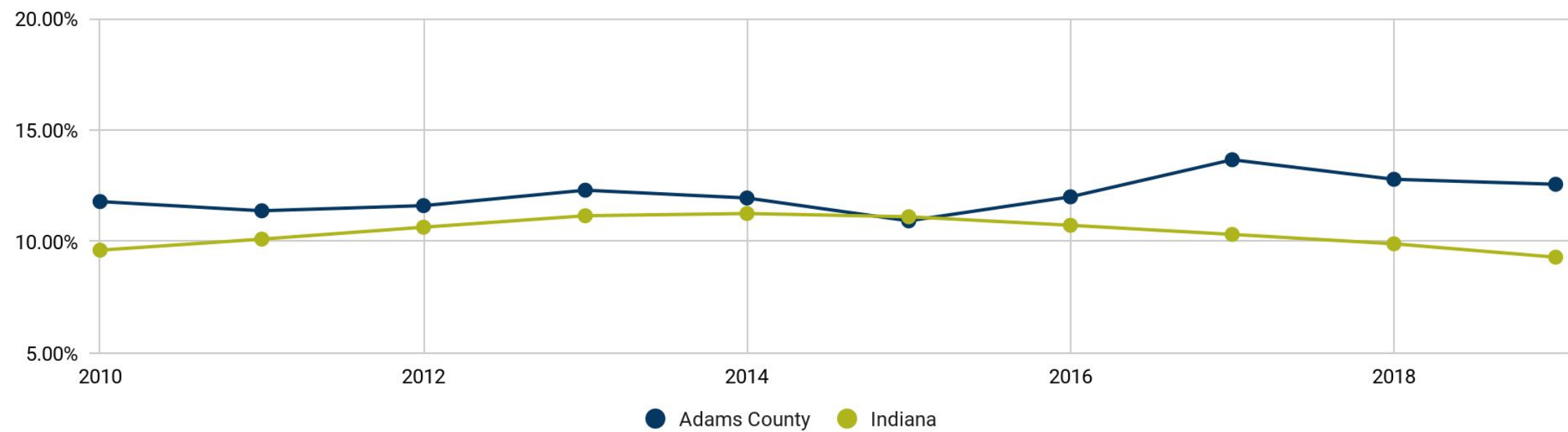
Adams County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 12.6% of families live in poverty conditions in Adams County, up 0.78 percentage points from 11.8% in 2010.

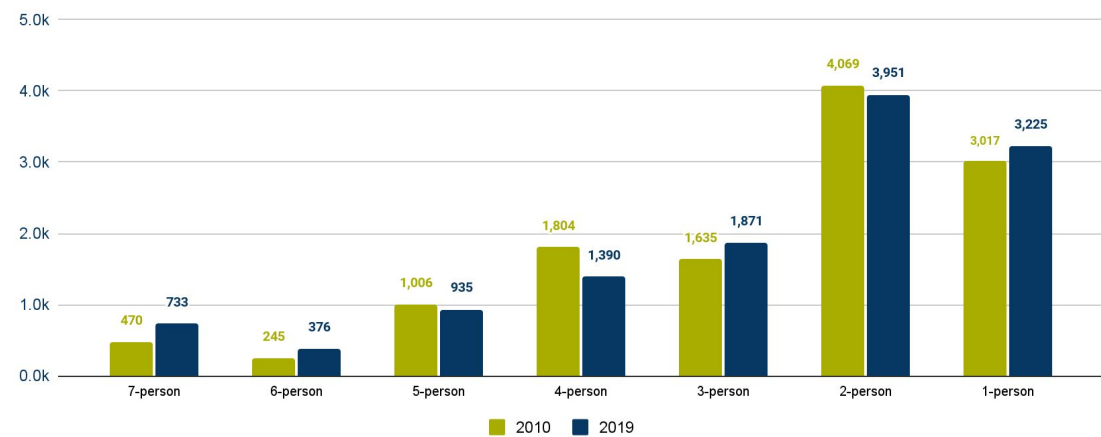
Family Poverty Rate
Adams County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.79 people, compared to 2.52 statewide. The Adams County average household has grown by 0.03 persons since 2010.

Household Size
Adams County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

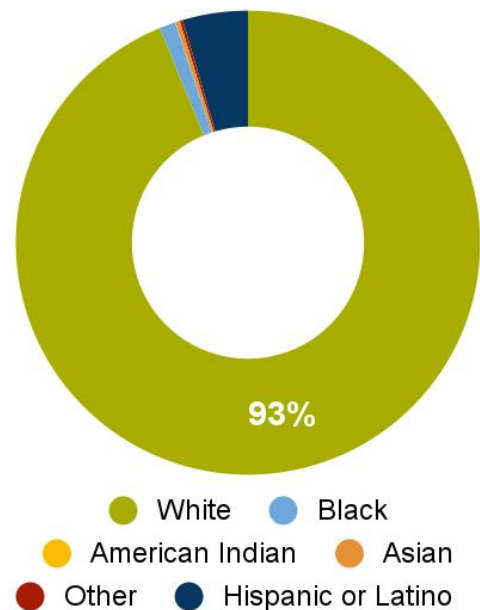


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Adams County is 93% white, 1% Black, 5% Hispanic/Latino, 0% Asian, and 0% other.

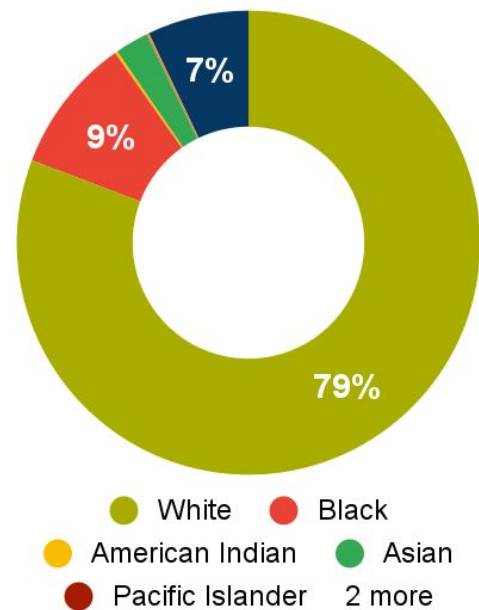
Racial/Ethnic Distribution

Adams County | 2019



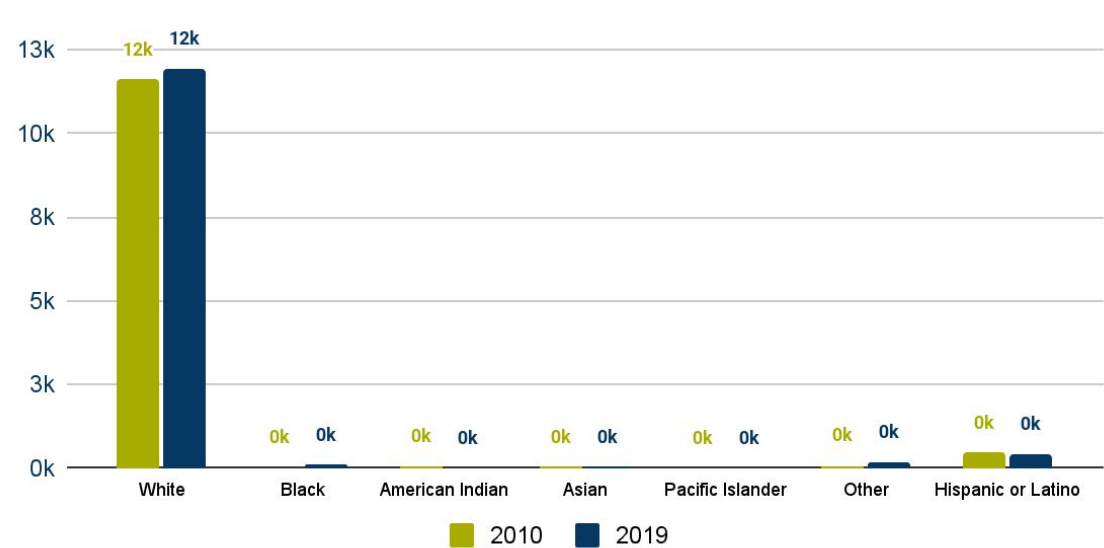
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Adams County | 2010, 2019

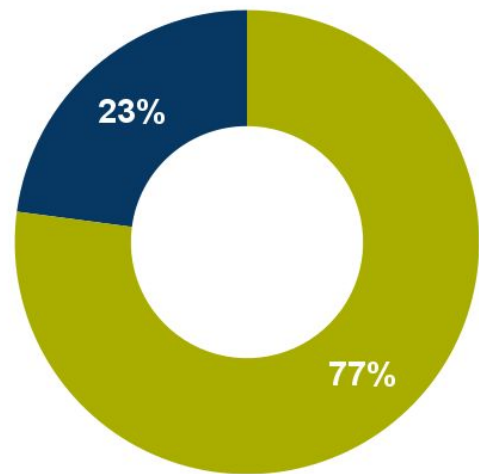


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 23% of households (2,858 households) in Adams County were renters, while 77% (9,623 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Adams County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

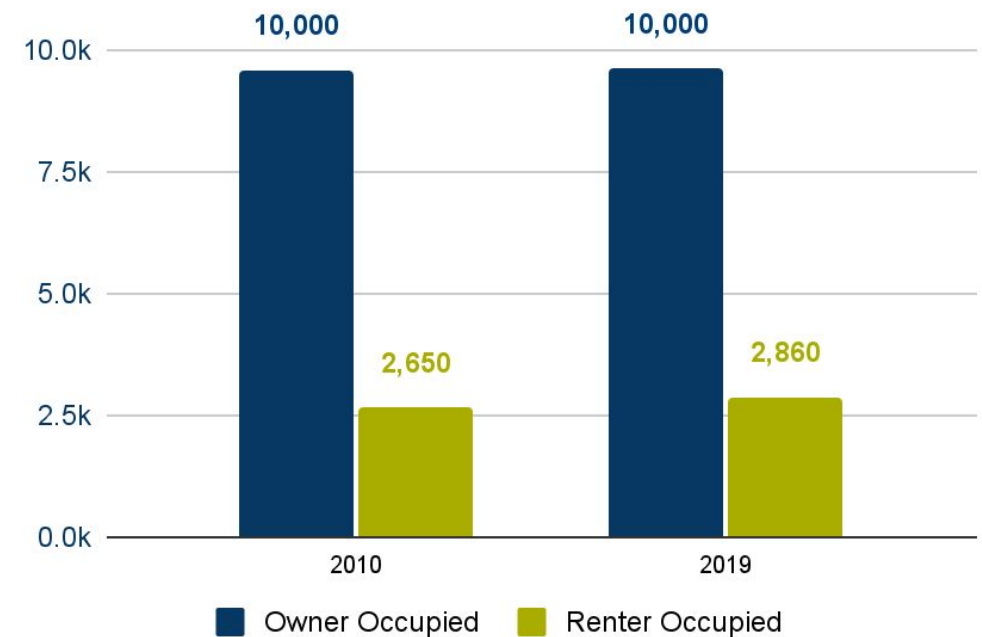
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

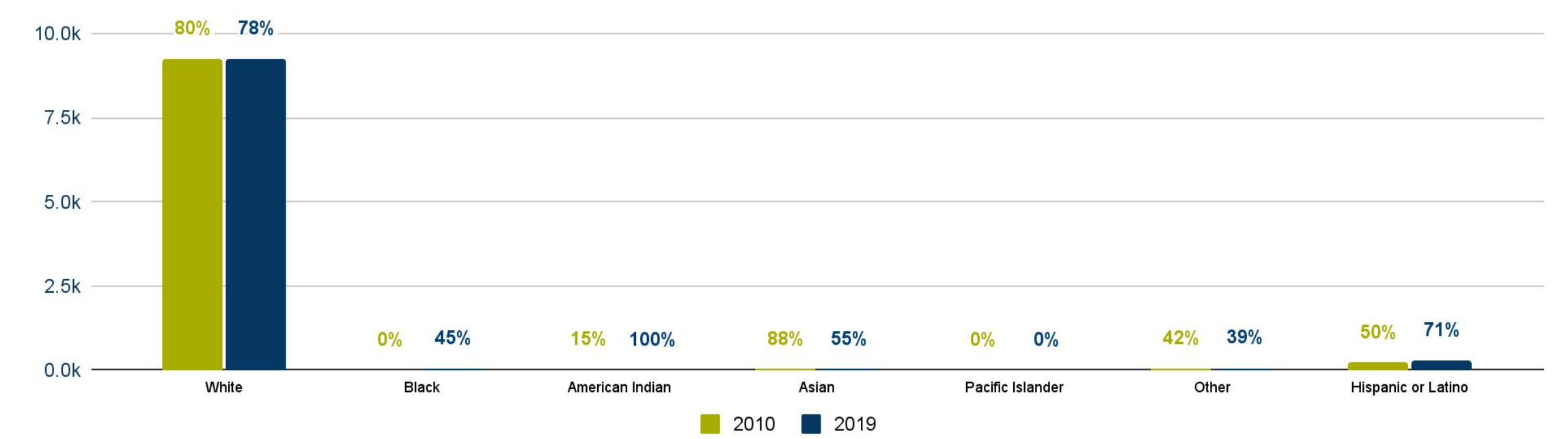
Adams County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 78% among non-Hispanic White households, 45% for Black households, and 71% for Hispanic or Latino households.

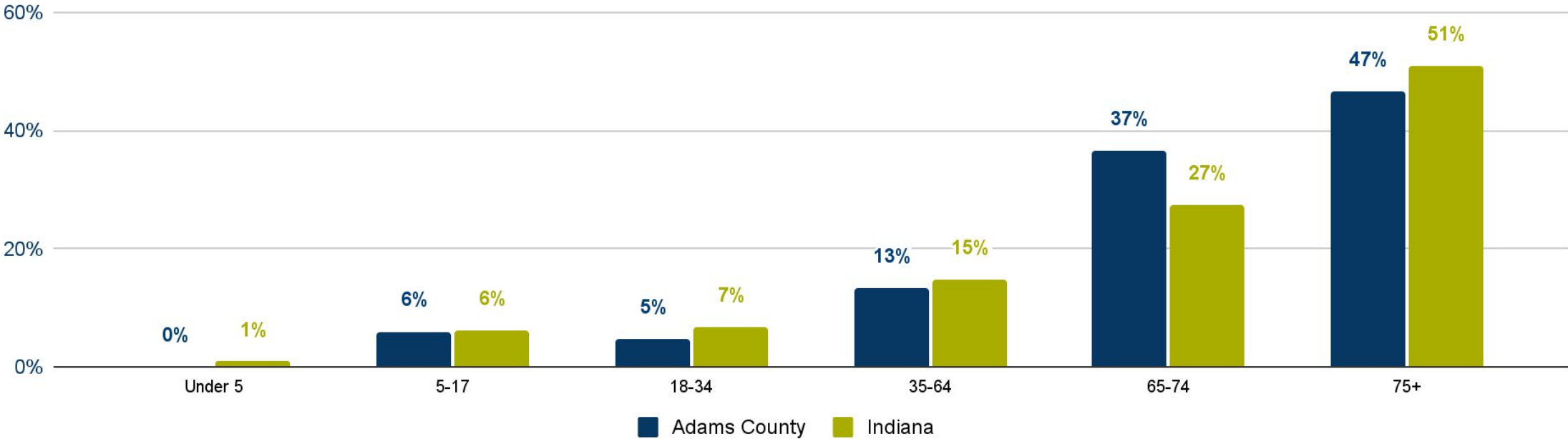
Homeownership by Race
Adams County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 13% of people in Adams County live with a disability. For people above 65, the share increases to 41%.

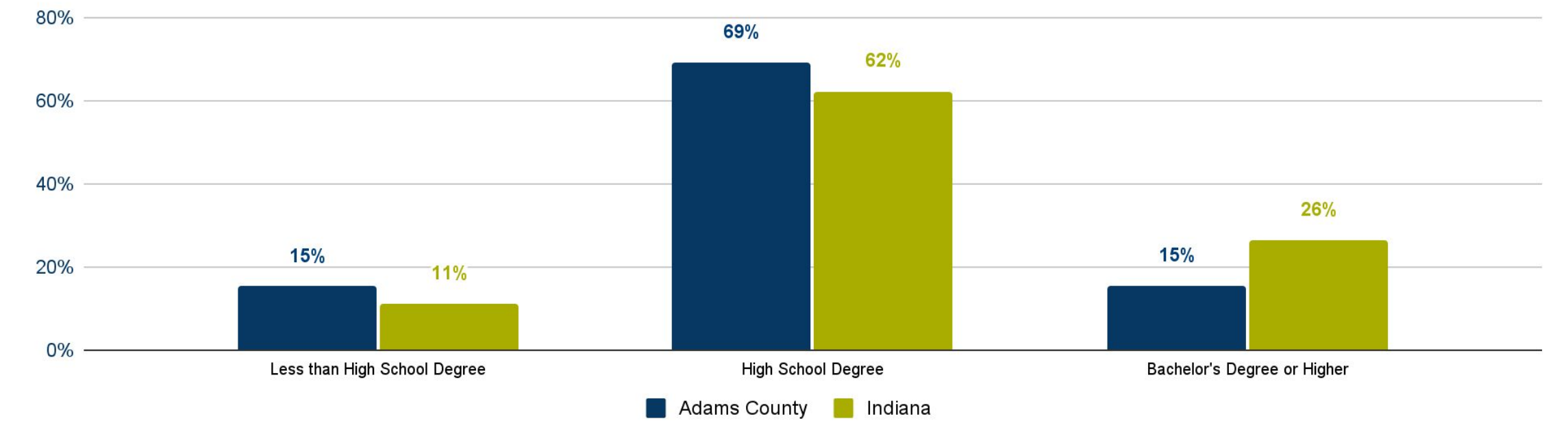
Share of the Population with a Disability by Age
Adams County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Adams County, 69% of the population has at least a high school degree and 15% of the population has at least a Bachelor's degree.

Educational Attainment
Adams County, Indiana | 2019

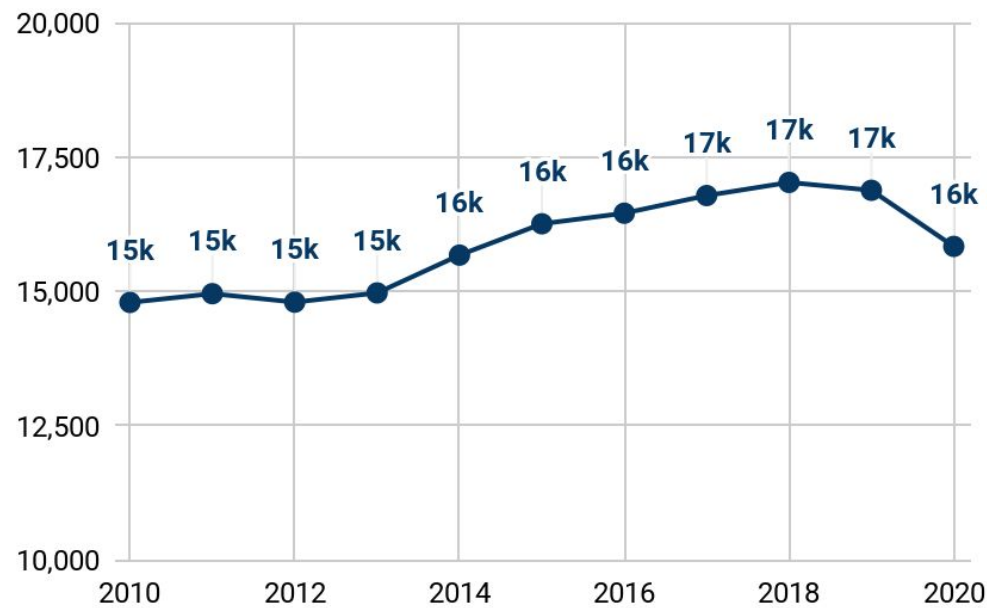


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

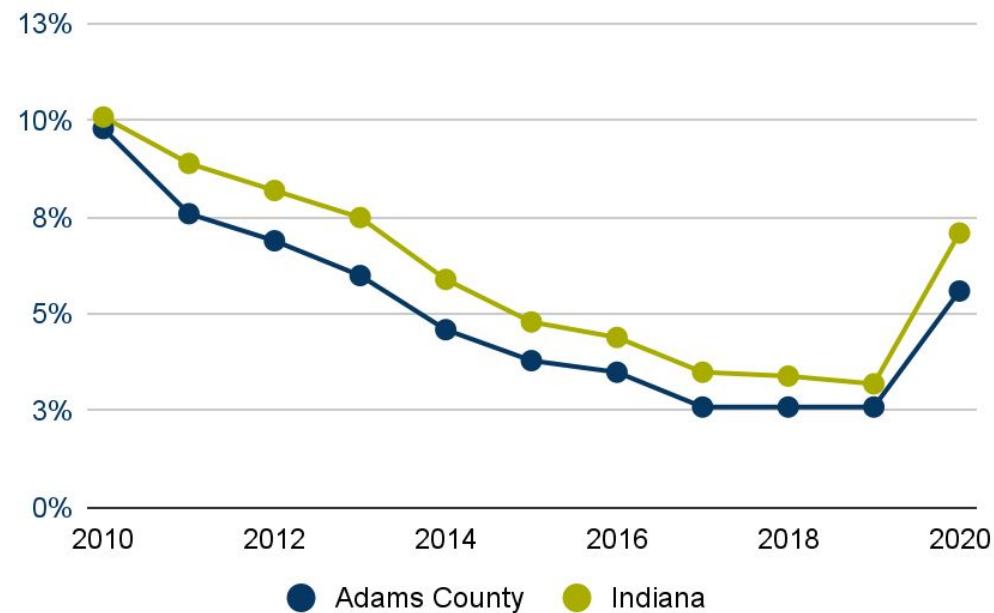
EMPLOYMENT BASE | There are currently 16,000 employed persons in Adams County, up by 7.06% since 2010. The unemployment rate in 2020 was 5.60%, up 3.00 points from 2019.

Total Employment
Adams County | 2010-2019



Source: ACS 2010-2019 5-year estimates

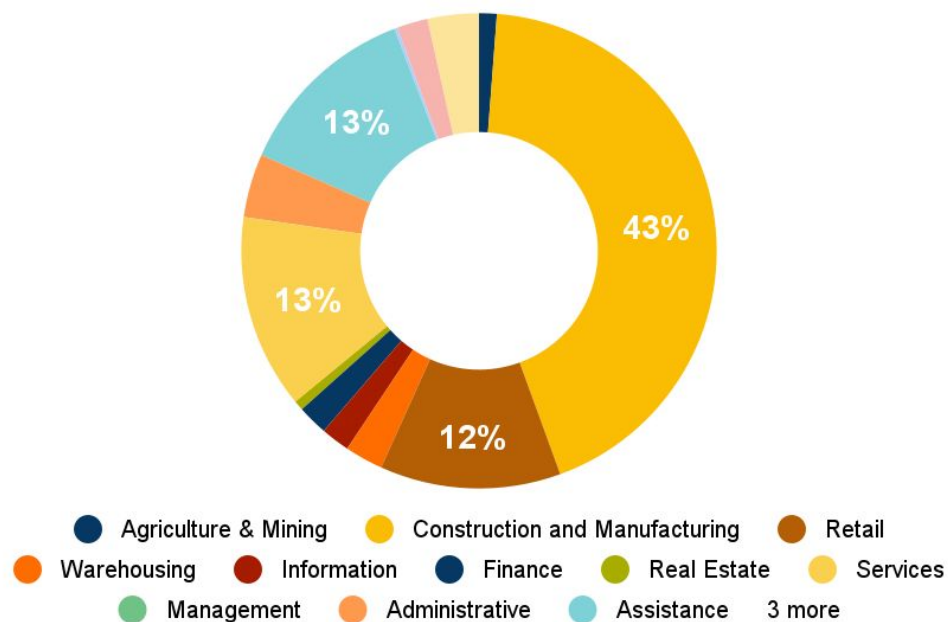
Unemployment Rate
Adams County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Adams County, accounting for 40% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
Adams County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$35,752
- 2. Trade, transportation, and utilities | \$37,847
- 3. Goods-producing | \$50,920
- 4. Professional and business services | \$40,960
- 5. Construction | \$44,789

Source: BLS

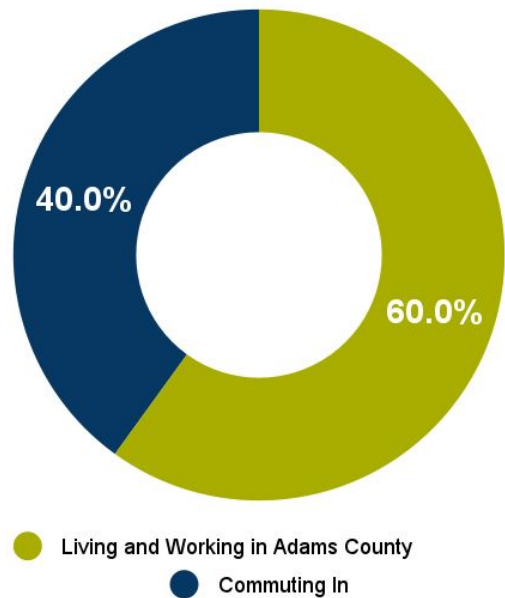
Top 5 Employers

- 1. Thunderbird Products (Decatur)
- 2. Smith Brothers Of Berne Inc (Berne)
- 3. Formula Boats (Decatur)
- 4. Swiss Village Inc (Berne)
- 5. Red Gold Geneva Facility (Geneva)

Source: BLS

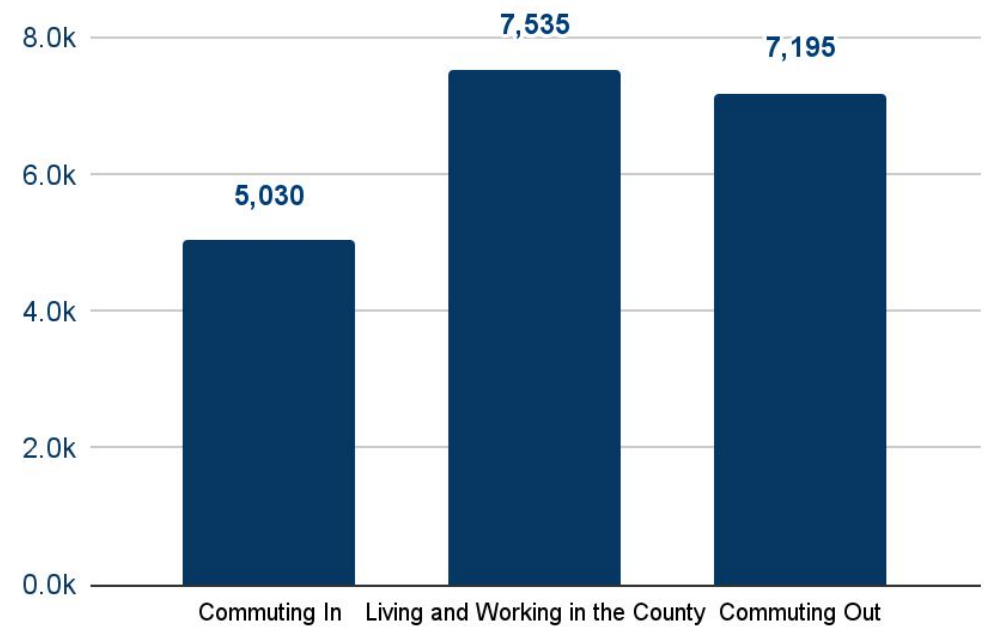
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Adams County for their jobs, while 7,000 employees travel outside of Adams County for their jobs.

Employment Inflow
Adams County | 2018



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

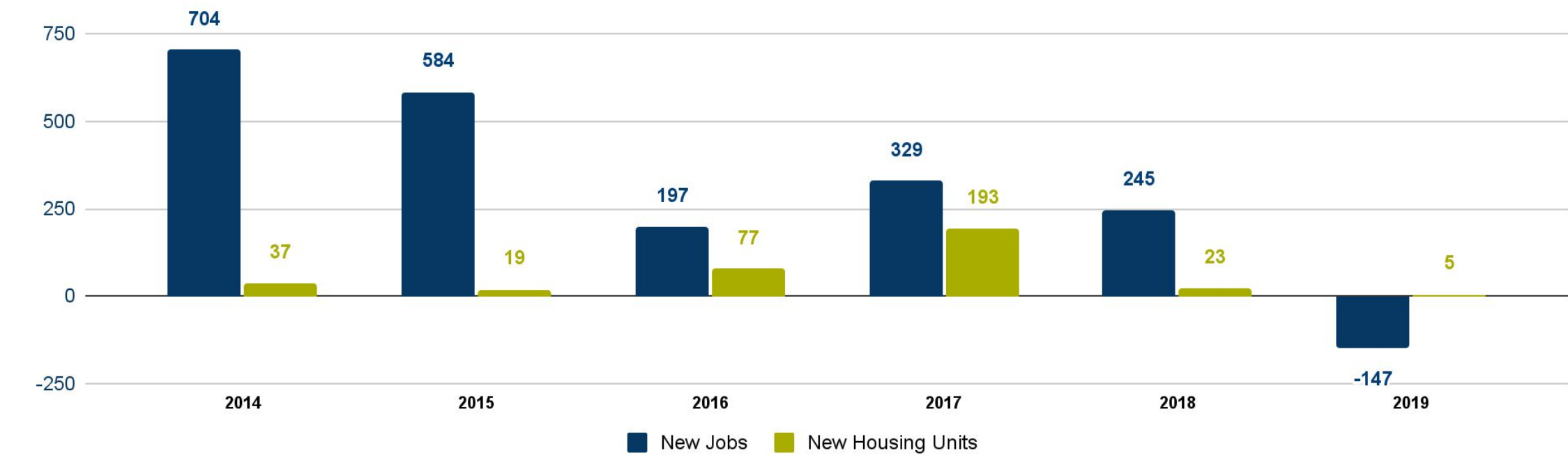
Commuting Patterns
Adams County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Adams County has created 1,912 jobs between 2014-2019 and 354 housing units, or 19 units for every 100 jobs created.

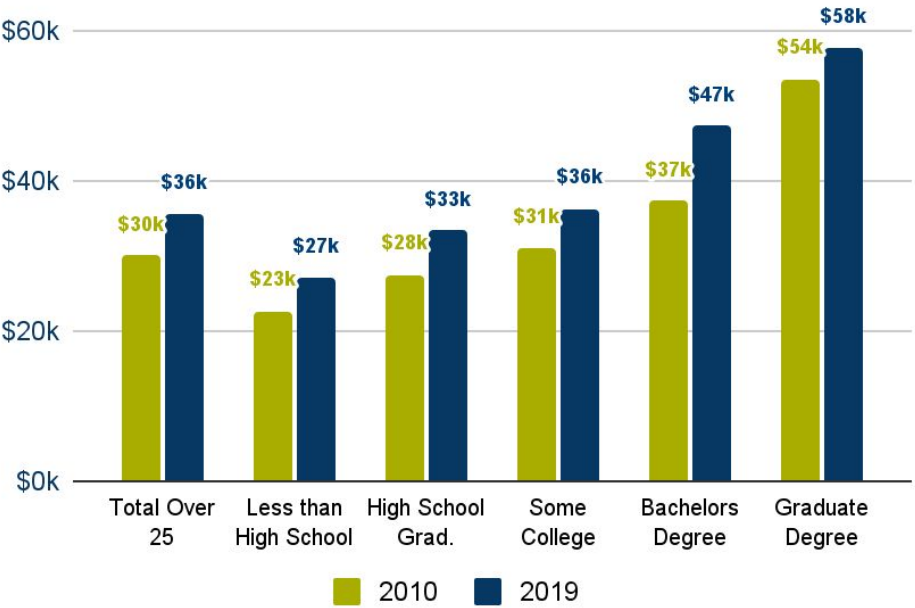
Job Growth and Housing Production
Adams County | Total Jobs, New Jobs



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

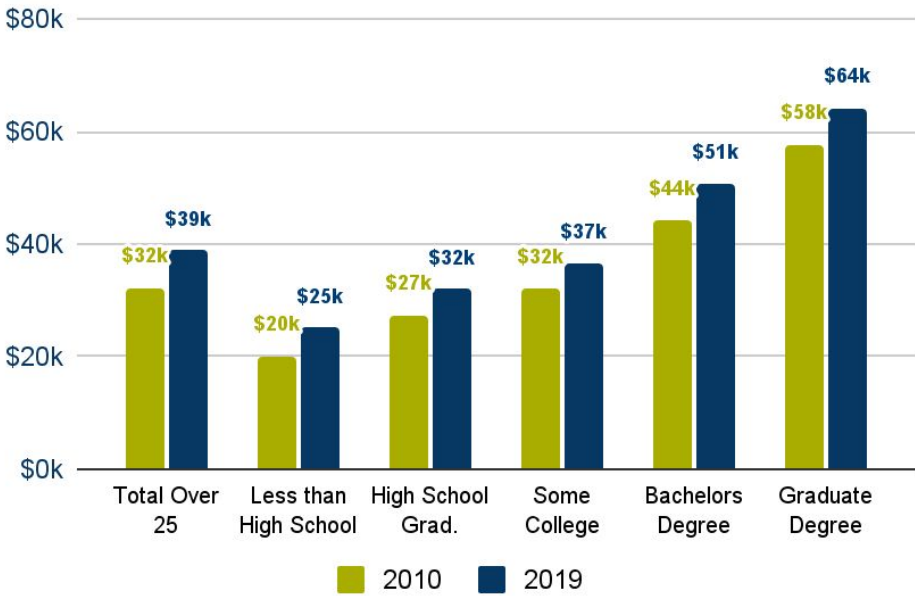
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 18% since 2010 for the total population and increased 21% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Adams County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

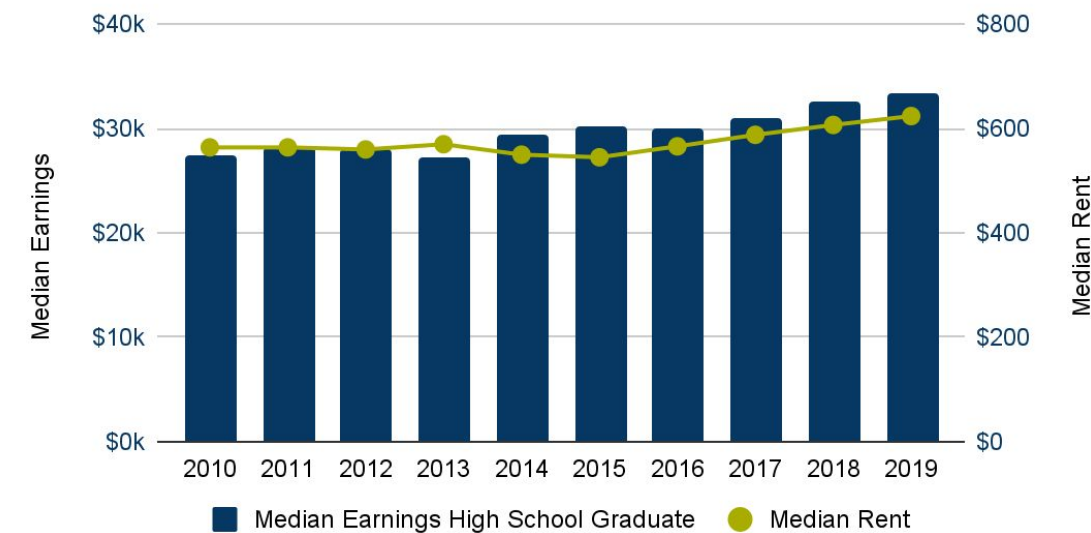
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

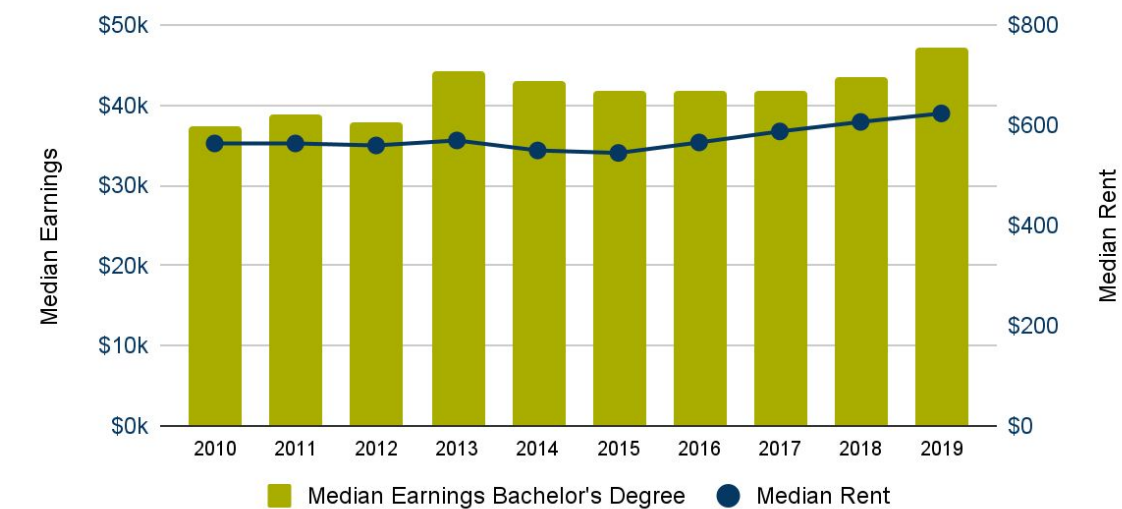
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 10.6%, or 11% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



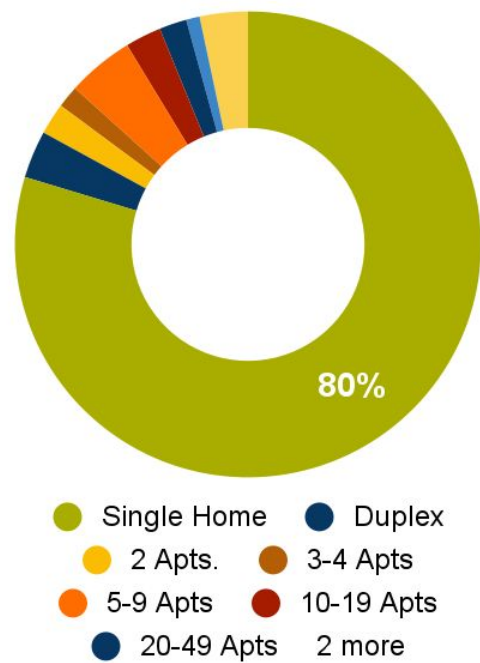
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Adams County are single-family, while 17% are multifamily. Multifamily housing has increased by 198 homes since 2010.

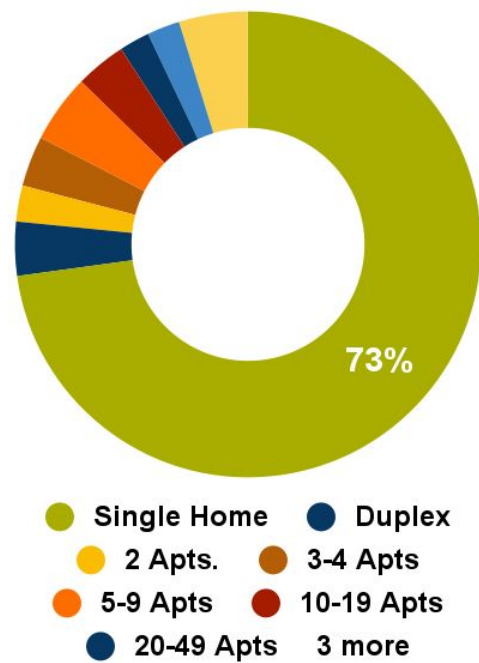
Housing Typology

Adams County | 2019



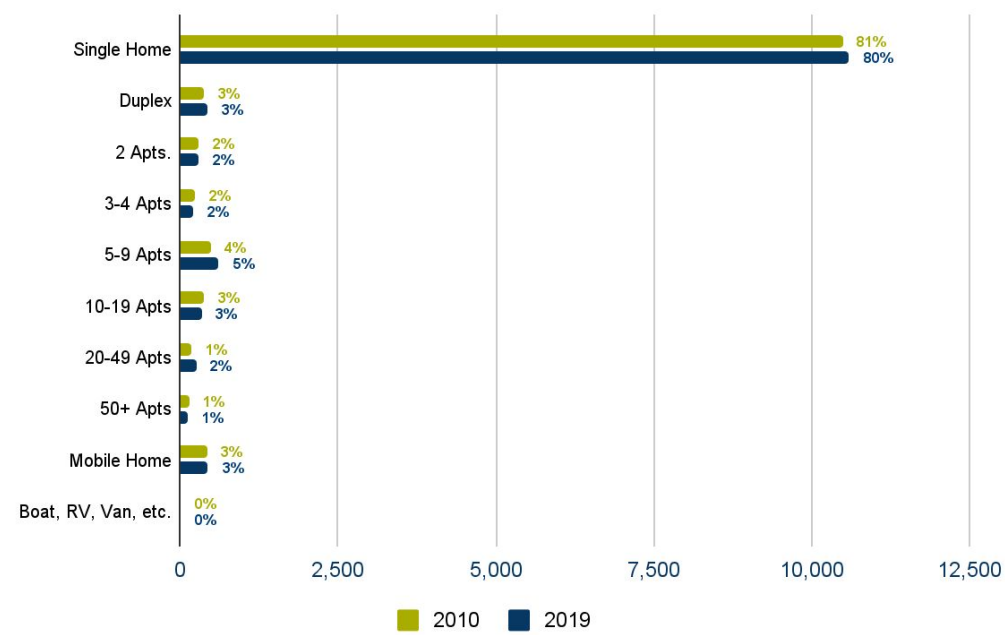
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Adams County | 2010-2019



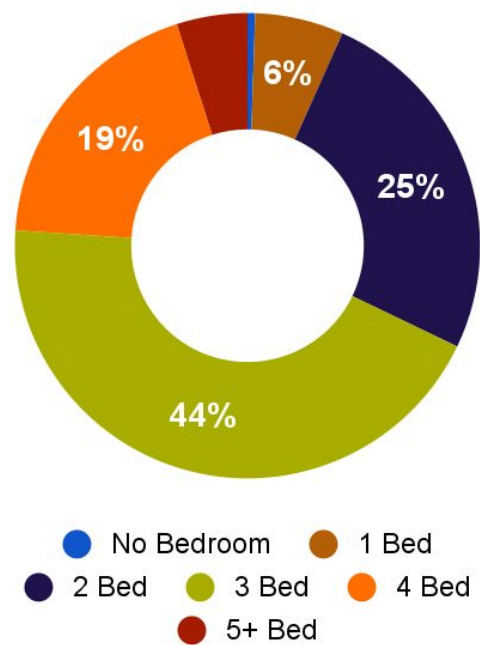
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Adams County contain 2.79 bedrooms, with 68% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Adams County | 2019

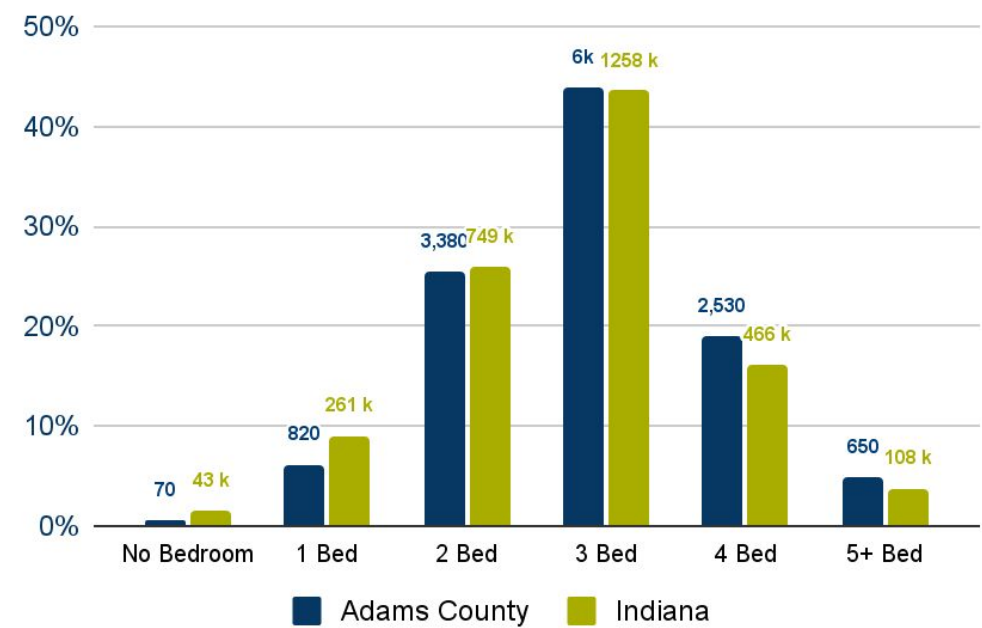
Indiana | 2019



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

Share of Housing Stock by Bedroom

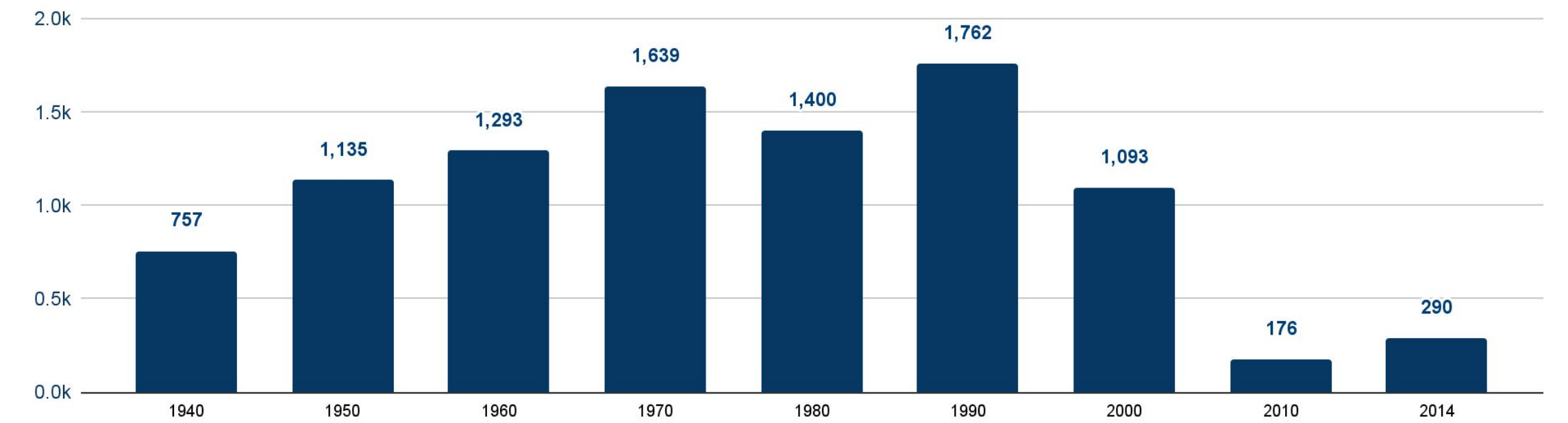
Adams County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with a plurality of homes built before 1940.

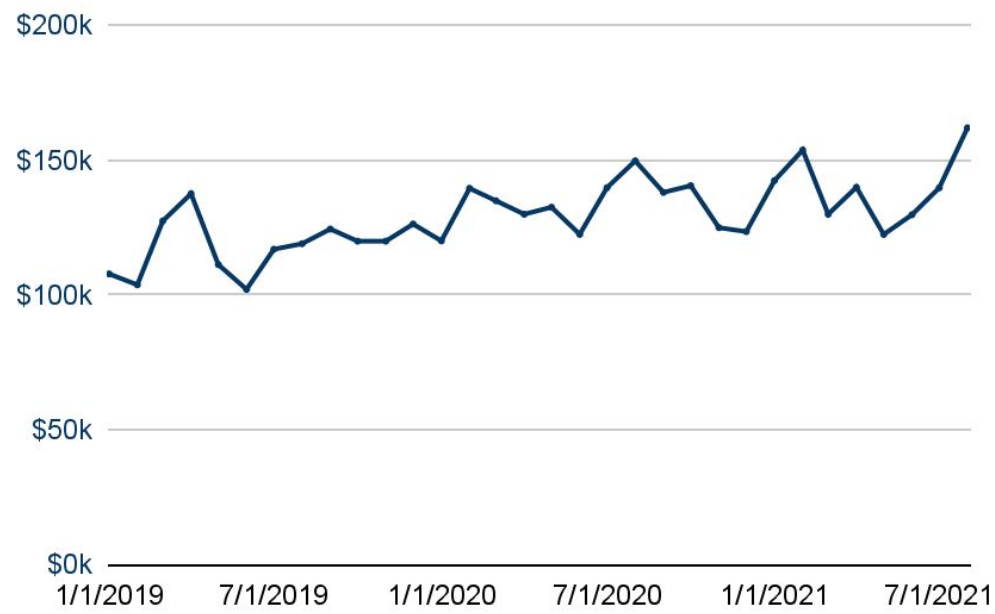
Homes by Year Built
Adams County | 2019



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

MEDIAN LISTING PRICE | Homes in Adams County have a median listing price of \$161,950. Home prices have increased by 50% since 2019.

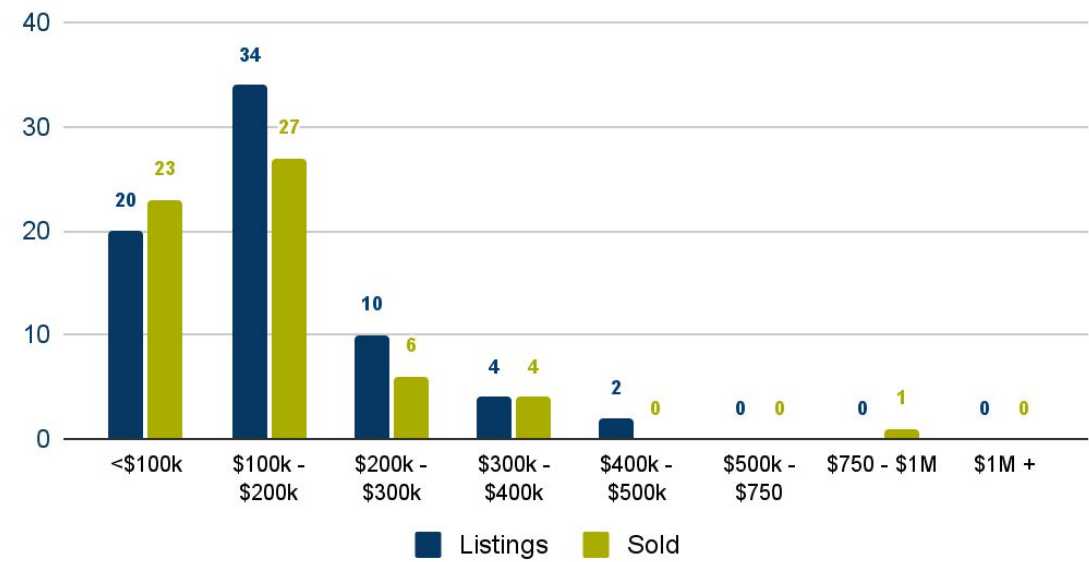
Median Listing Price
Adams County | 2019-2021



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)
Adams County | 2021

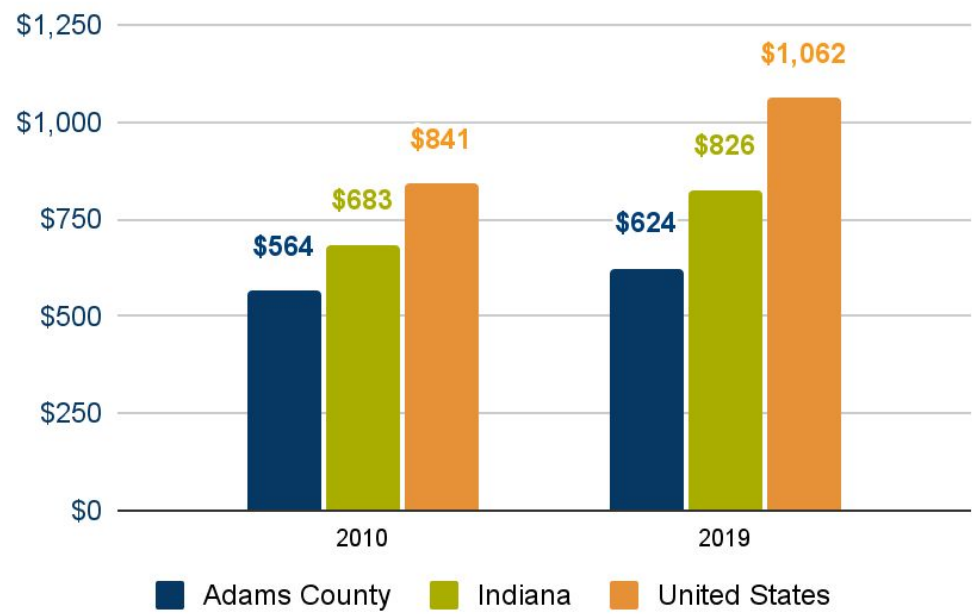


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 11% since 2010, with average rents at \$624 in 2019.

Median Rent

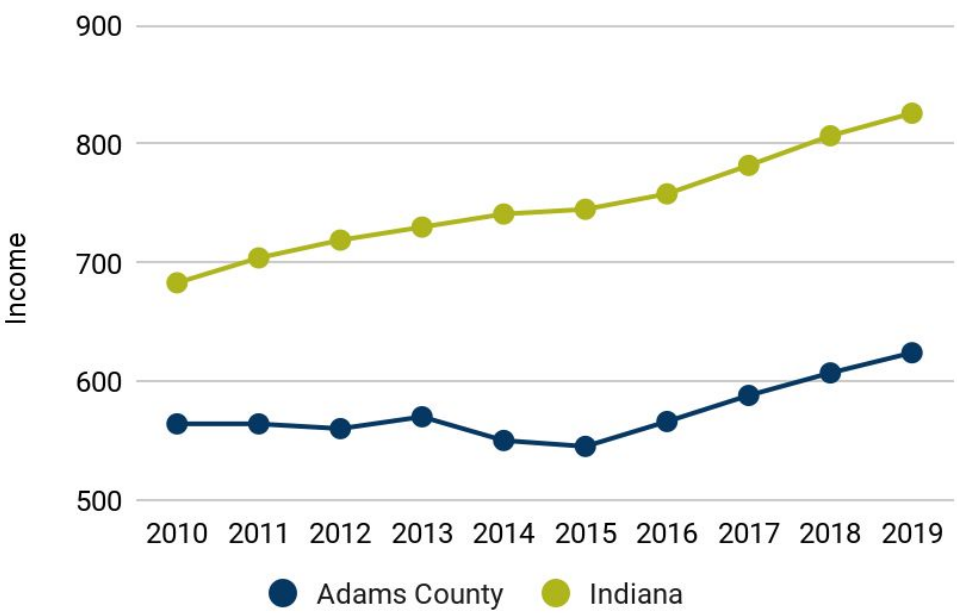
Adams County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

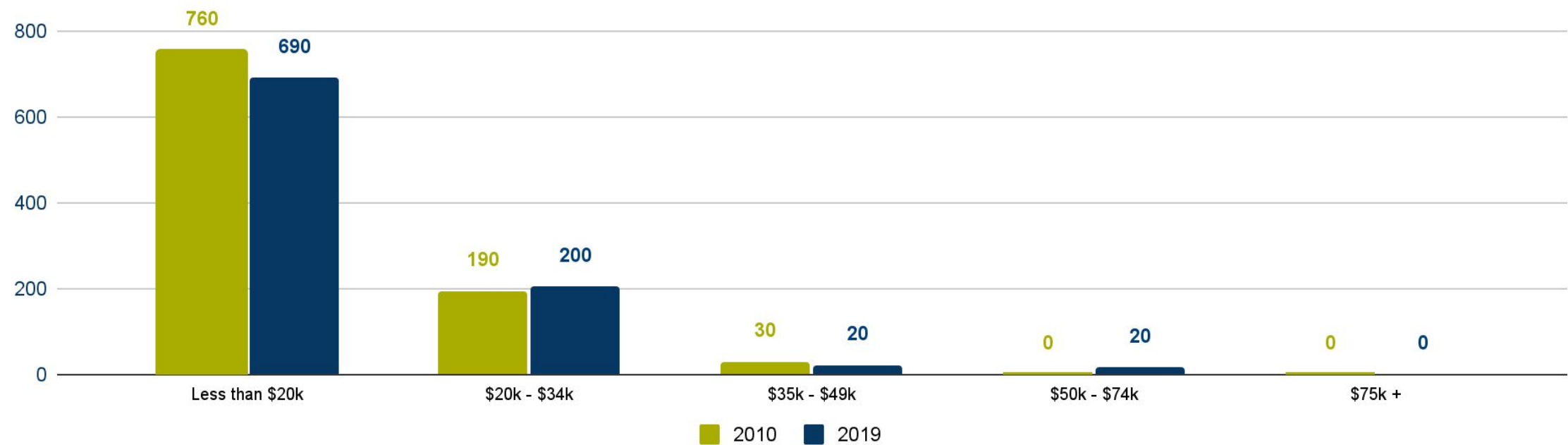
Adams County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 37% of renter households are housing cost burdened in Adams County, down -13% since 2010. 50% of households earning below \$50,000 are housing cost burdened.

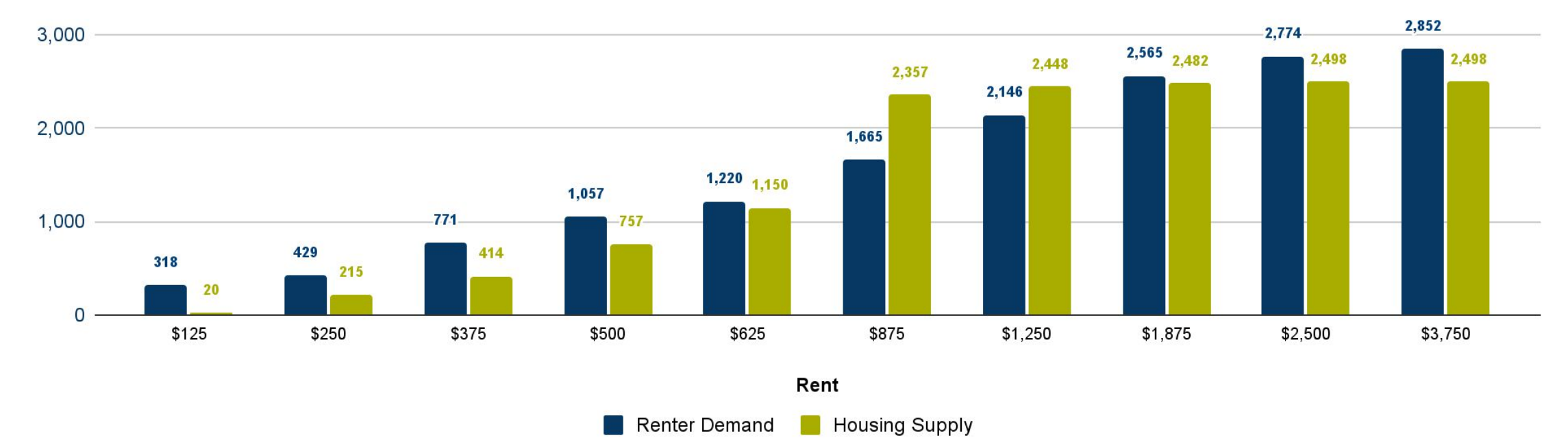
Renter Housing Cost Burden
Adams County, Indiana | 2010 - 2019



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 the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Adams County, Indiana | 2010-2019

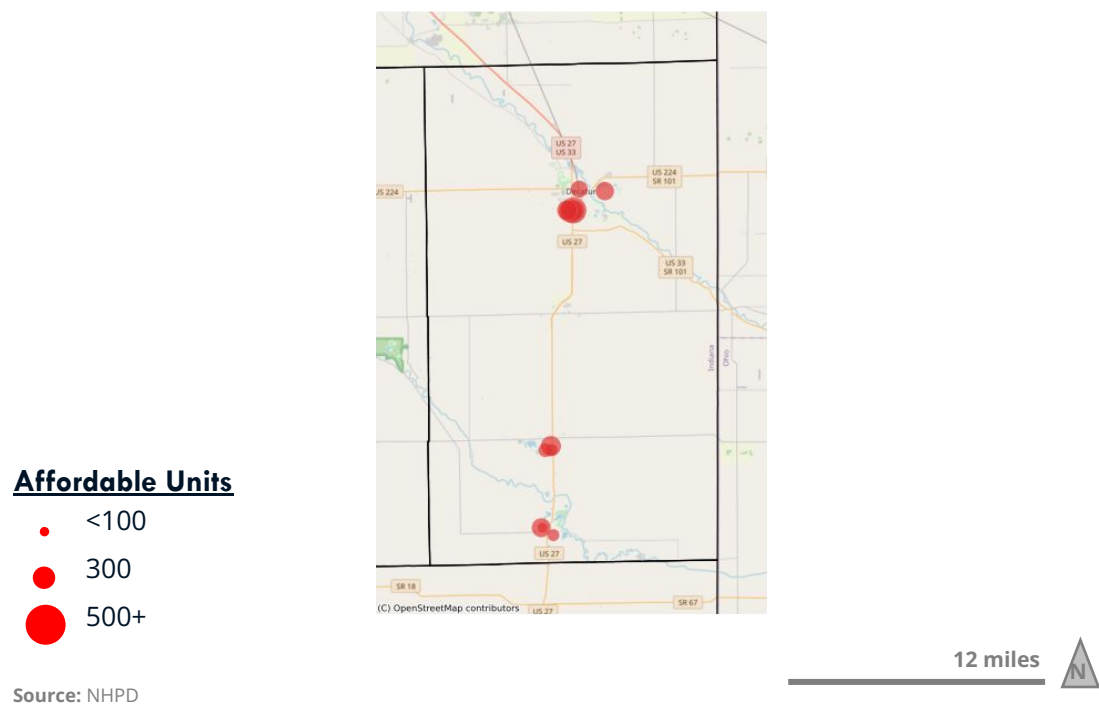


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

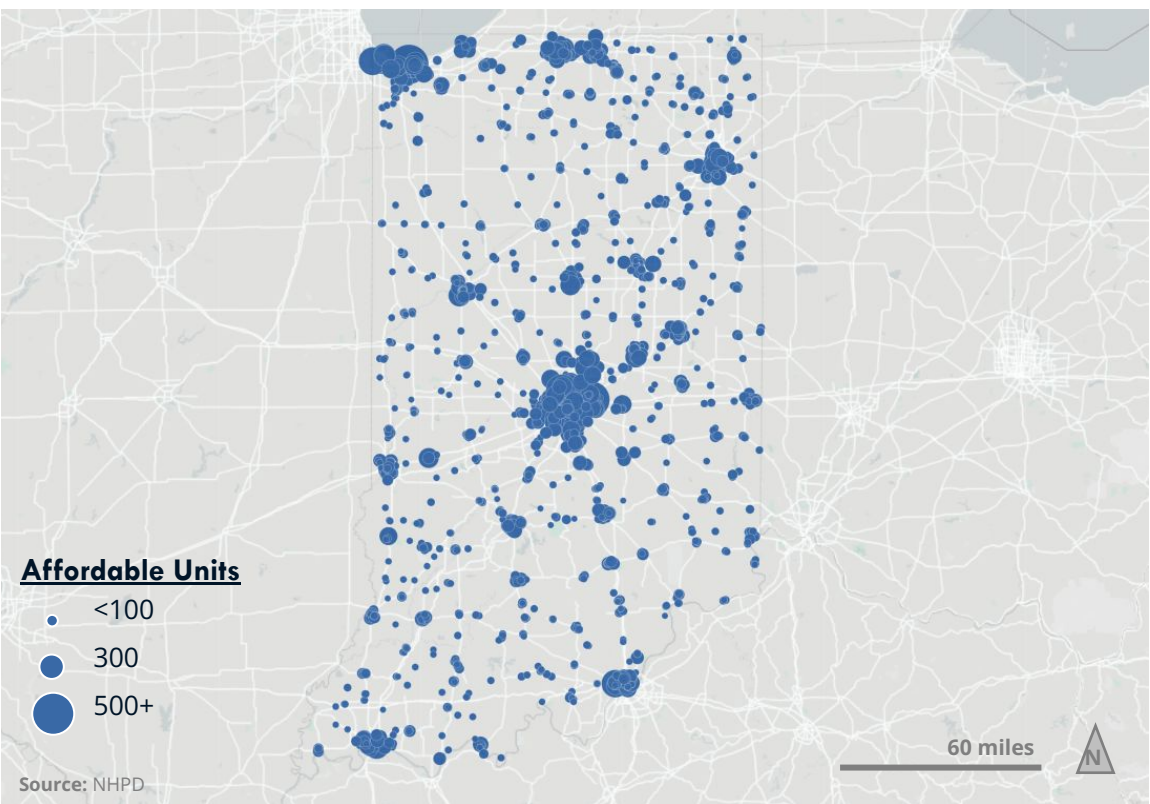
Affordable Housing Inventory

Adams County | 2020



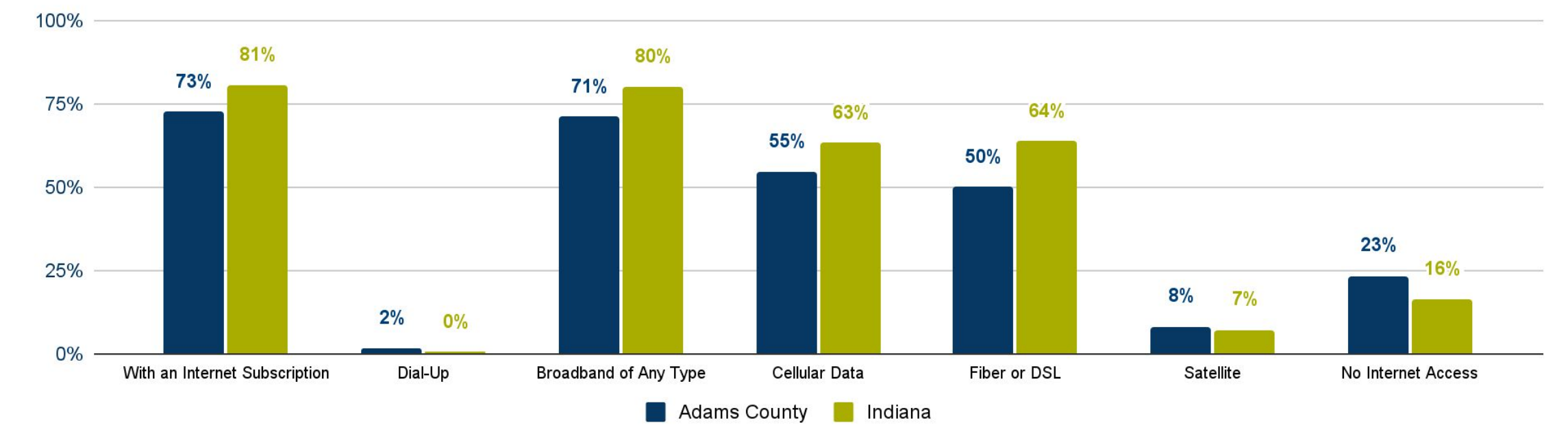
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 71% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Adams County | 2020

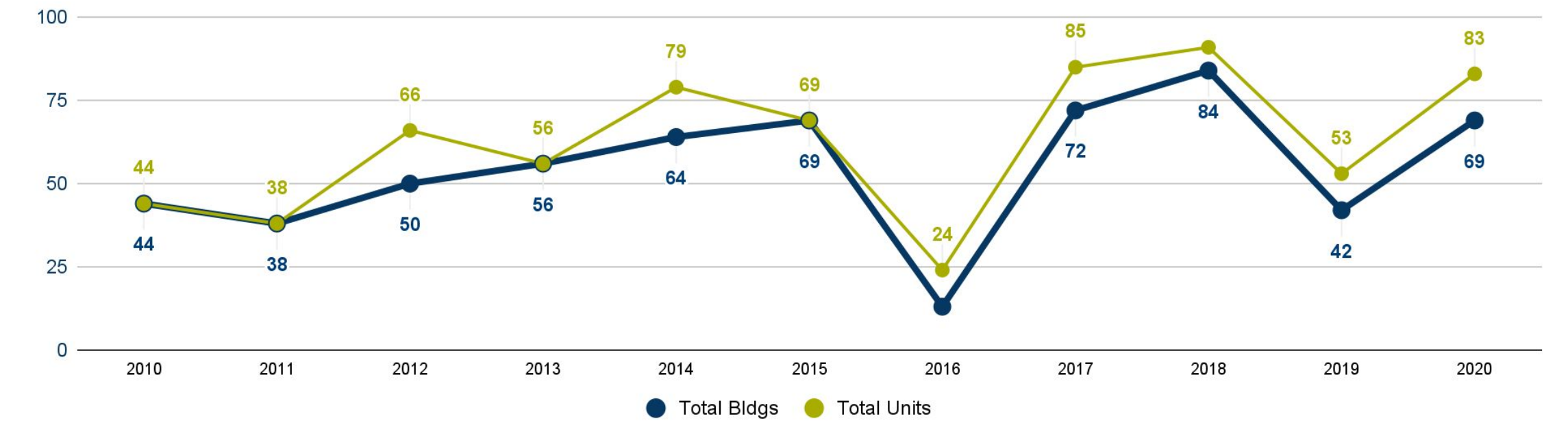


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 69 new housing starts in 2020 in Adams County, with 601 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Adams 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