

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR GRANT 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

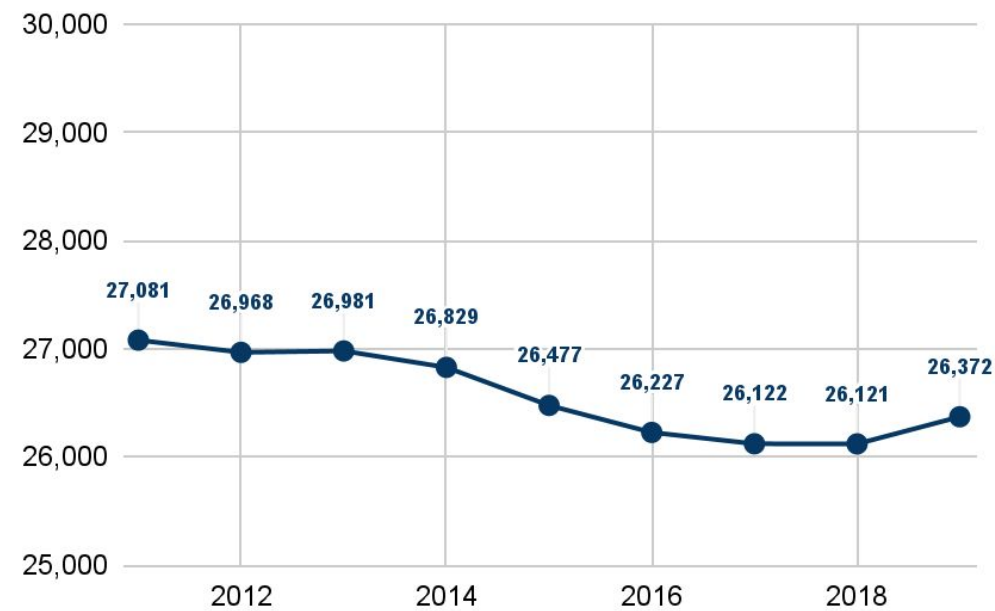
POPULATION | Grant County's population has decreased by 5.31% (3,724 people) between 2010-2019. In the same time period, the total number of households decreased by 1.27% (339 households).

Resident Population
Grant County | 2010-2019



Source: FRED, U.S. Census Bureau

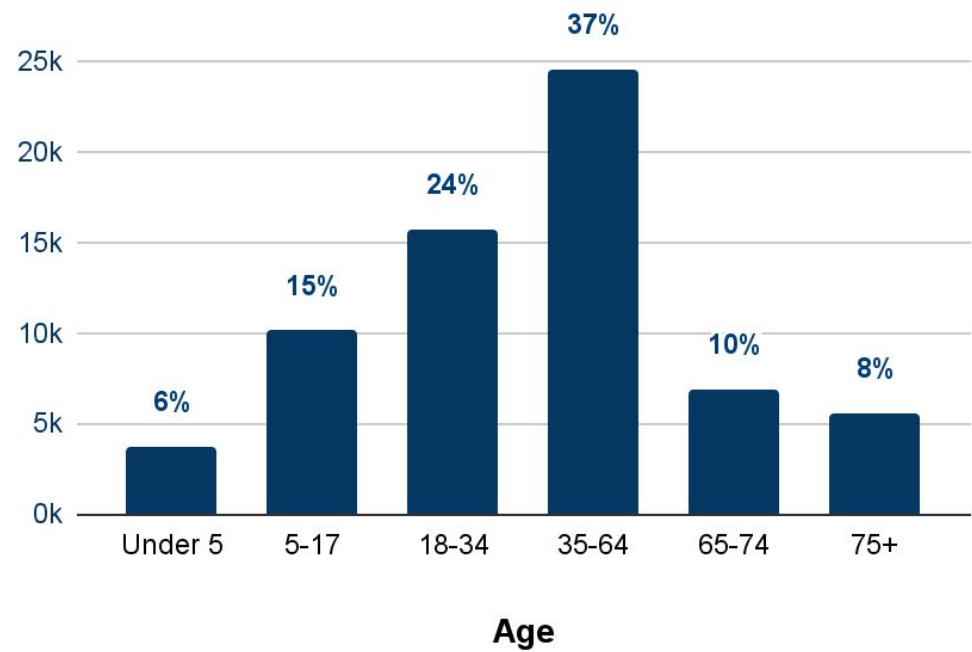
Households
Grant County | 2010-2019



Source: FRED, U.S. Census Bureau

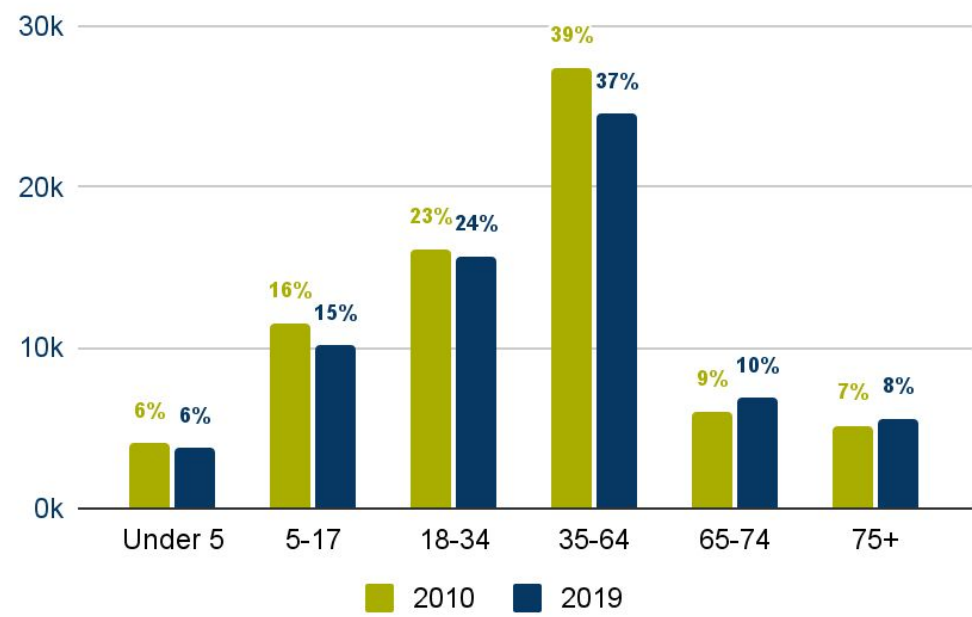
AGE | 19% of people in Grant County are above the age of 65, while 21% are below 18.

Population by Age
Grant County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Grant County | 2010, 2019

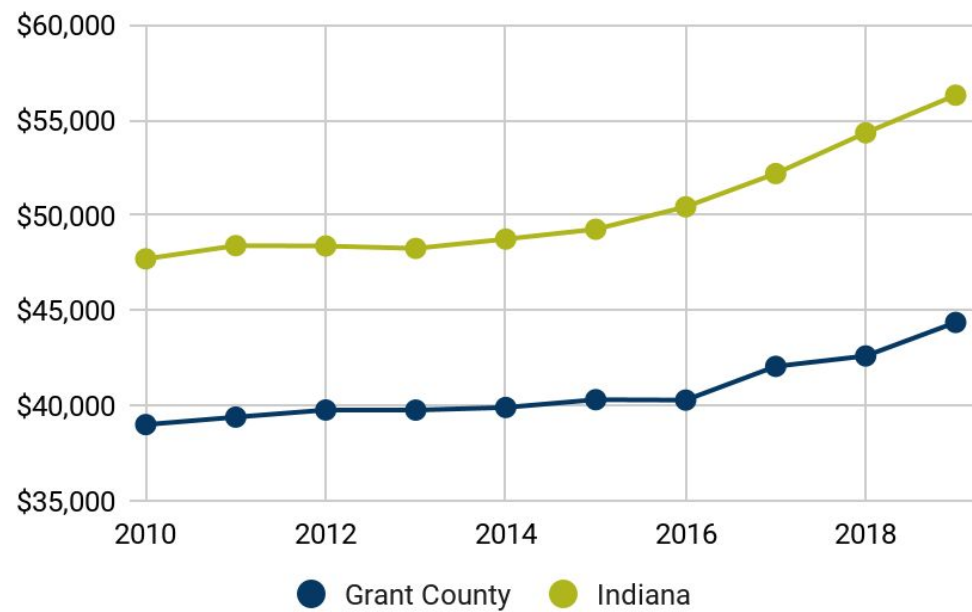


Source: ACS 2010-2019 1-year estimates

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

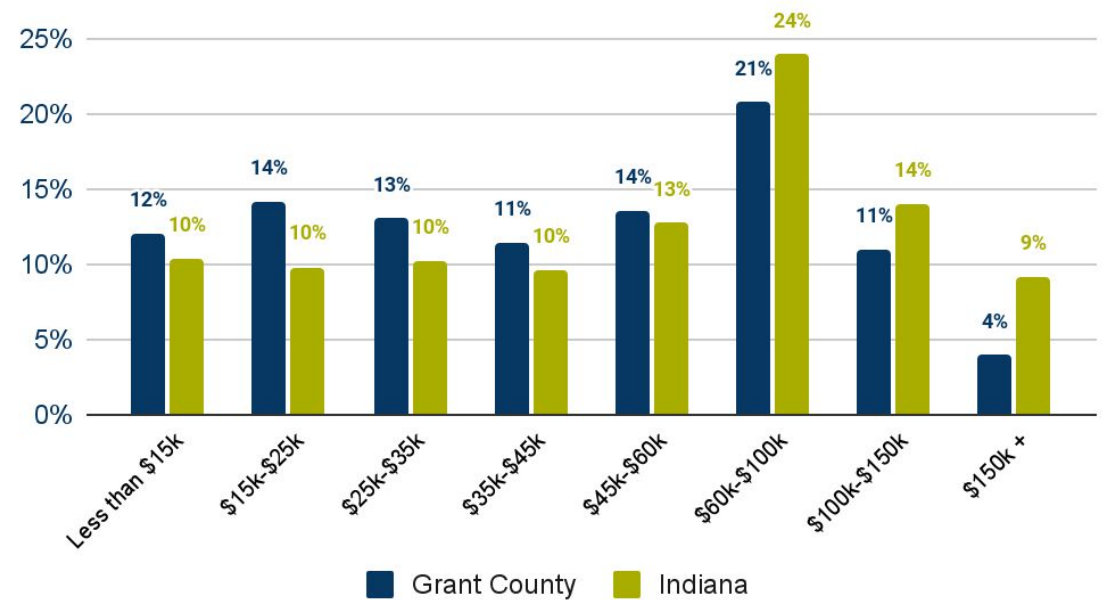
Grant County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

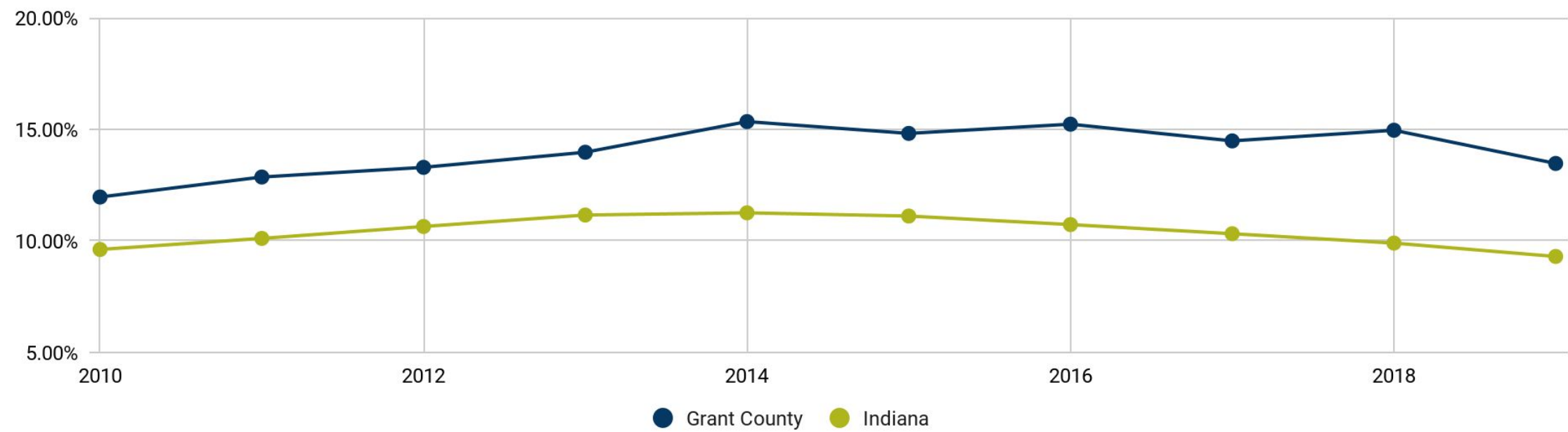
Grant County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 13.5% of families live in poverty conditions in Grant County, up 1.51 percentage points from 12.0% in 2010.

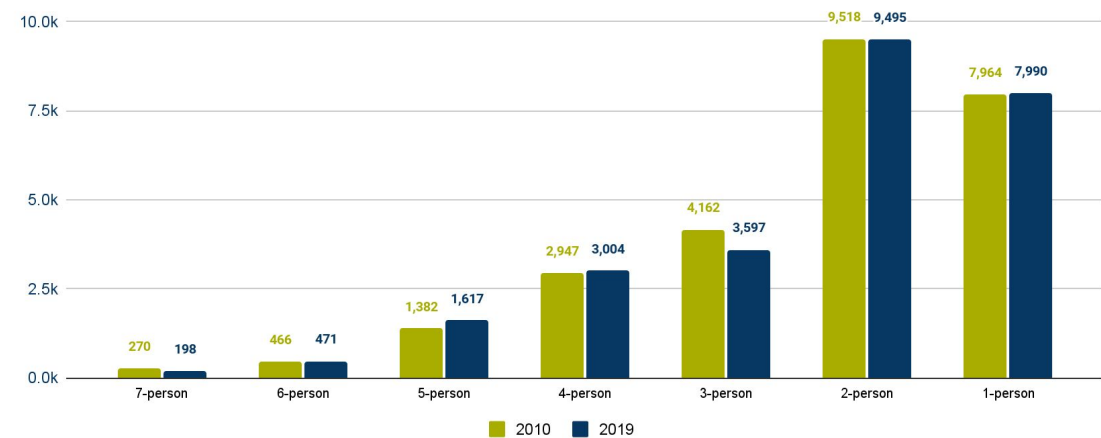
Family Poverty Rate
Grant County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

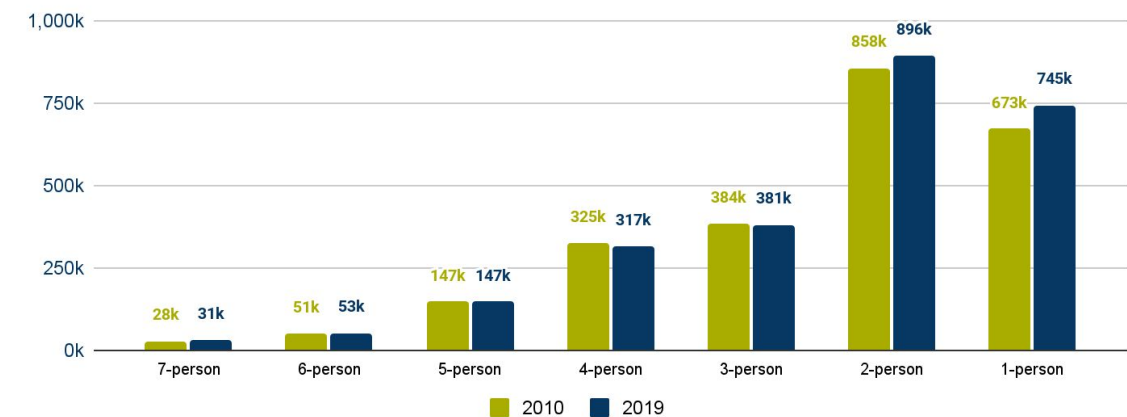
HOUSEHOLD SIZE | The average household size is 2.31 people, compared to 2.52 statewide. The Grant County average household has shrunk by 0.16 persons since 2010.

Household Size
Grant County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



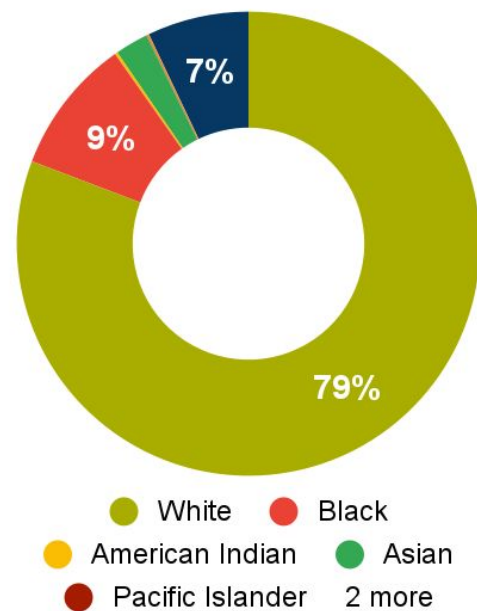
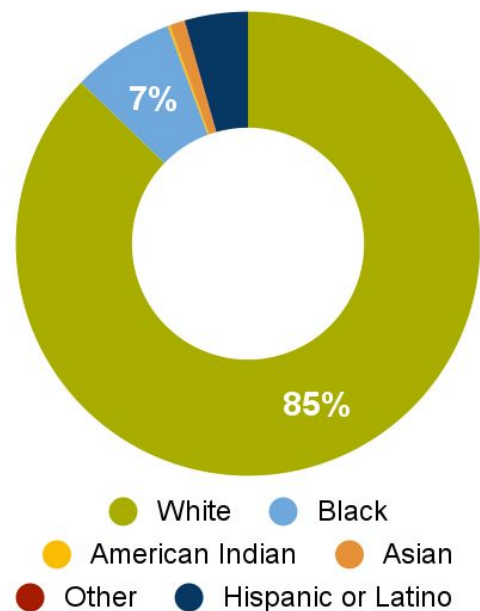
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Grant County is 85% white, 7% Black, 4% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

Grant County | 2019

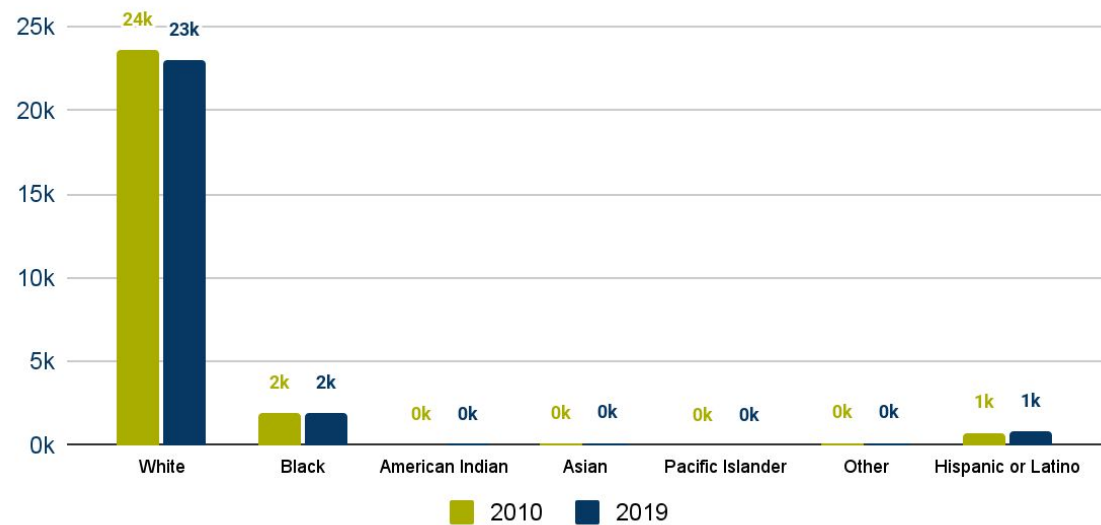
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Grant County | 2010, 2019

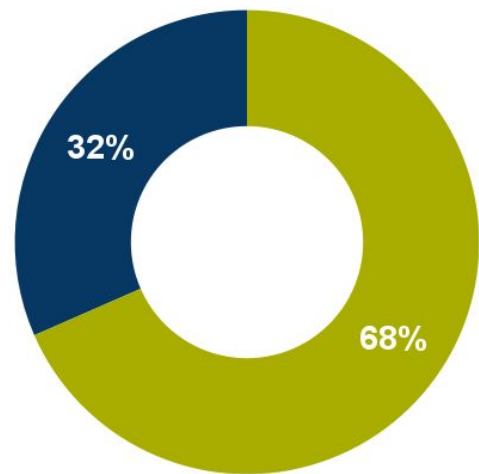


Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

Grant County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

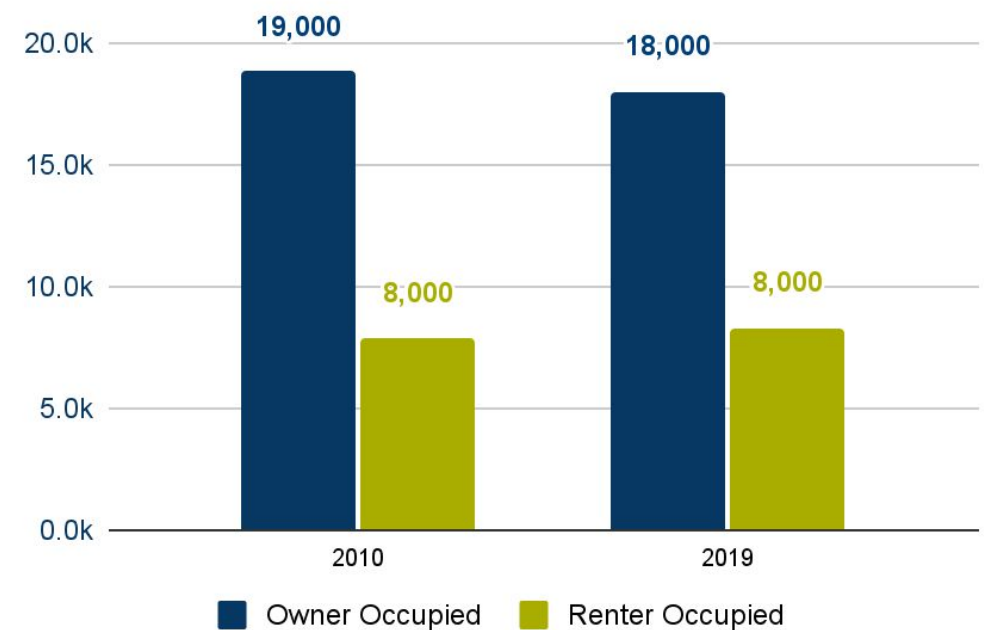
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

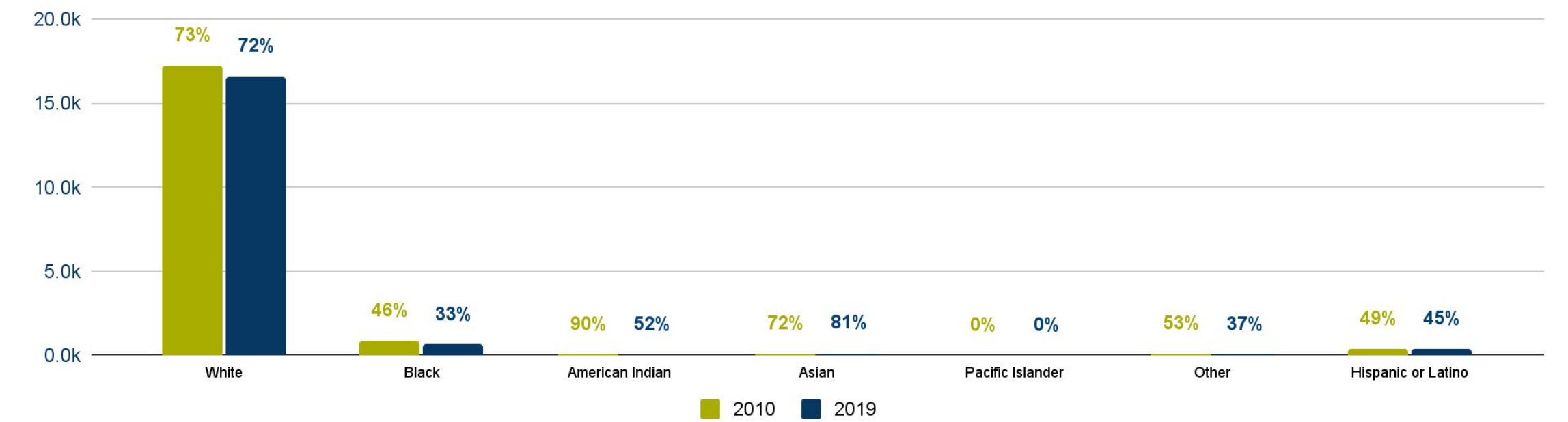
Grant County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 68%, homeownership is 72% among non-Hispanic White households, 33% for Black households, and 45% for Hispanic or Latino households.

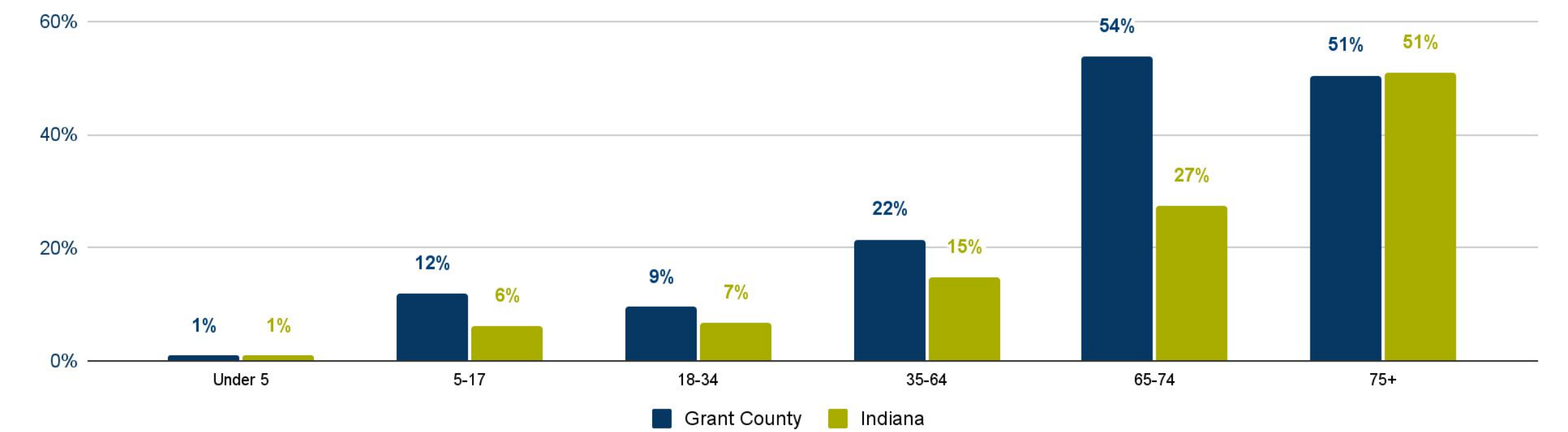
Homeownership by Race
Grant County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

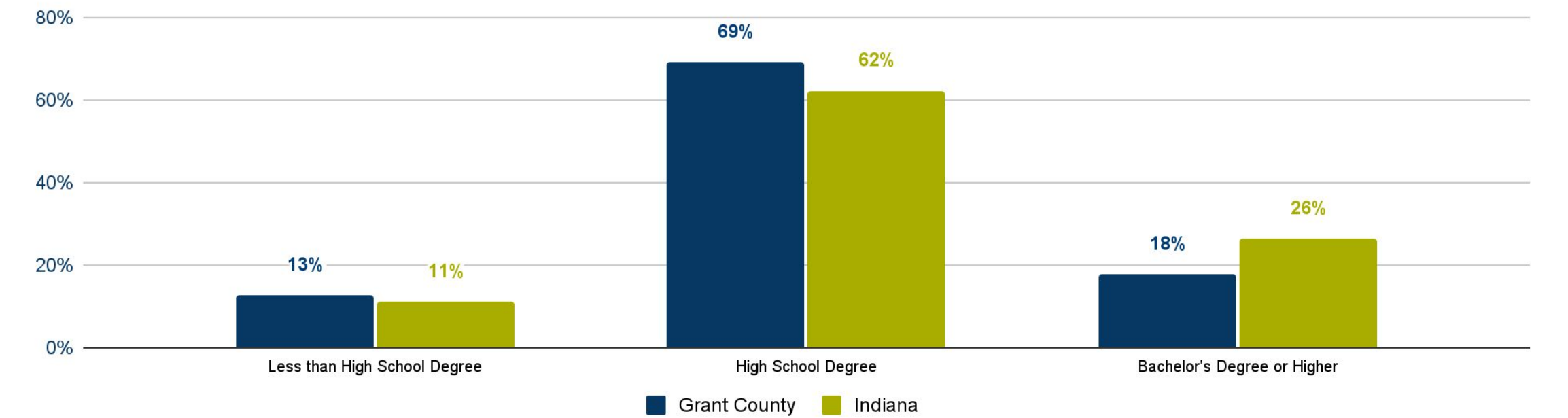
Share of the Population with a Disability by Age
Grant County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

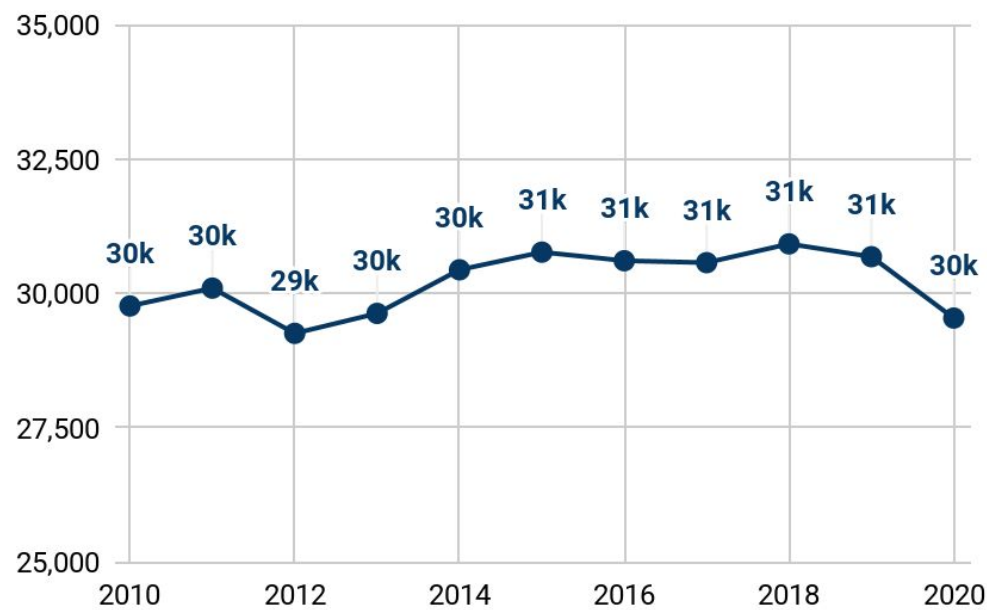


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

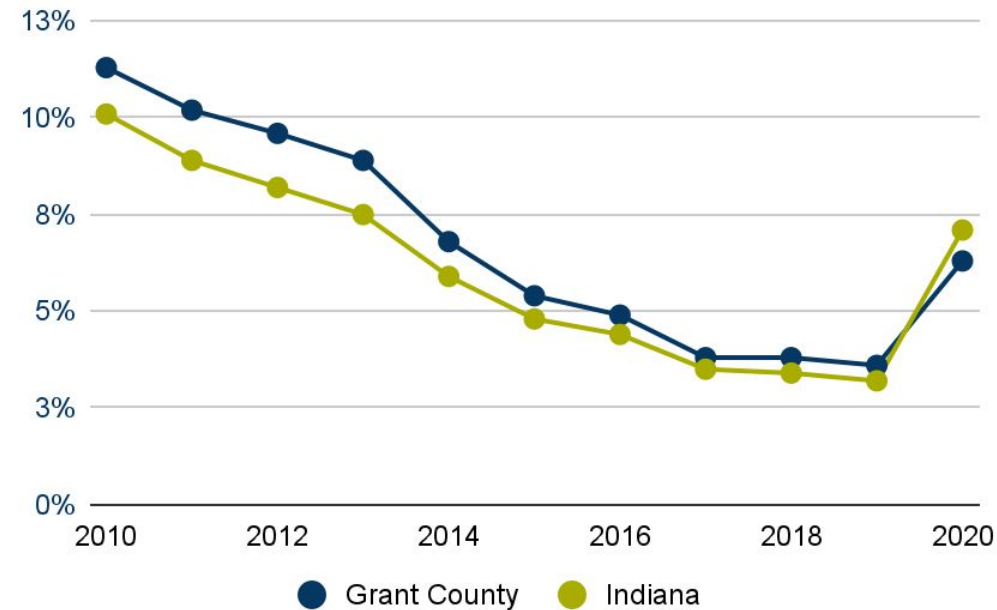
EMPLOYMENT BASE | There are currently 30,000 employed persons in Grant County, up by 0.76% since 2010. The unemployment rate in 2020 was 6.30%, up 2.70 points from 2019.

Total Employment
Grant County | 2010-2019



Source: ACS 2010-2019 5-year estimates

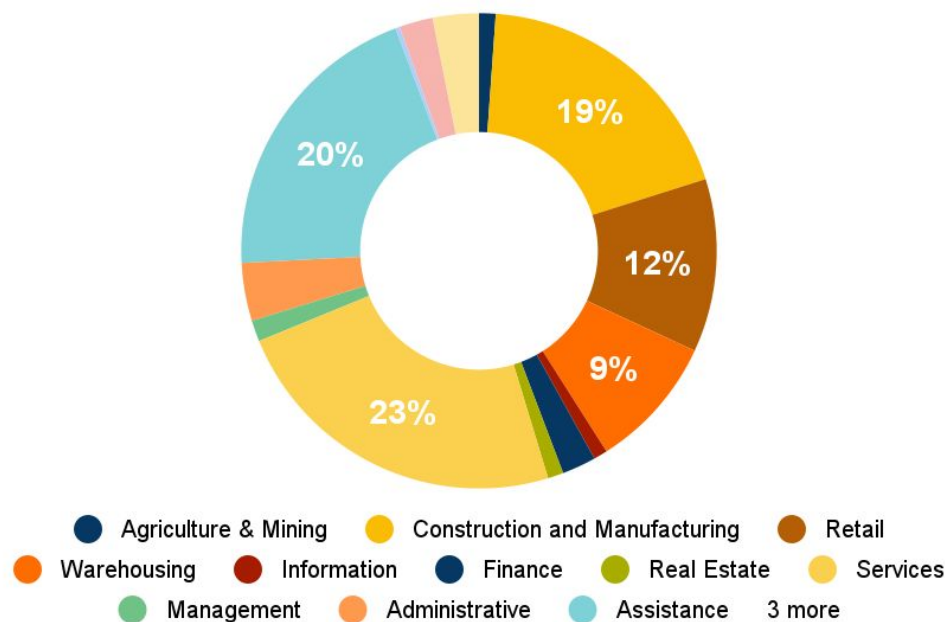
Unemployment Rate
Grant County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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

Total Jobs by All Industries
Grant County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$38,492
- 2. Trade, transportation, and utilities | \$36,128
- 3. Goods-producing | \$57,204
- 4. Education and health services | \$43,917
- 5. Professional and business services | \$46,605

Source: BLS

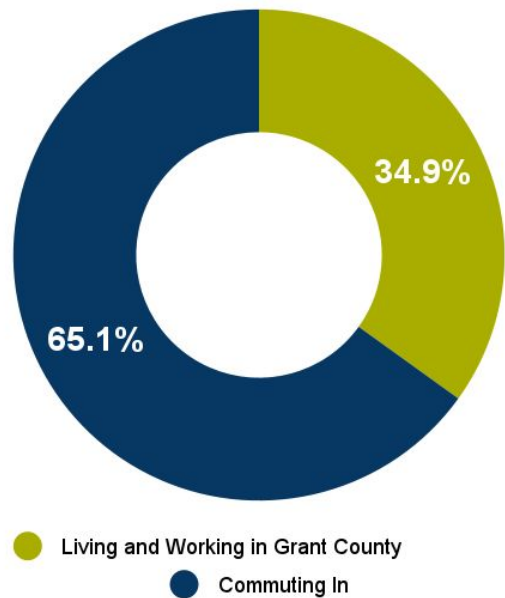
Top 5 Employers

- 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

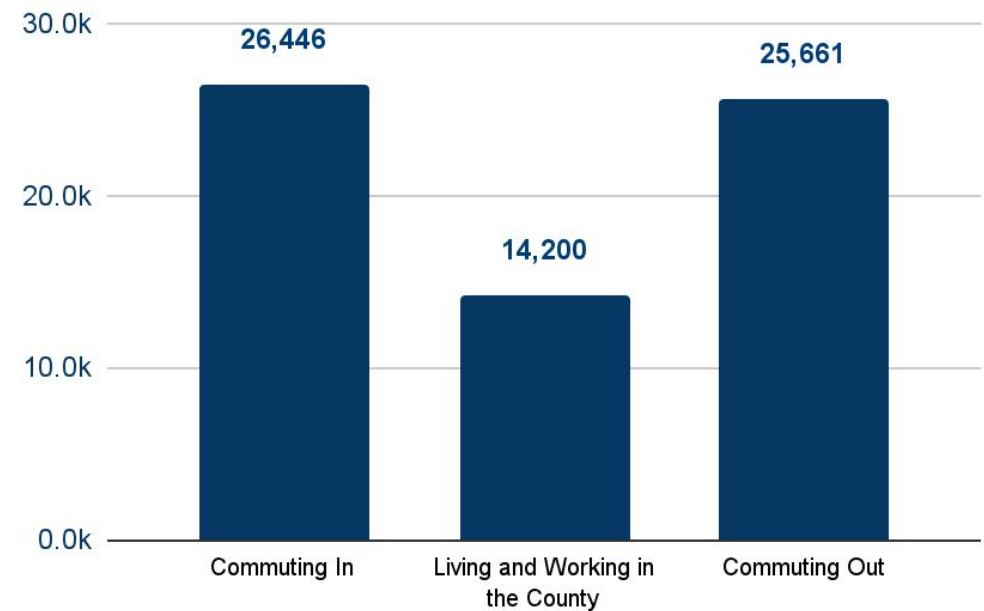
COMMUTER INFLOW / OUTFLOW | 26,000 commuters come into Grant County for their jobs, while 26,000 employees travel outside of Grant County for their jobs.

Employment Inflow
Grant County | 2018



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

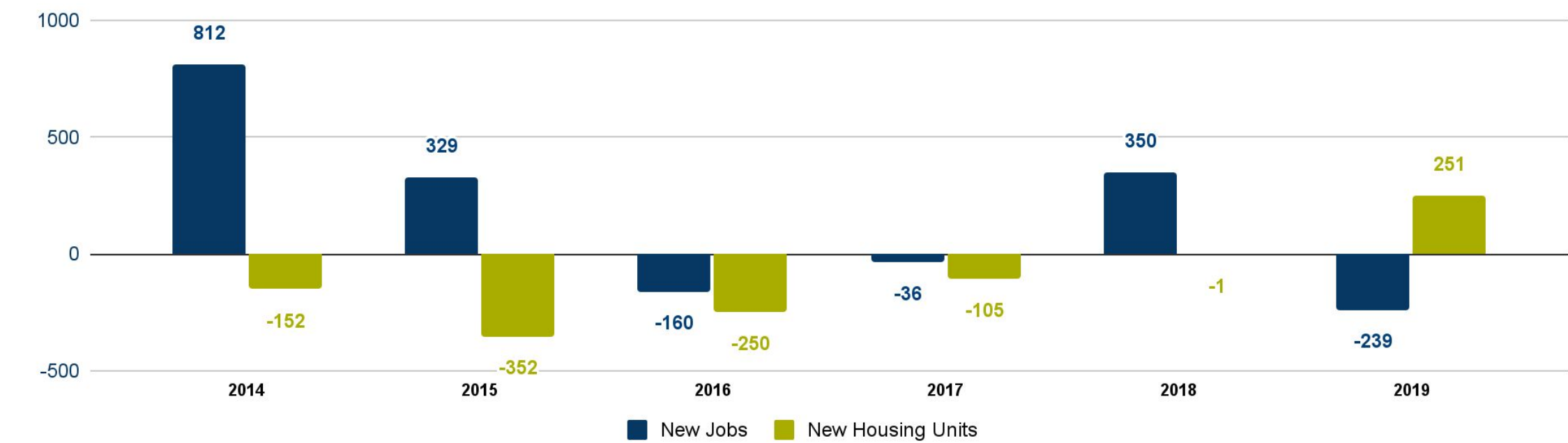
Commuting Patterns
Grant County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Grant County has created 1,056 jobs between 2014-2019 and -609 housing units, or -58 units for every 100 jobs created.

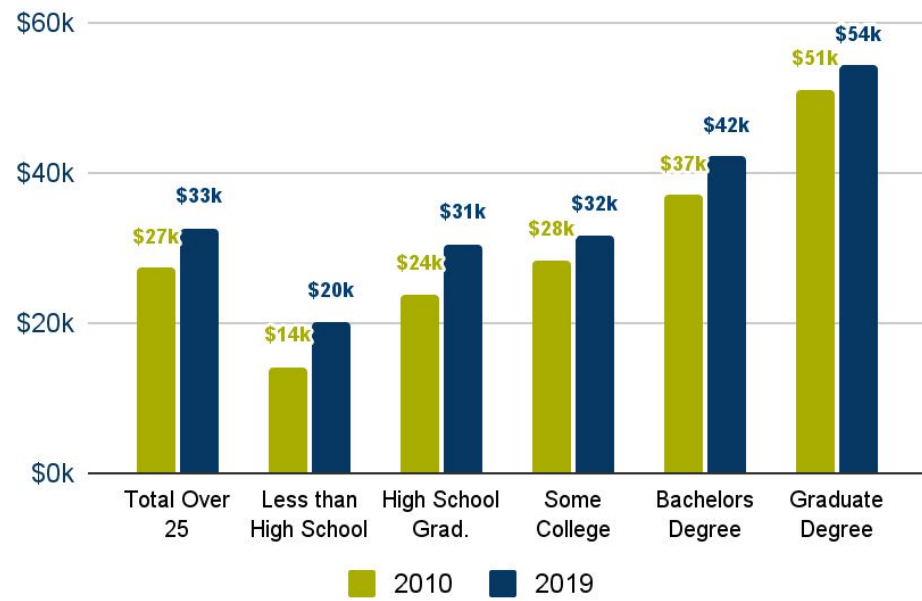
Job Growth and Housing Production
Grant County | Total Jobs, New Jobs



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

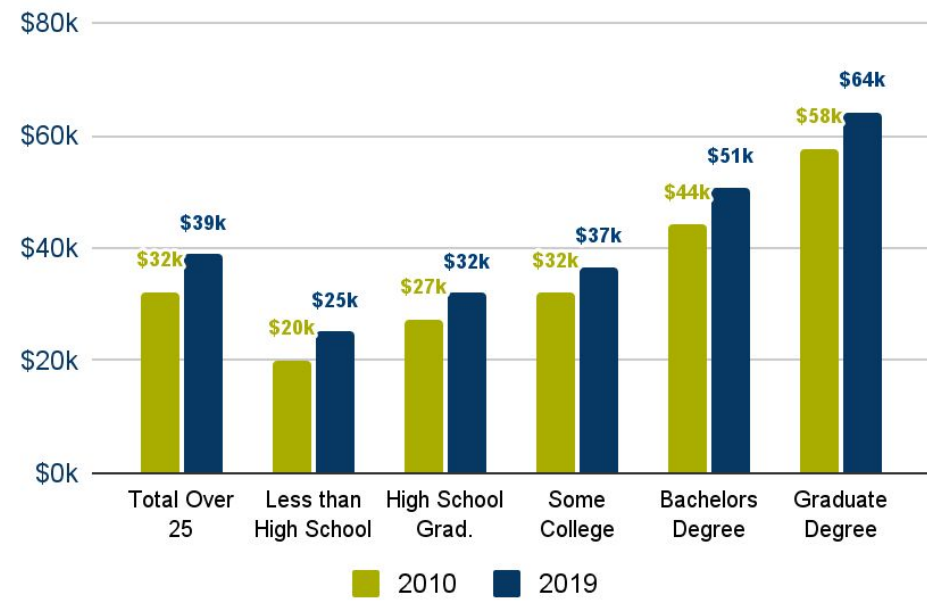
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 20% since 2010 for the total population and increased 28% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Grant County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

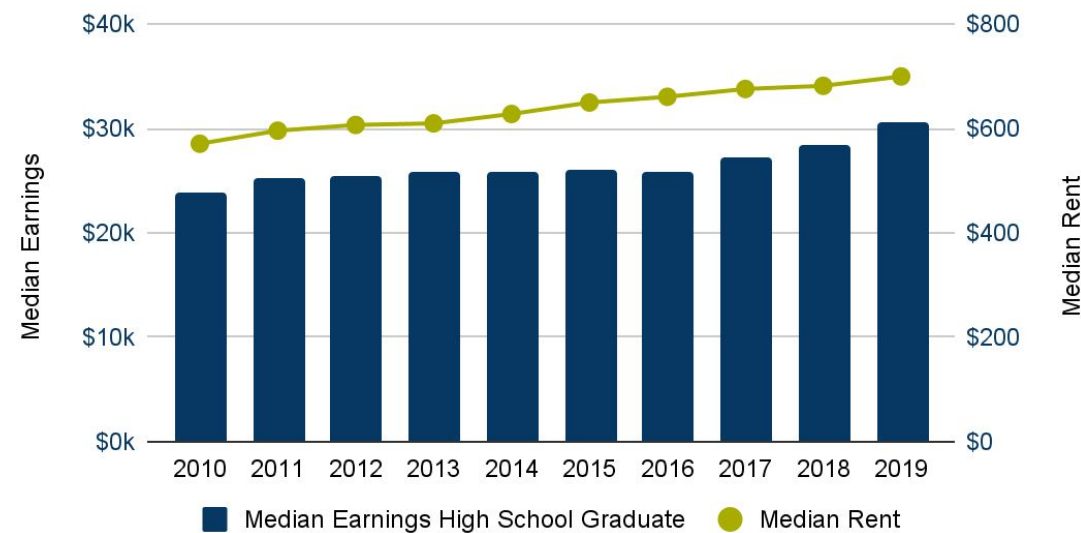
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

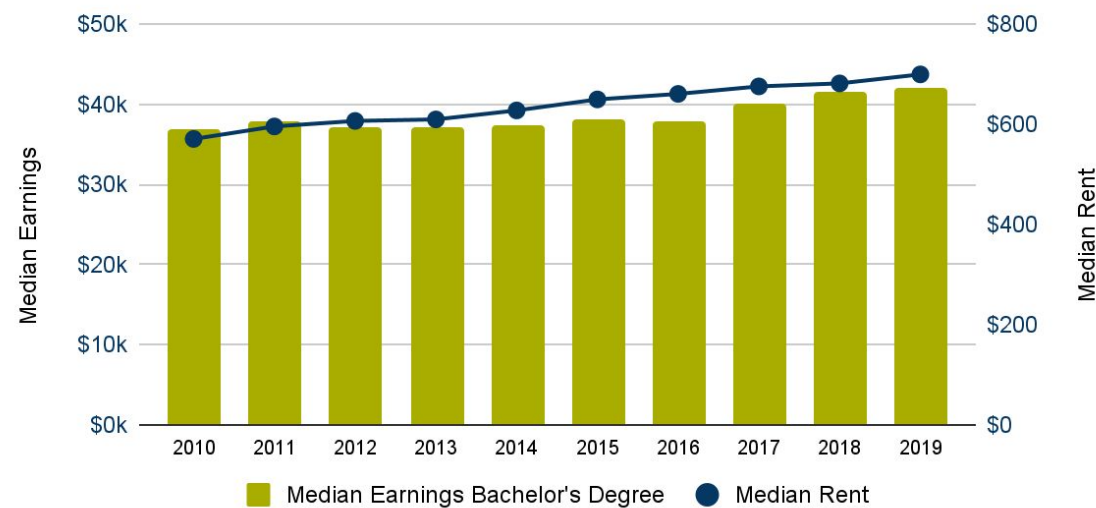
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 22.6%, or 23% since 2010.

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



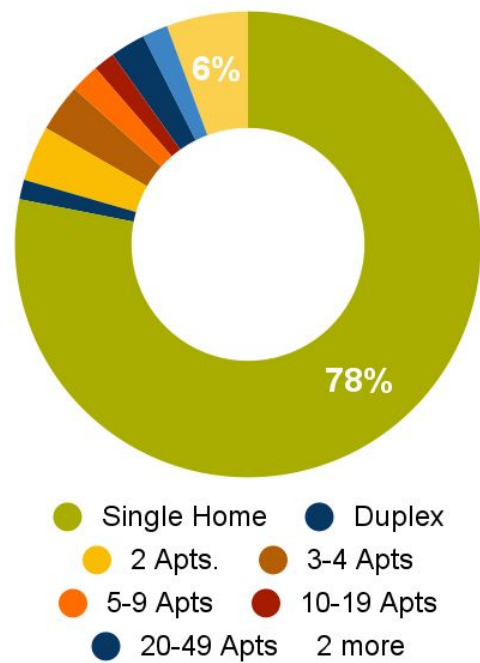
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

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

Housing Typology

Grant County | 2019



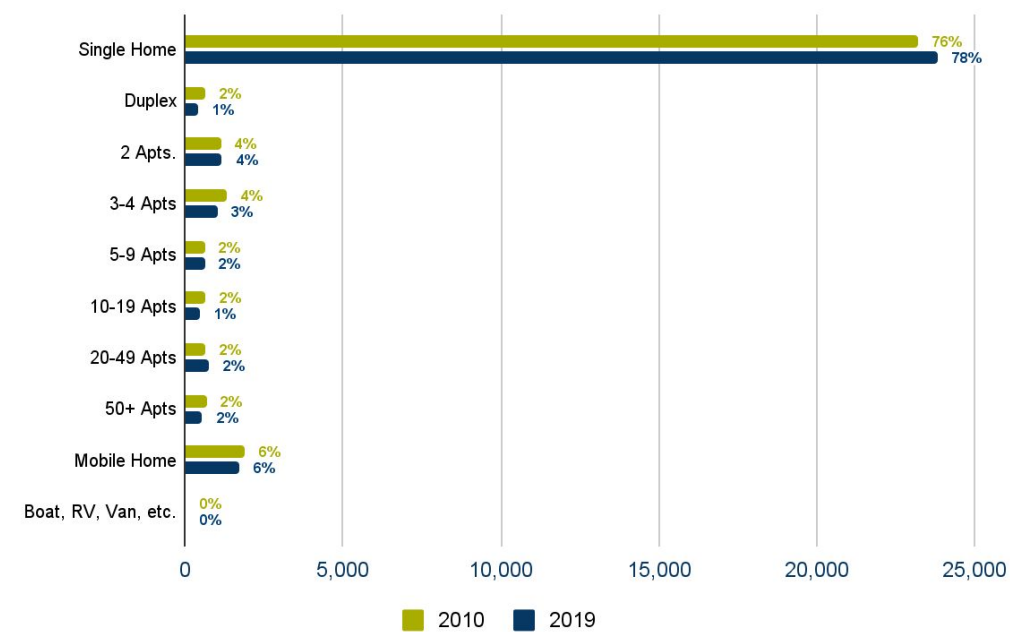
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Grant County | 2010-2019



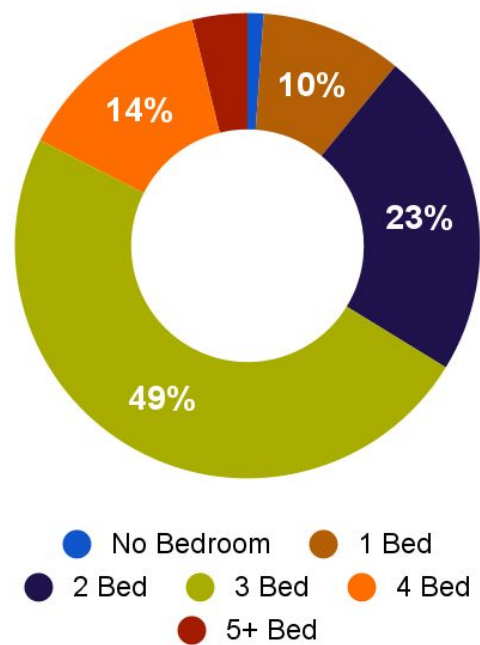
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Grant County contain 2.31 bedrooms, with 66% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Grant County | 2019

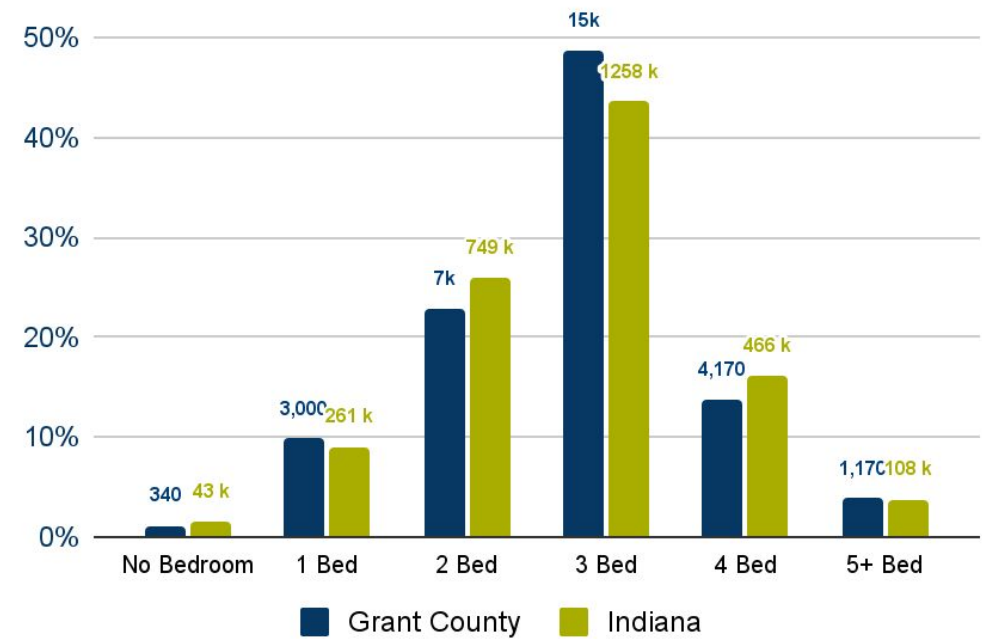
Indiana | 2019



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

Share of Housing Stock by Bedroom

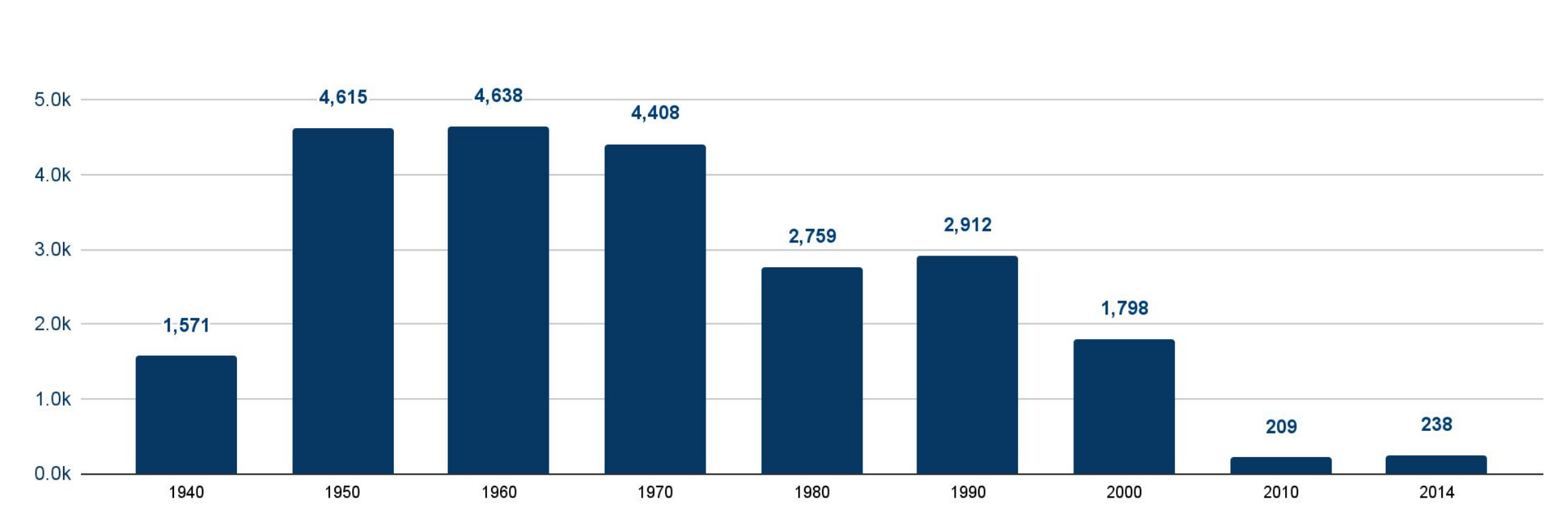
Grant County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 93% of homes were built before 1990, with a plurality of homes built before 1940.

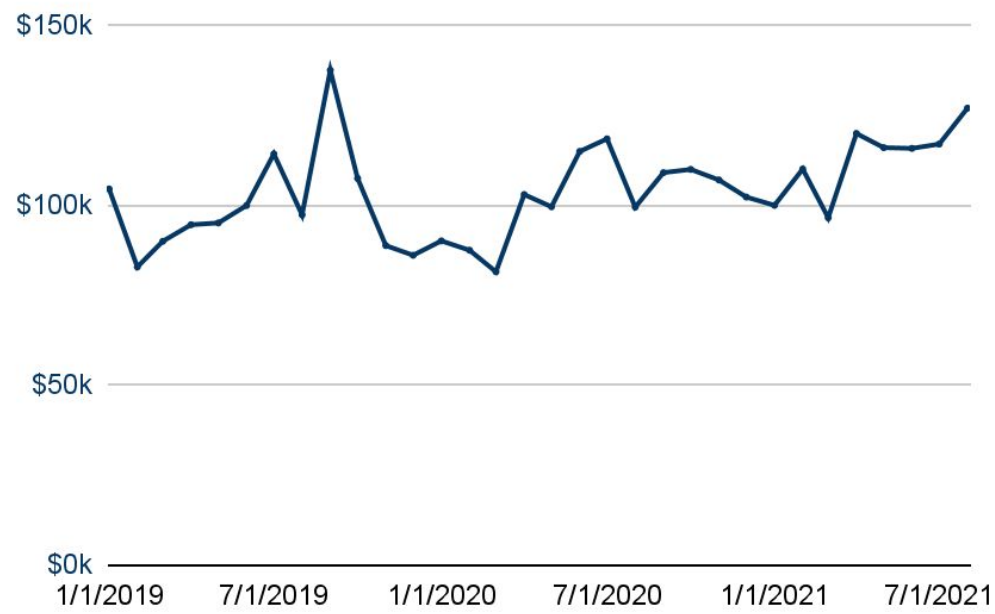
Homes by Year Built
Grant County | 2019



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

MEDIAN LISTING PRICE | Homes in Grant County have a median listing price of \$126,950. Home prices have increased by 22% since 2019.

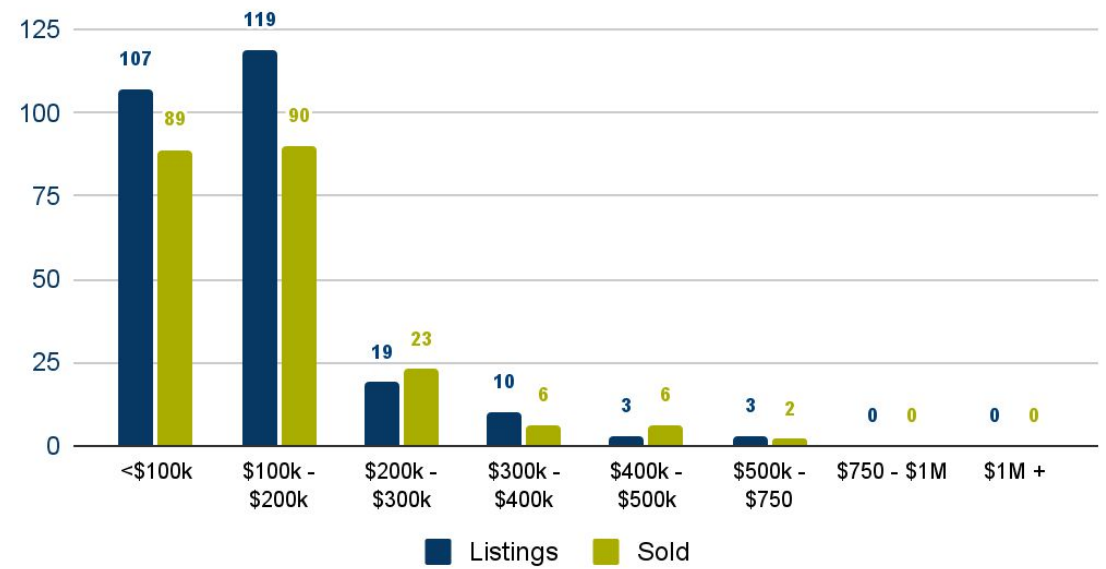
Median Listing Price
Grant County | 2019-2021



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)
Grant County | 2021

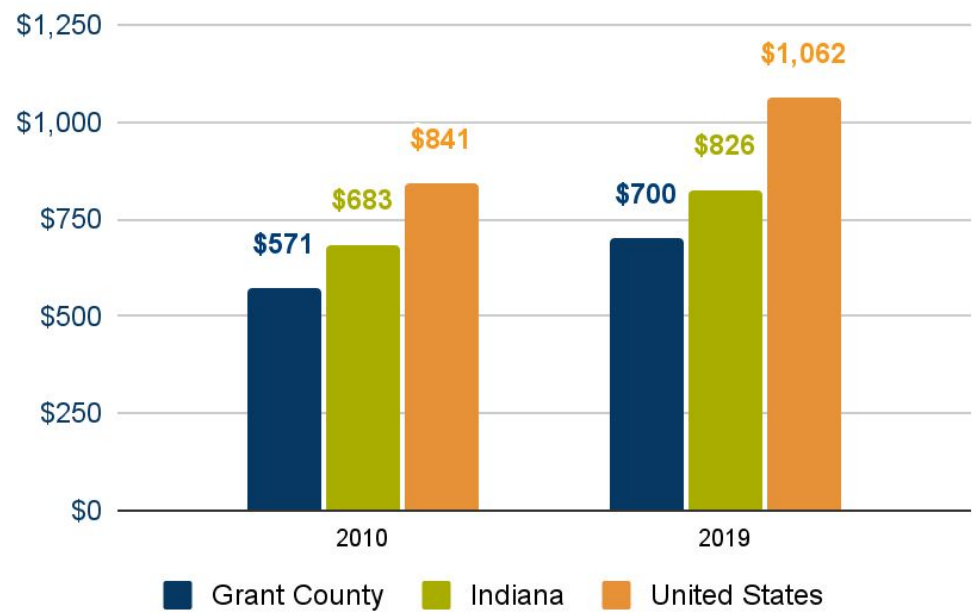


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$700 in 2019.

Median Rent

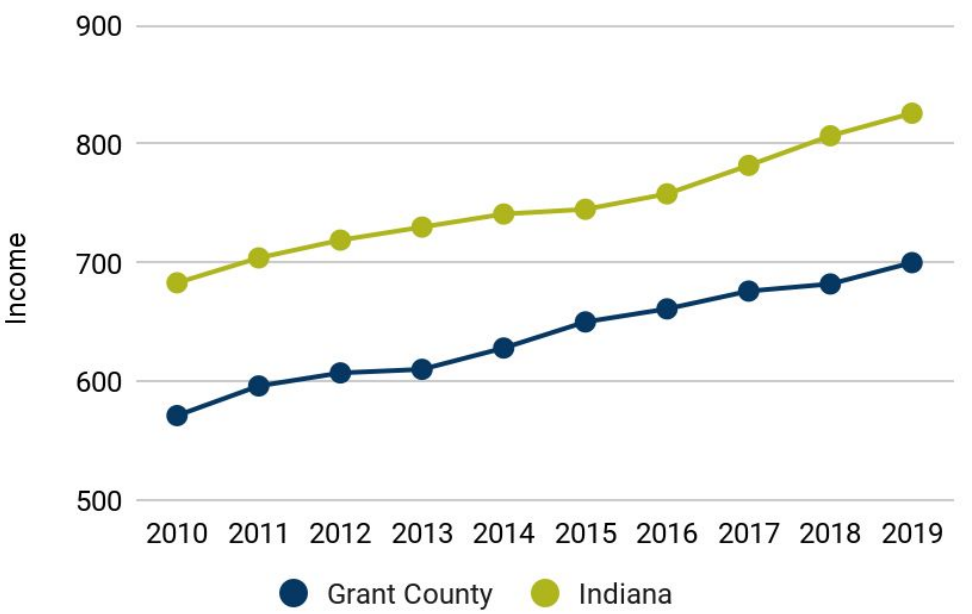
Grant County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

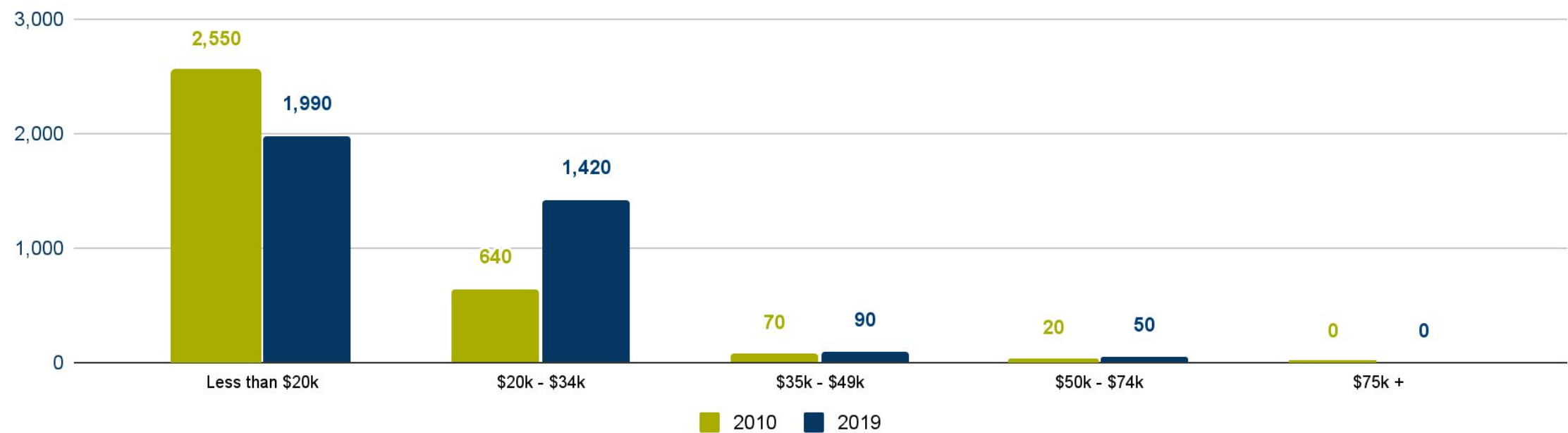
Grant County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

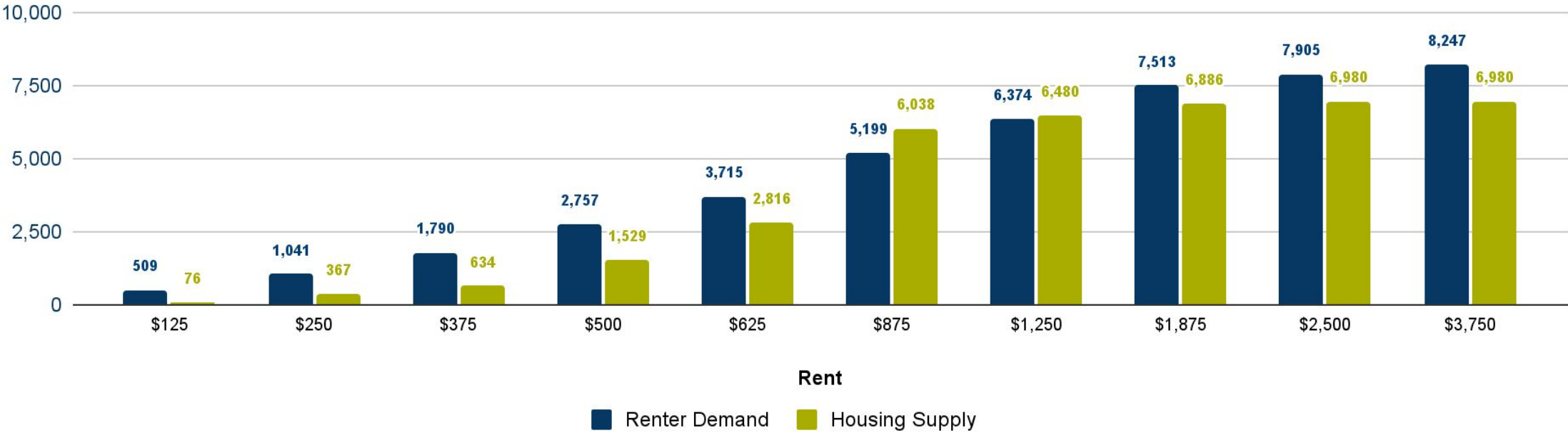
Renter Housing Cost Burden
Grant County, Indiana | 2010 - 2019



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 3000 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
Grant County, Indiana | 2010-2019

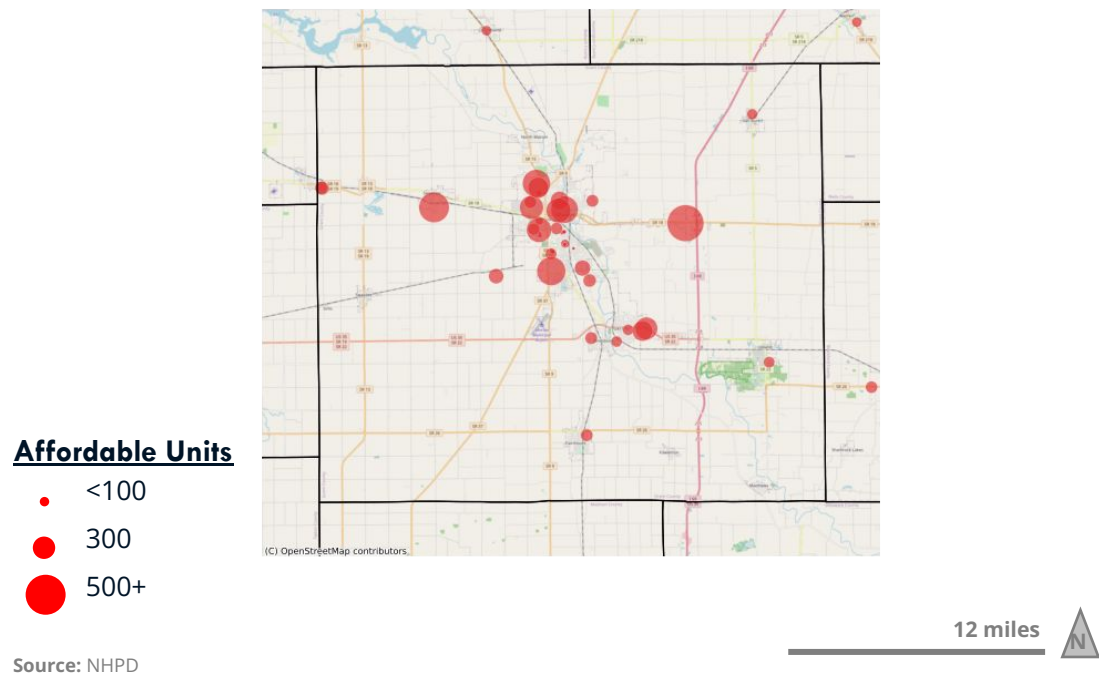


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

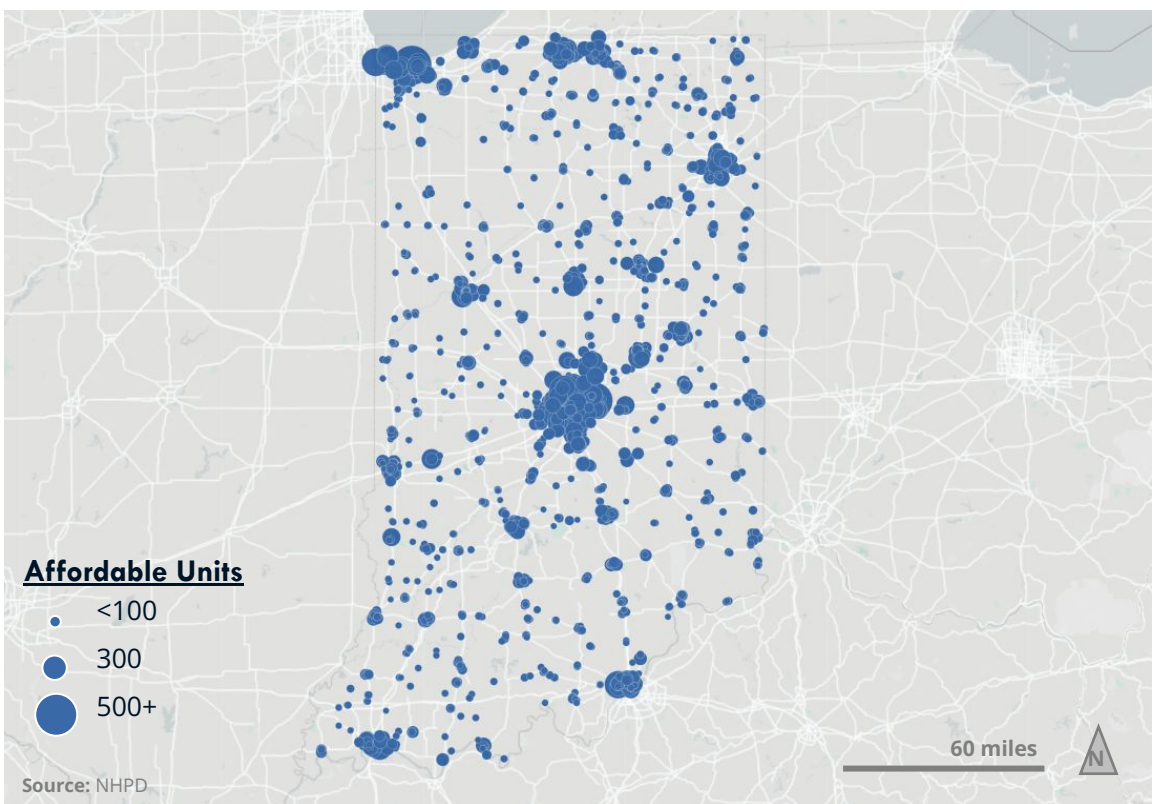
Affordable Housing Inventory

Grant County | 2020



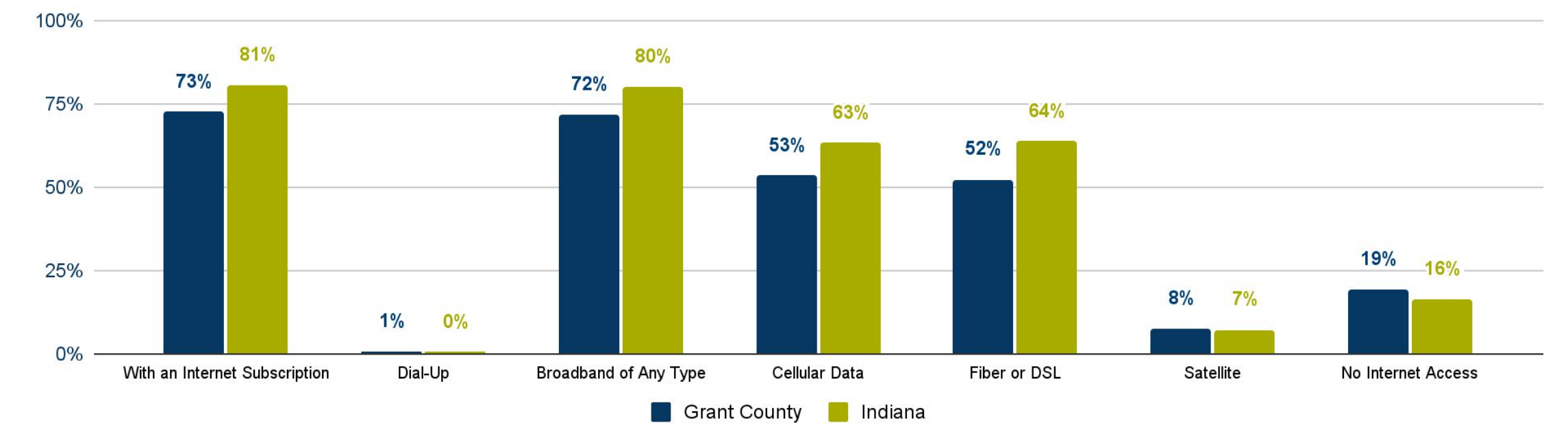
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 72% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Grant County | 2020

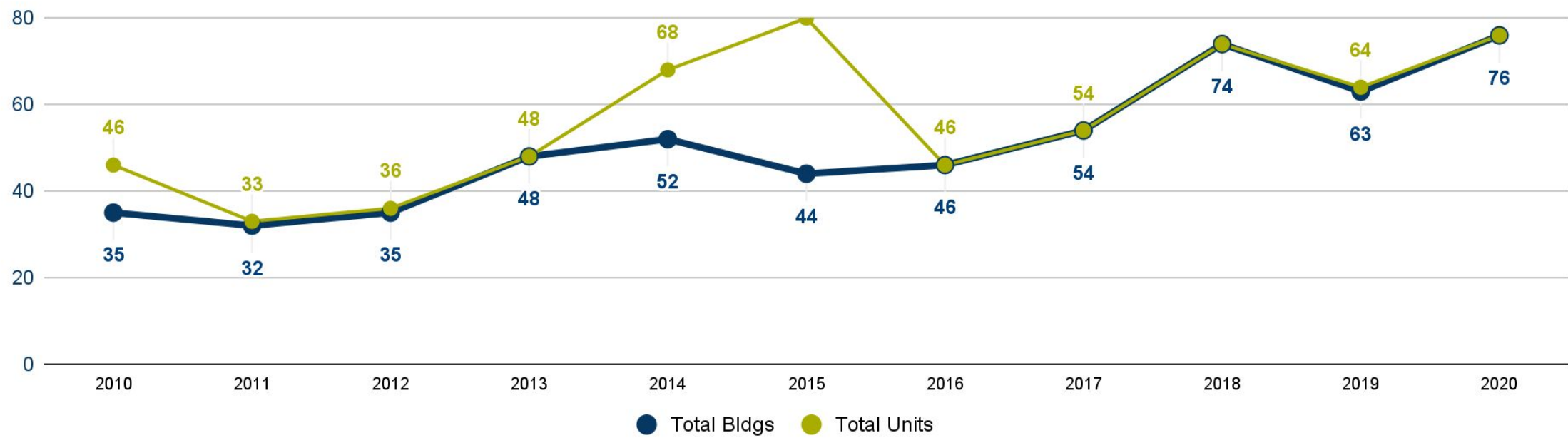


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 76 new housing starts in 2020 in Grant County, with 559 total building permits authorized since 2010.

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



Source: St. Louis Fed.

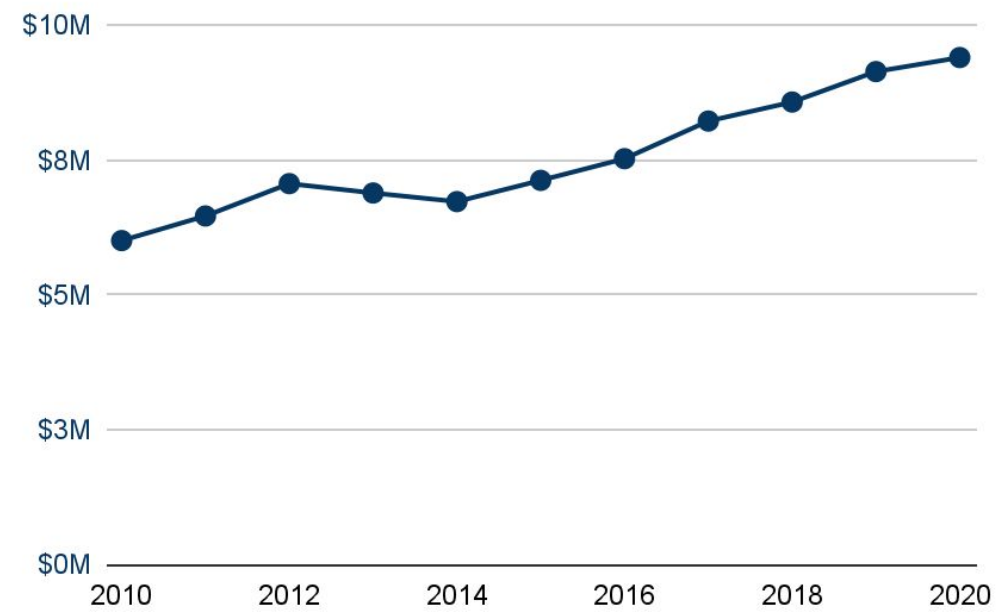
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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