



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR MARION COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

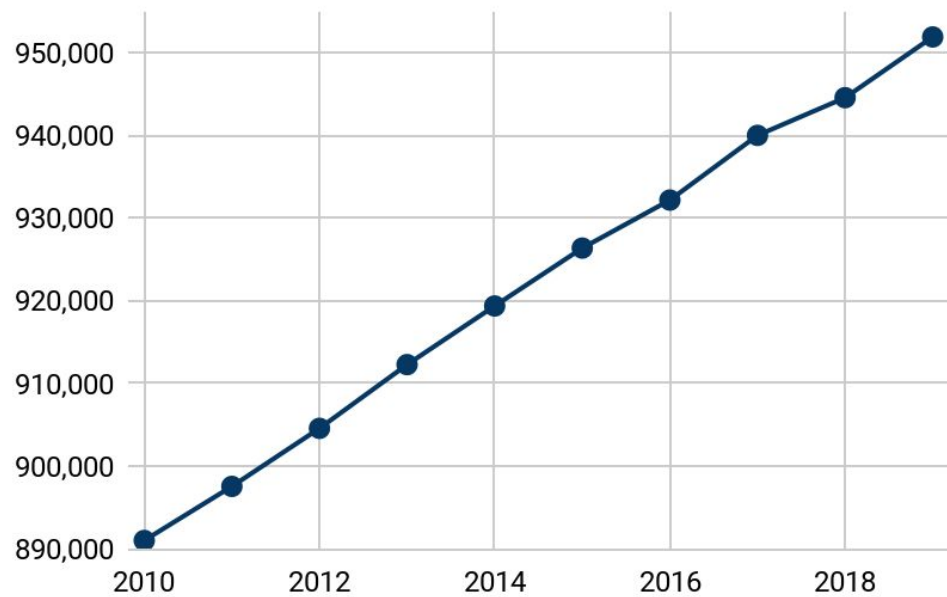
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

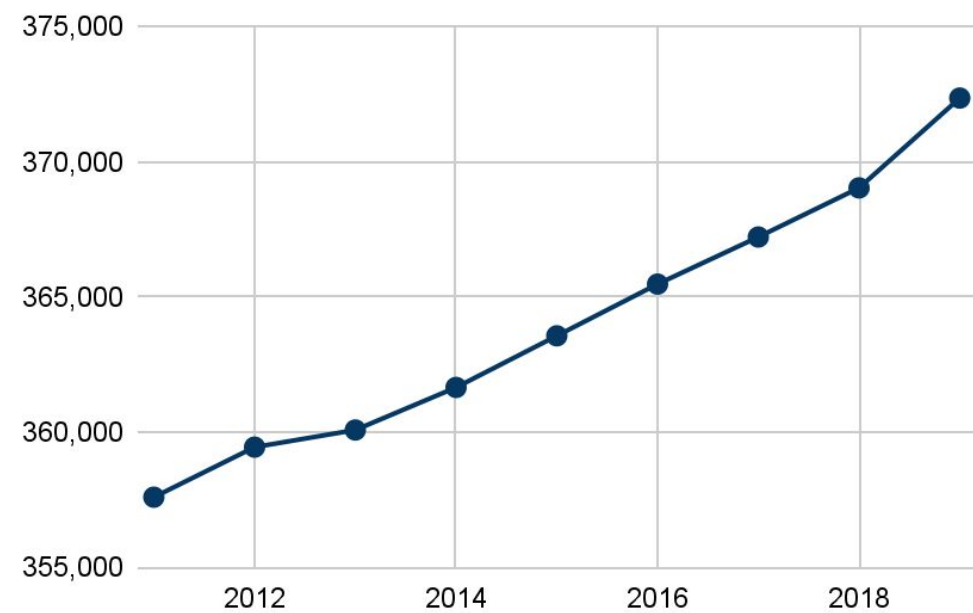
POPULATION | Marion County's population has increased by 6.83% (61,000 people) between 2010-2019. In the same time period, the total number of households increased by 4% (15,000 households).

Resident Population
Marion County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Marion County | 2010-2019



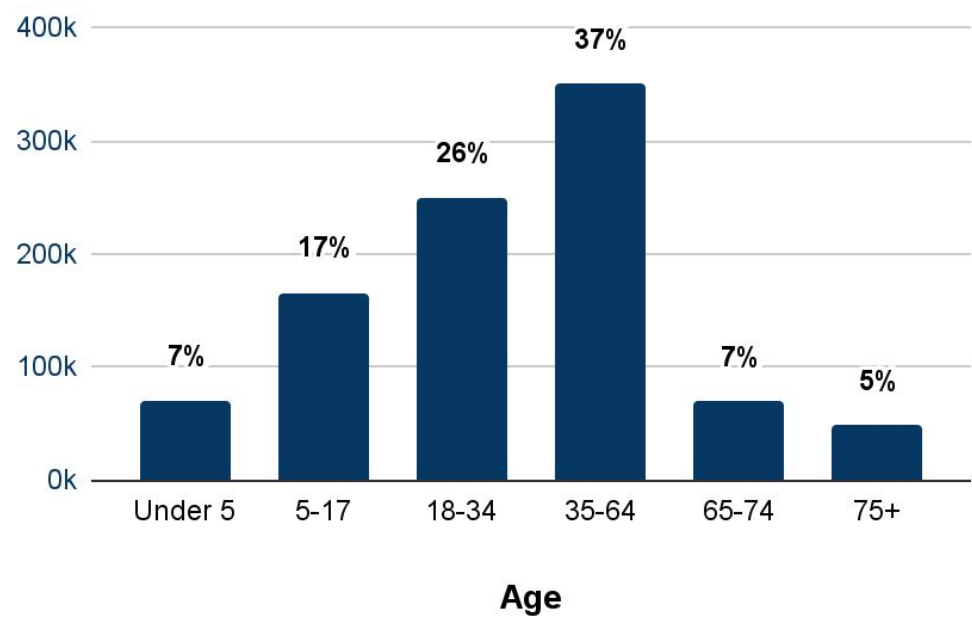
Source: FRED, U.S. Census Bureau

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Note: Some data are placeholders, and not representative of actual conditions.

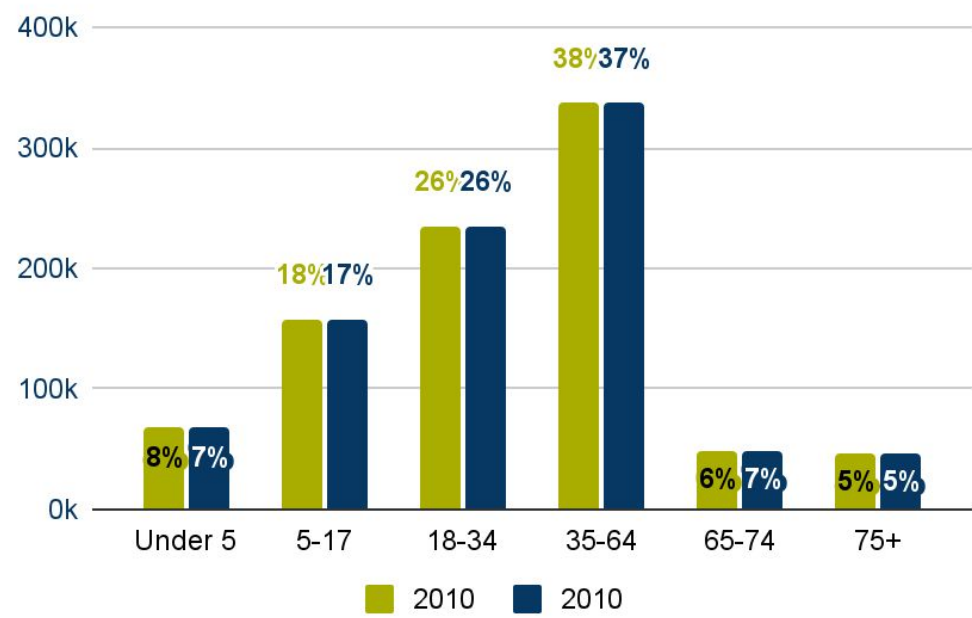
AGE | 12% of people in Marion County are above the age of 65, while 25% are below 18.

Population by Age
Marion County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Marion County | 2010, 2019

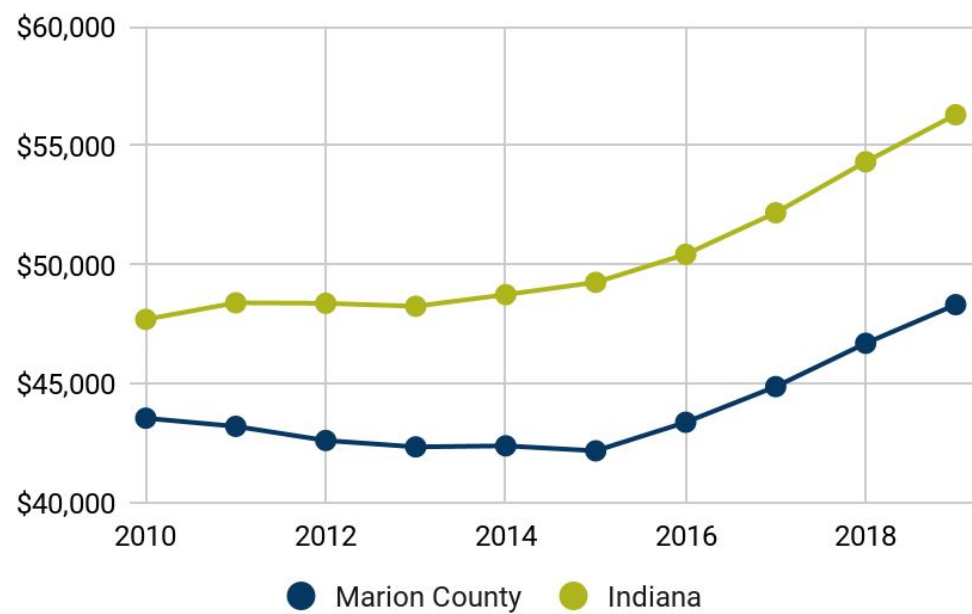


Source: ACS 2010-2019 1-year estimates

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

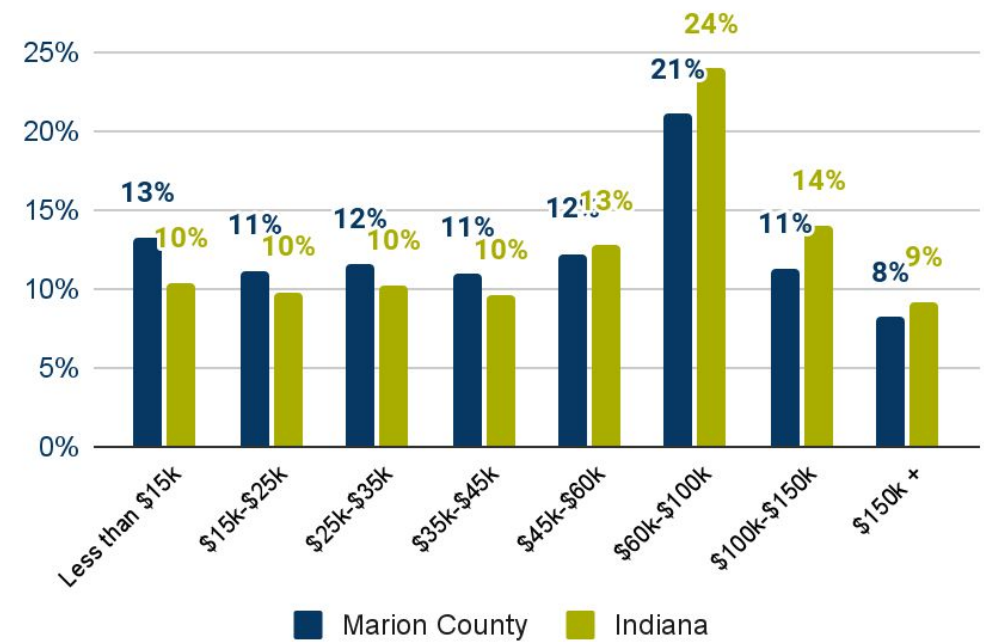
Marion County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Marion County, State of Indiana | 2019



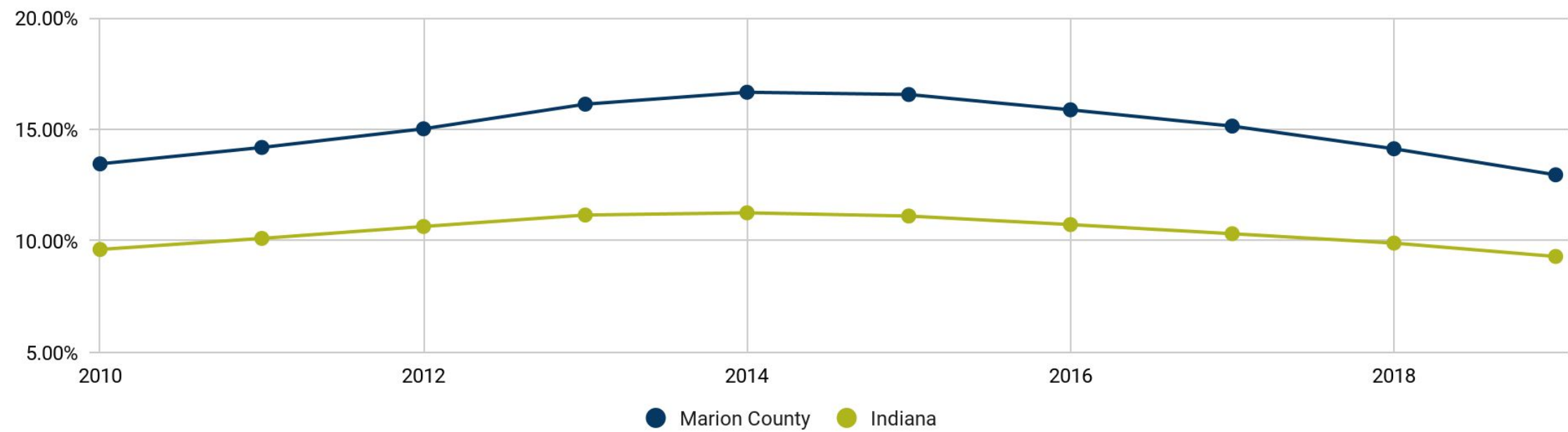
Source: ACS 2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

FAMILY POVERTY RATE | 13.0% of families live in poverty conditions in Marion County, down 0.5 points from 13.5% in 2010.

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



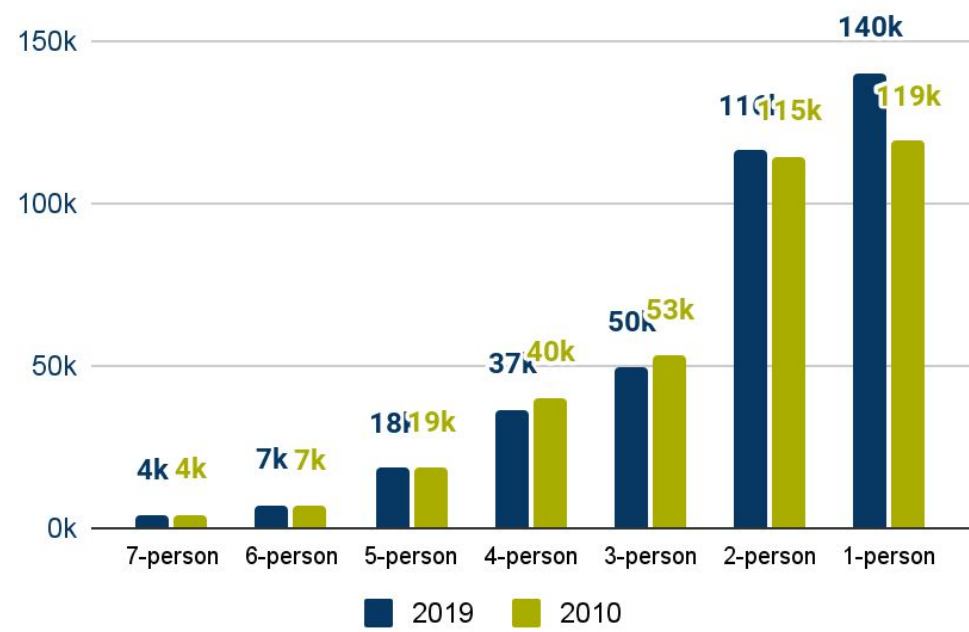
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

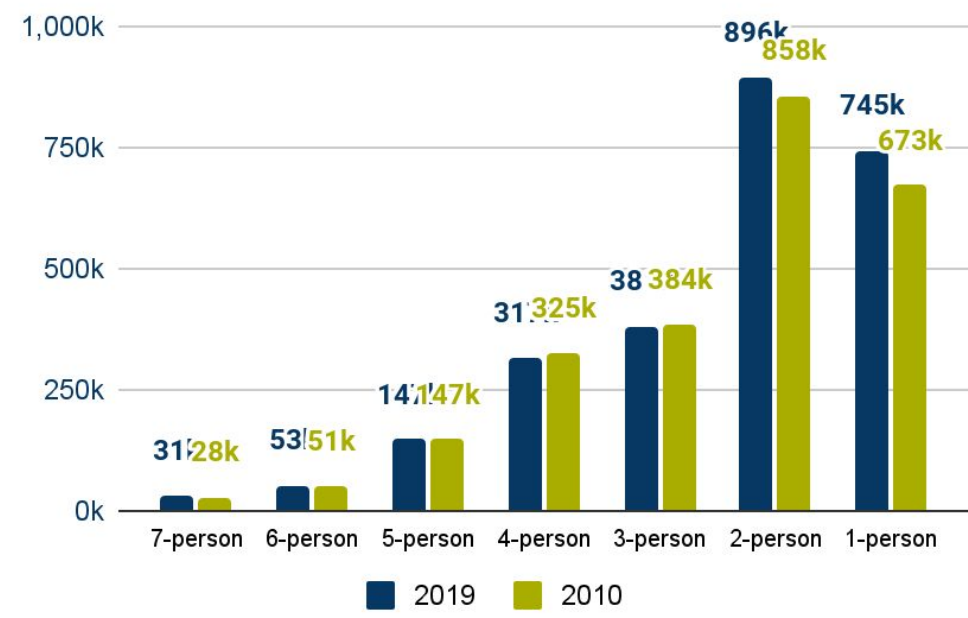
HOUSEHOLD SIZE | The average household size is 2.51, compared to 2.52 statewide. The Marion County average household has grown by 0.07 persons since 2010.

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

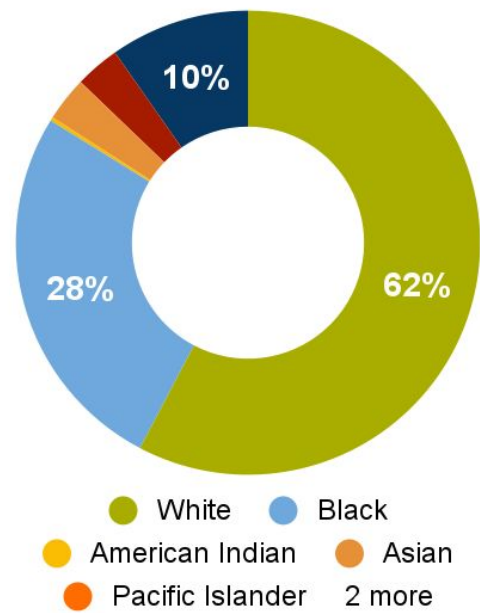
WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Marion County is 62% white, 28% Black, 10% Hispanic/Latino, 3% Asian, and 3% other.

Racial Distribution

Marion County | 2019



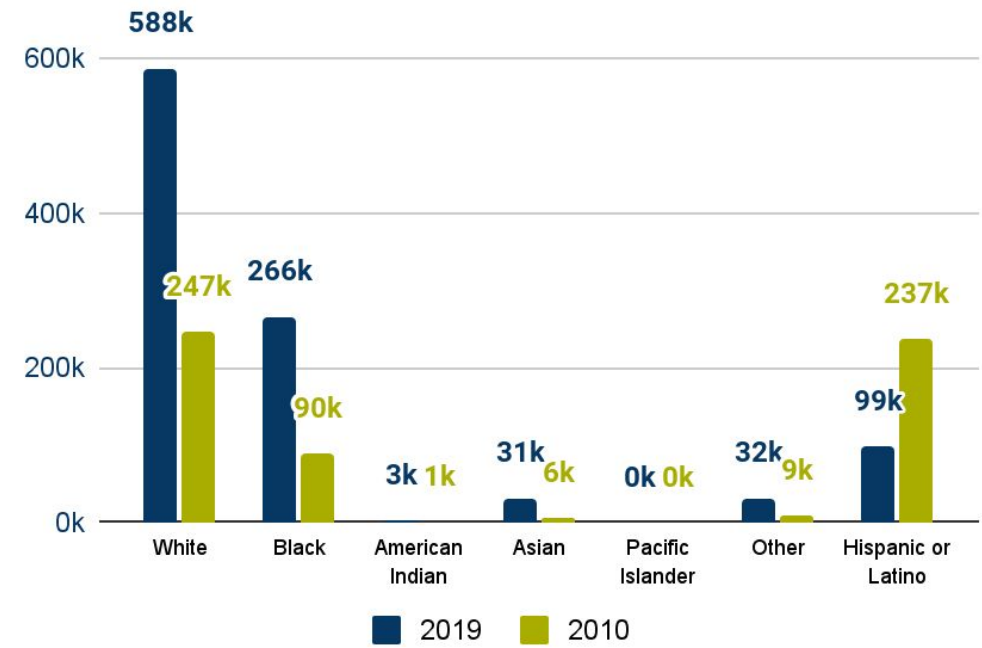
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Marion County | 2010, 2019

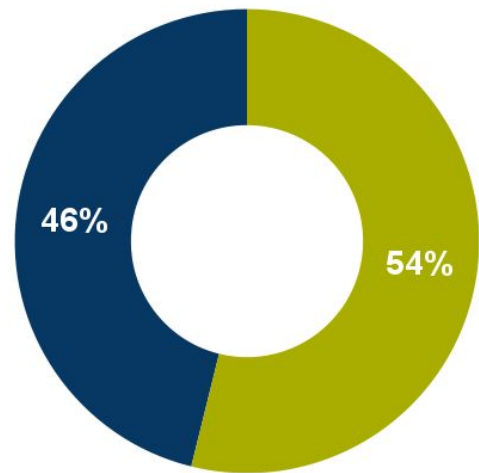


Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

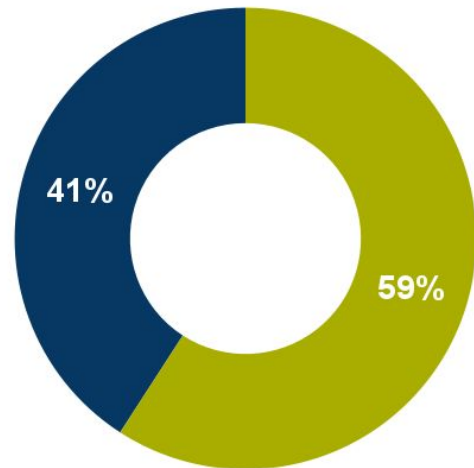
Marion County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

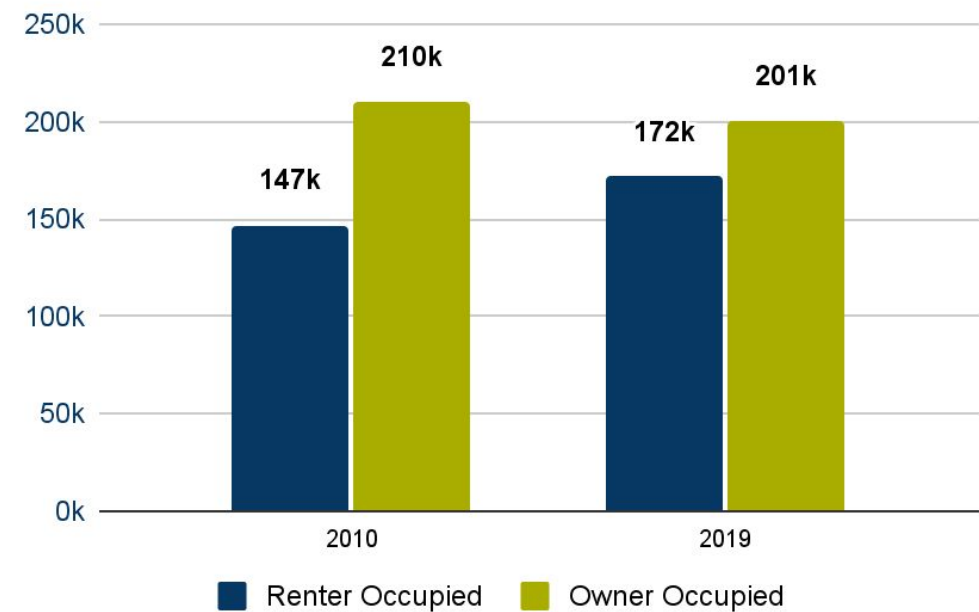
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Marion County | 2010-2019



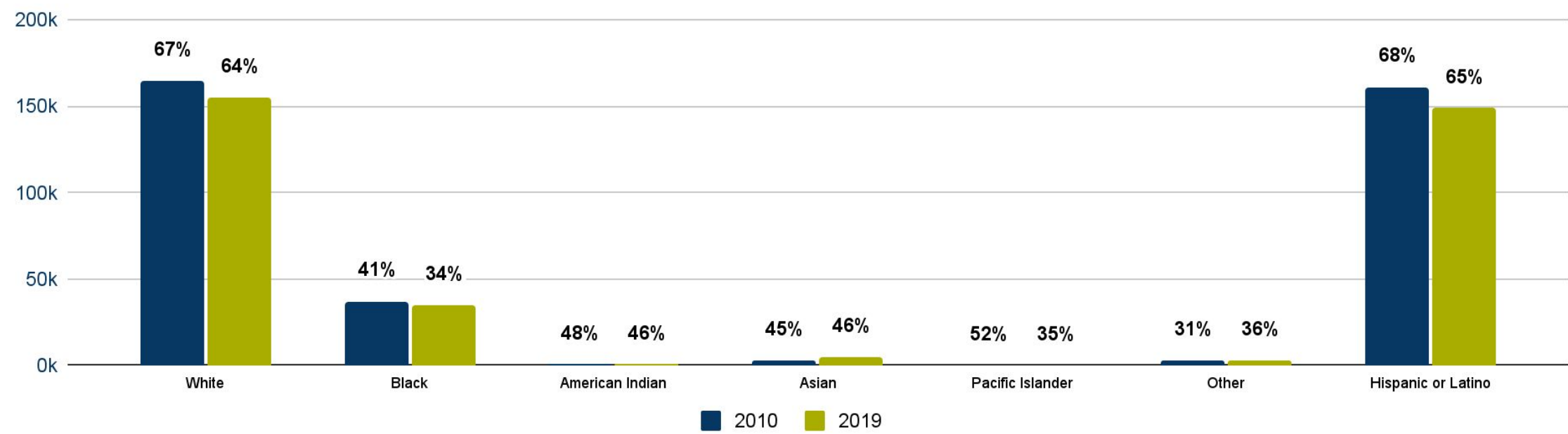
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

TENURE BY RACE | While the overall homeownership rate is 54%, among non-Hispanic White households' homeownership is 64%, 34% for Black households, and 65% for Hispanic or Latino households.

Homeownership by Race
Marion County | 2010, 2019

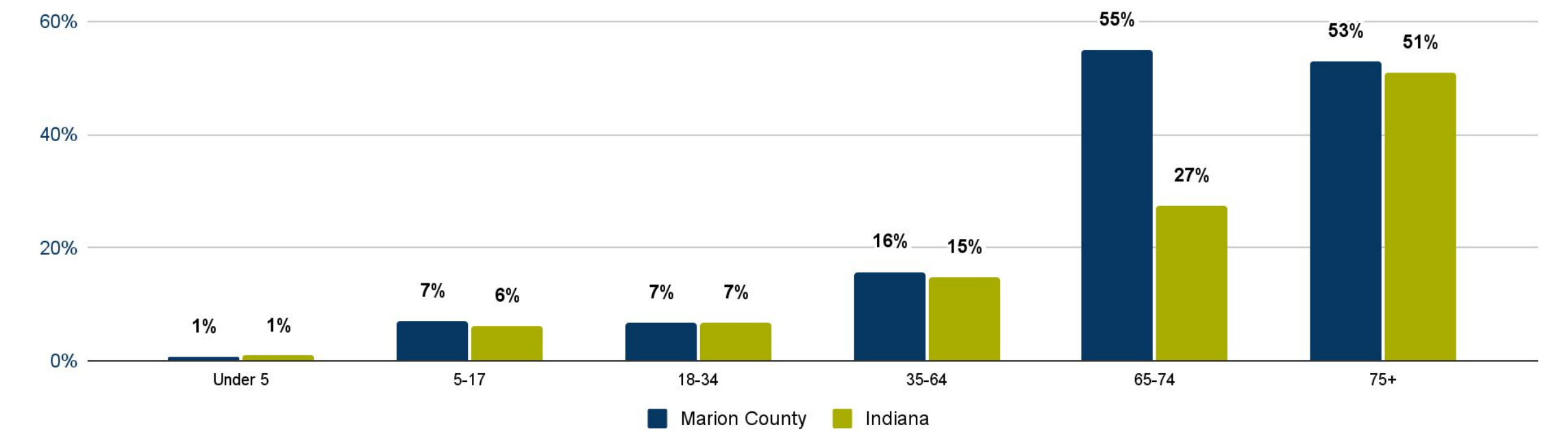


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

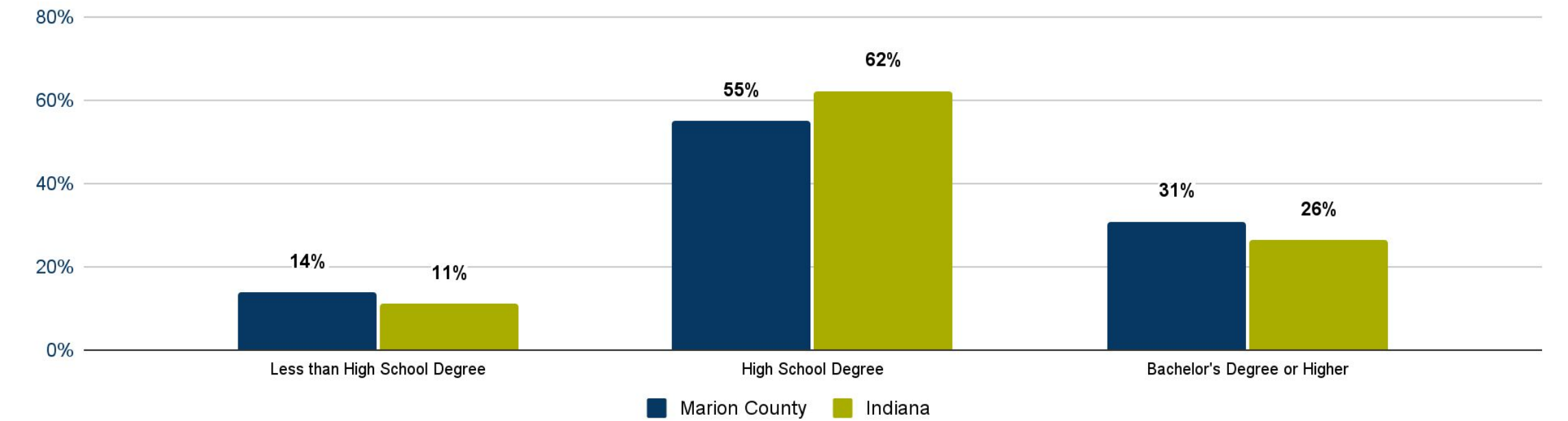
Share of the Population with a Disability by Age
Marion County, Indiana | 2010, 2019



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



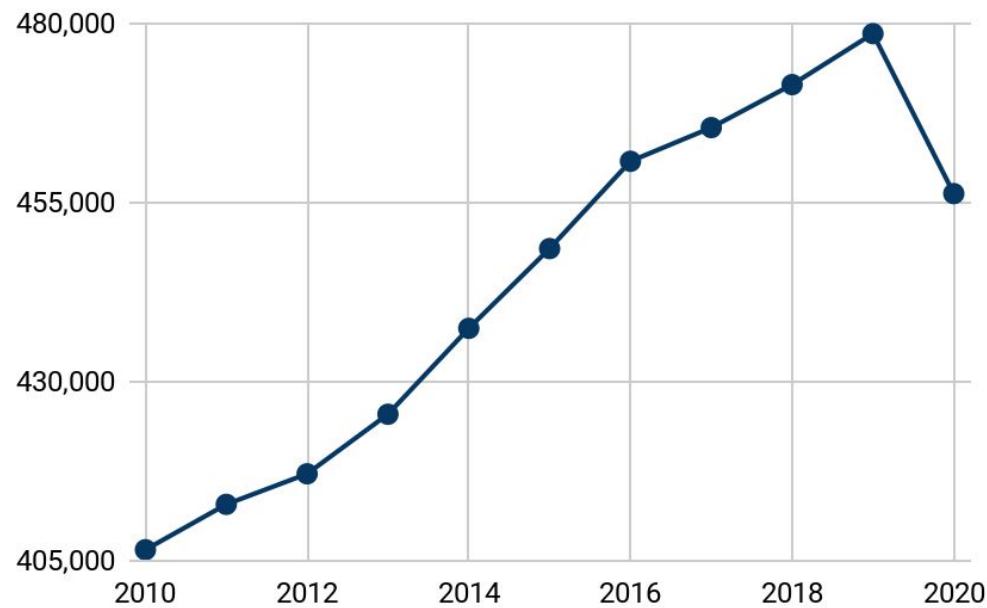
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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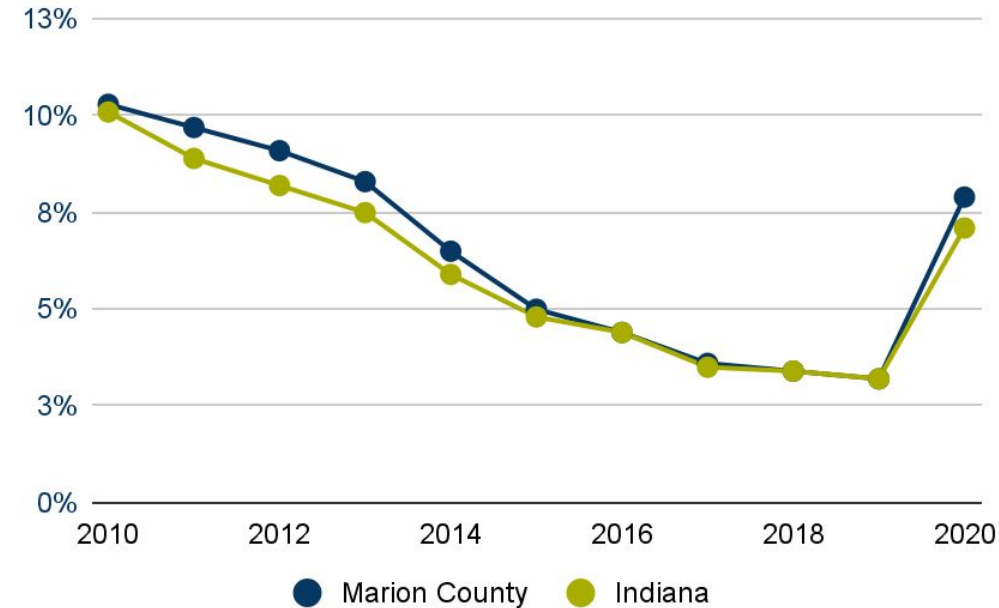
EMPLOYMENT BASE | There are currently 456,000 employed persons in Marion County, up by 12% since 2010. The unemployment rate in 2020 was 7.90%, up 4.7 points from 2019.

Total Employment
Marion County | 2010-2019



Source: ACS 2010-2019 5-year estimates

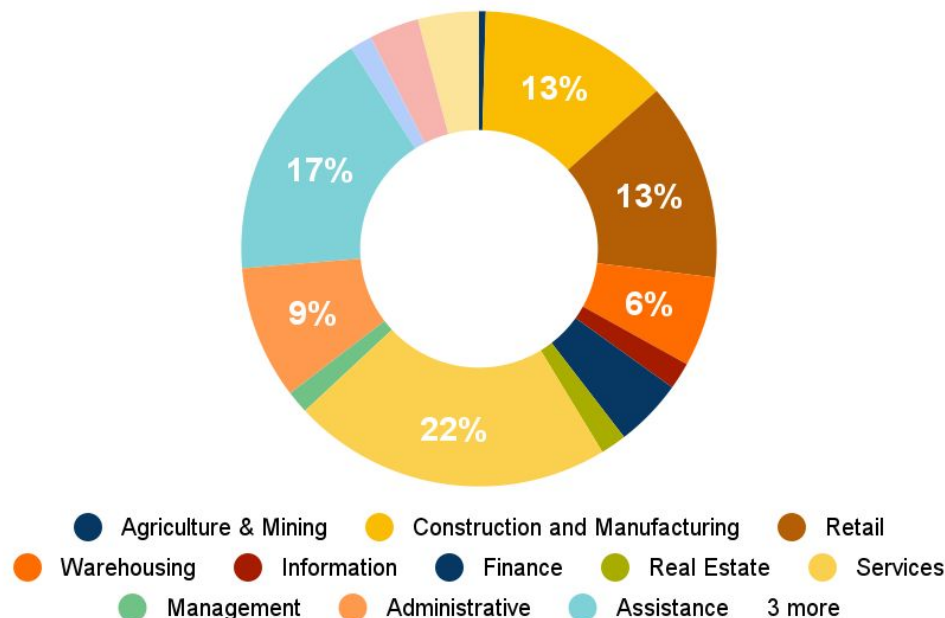
Unemployment Rate
Marion County, Indiana | 2010-2019



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 | **\$59,275**
2. Trade, transportation, and utilities | **\$51,551**
3. Professional and business services | **\$65,402**
4. Goods-producing | **\$90,280**
5. Financial activities | **\$81,888**

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

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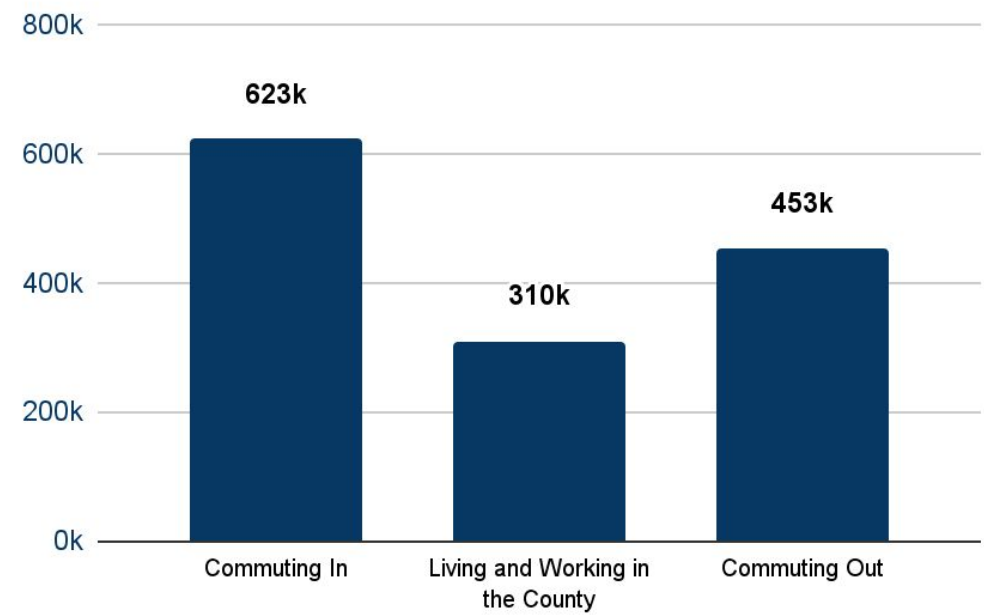
COMMUTER INFLOW / OUTFLOW | 623,000 commuters come into Marion County for their jobs, while 453,000 employees travel outside for their jobs.

Employment Inflow
Marion County | 2018



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

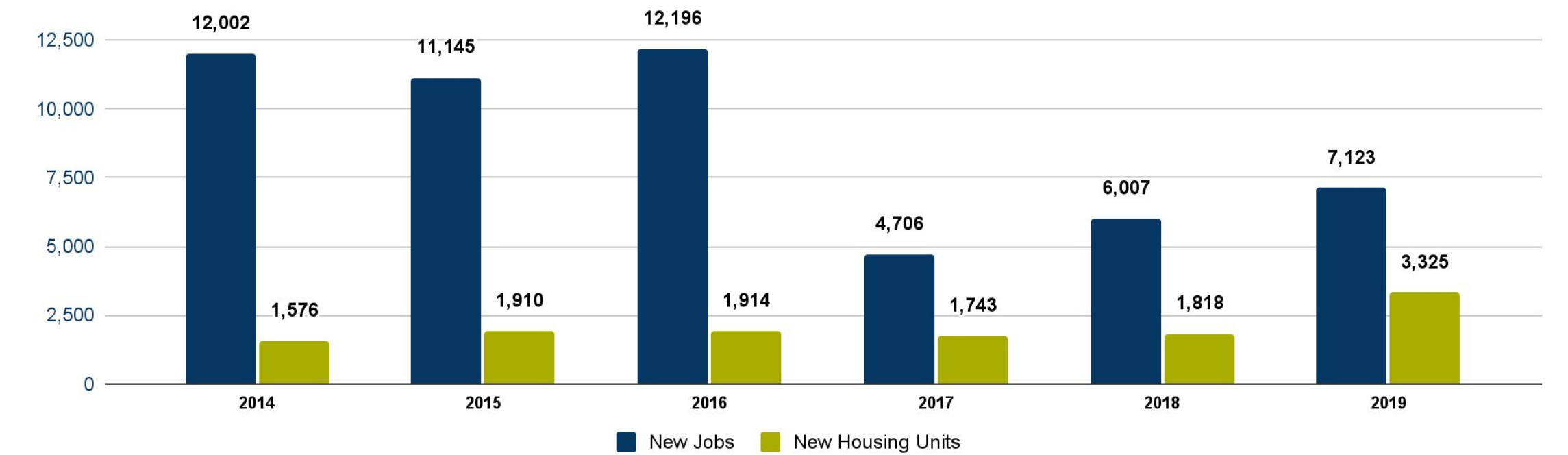
Commuting Patterns
Marion County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 53179 between 2014-2019 and 12286, or 23 units for every 100 jobs created.

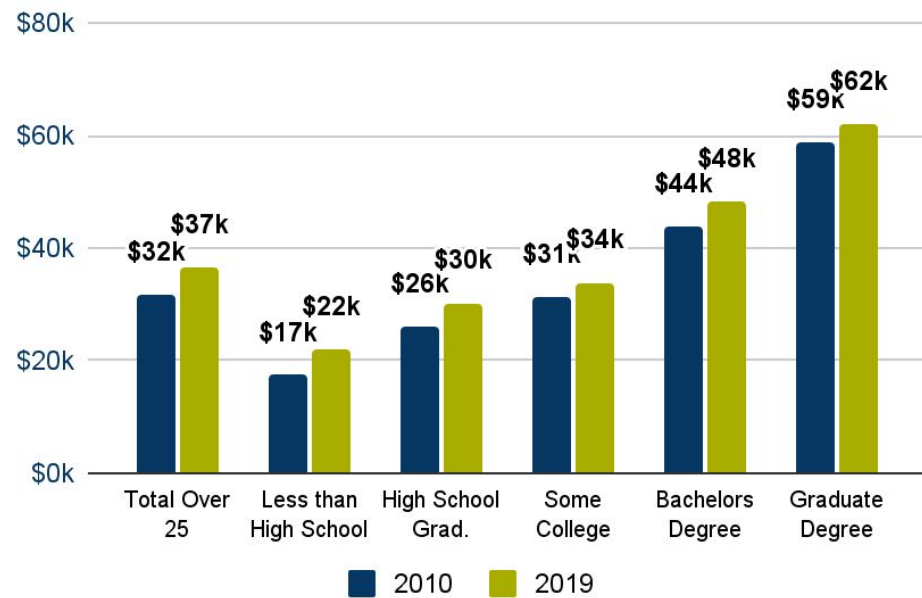
Job Growth and Housing Production
Marion County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

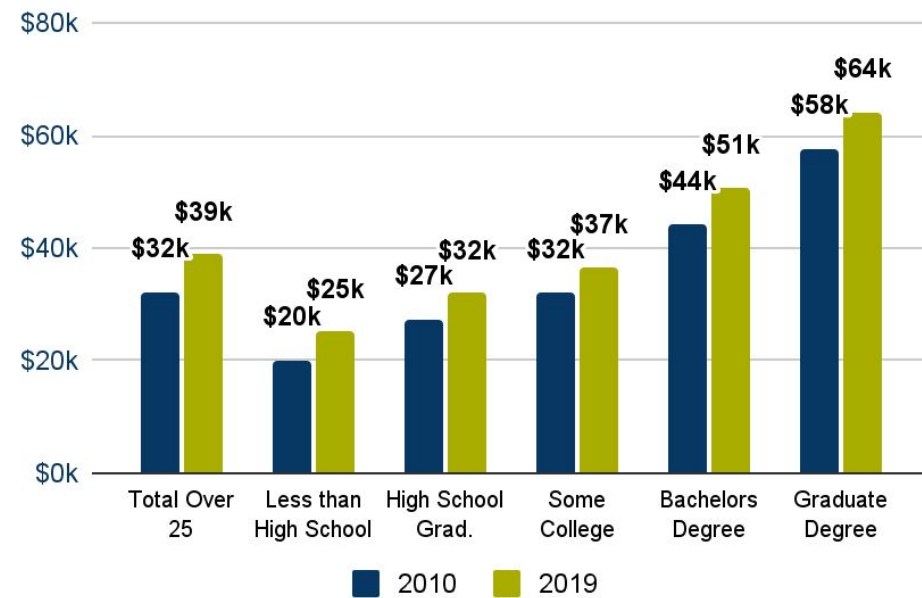
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 15% since 2010 for the total population and increased 16% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Marion County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

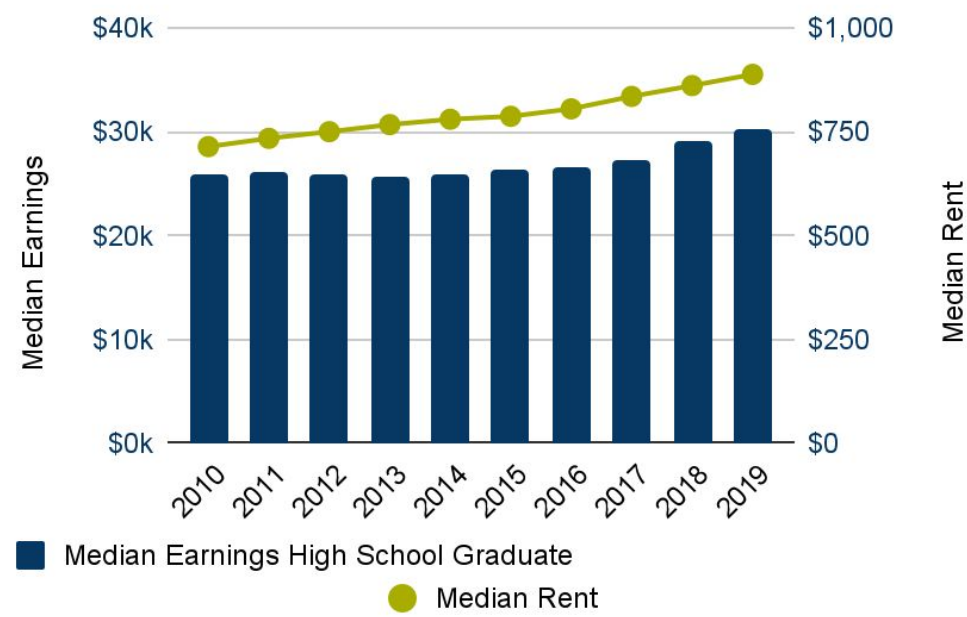
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 24.3% 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

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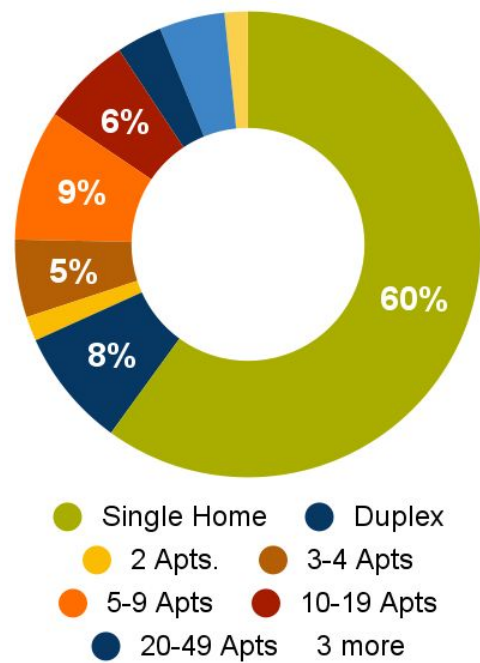
HOUSING TRENDS

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

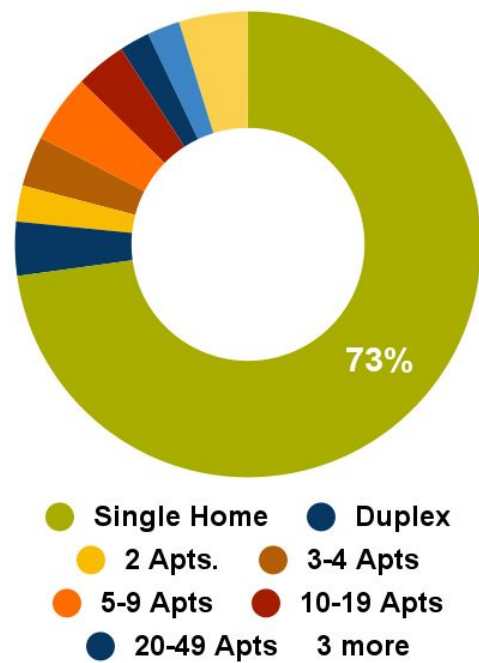
Housing Typology

Marion County | 2019



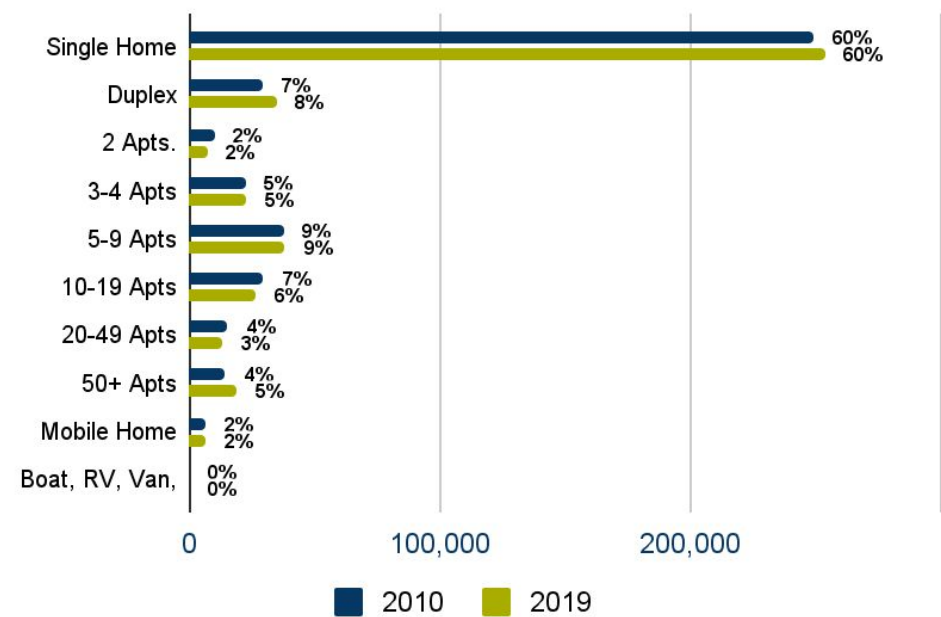
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Marion County | 2010, 2019



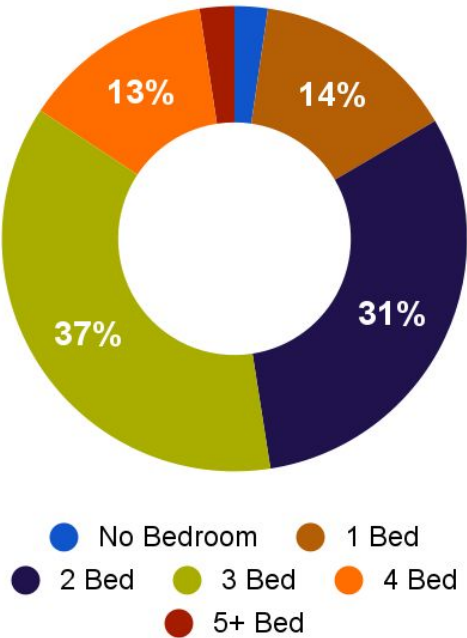
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Marion County are 2.51, with 52% of units 3 bedroom or more.

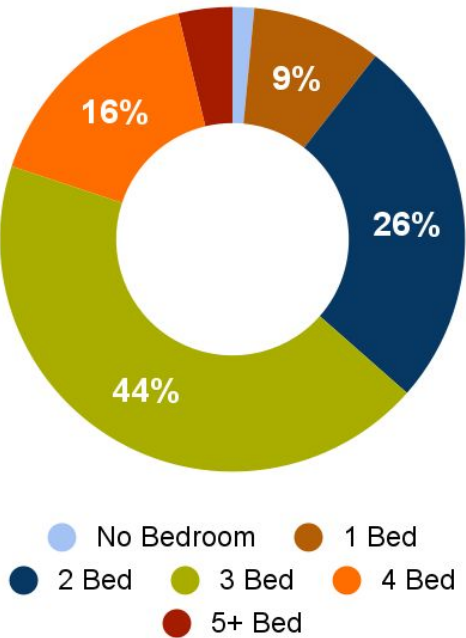
Housing Stock by Bedrooms

Marion County | 2019



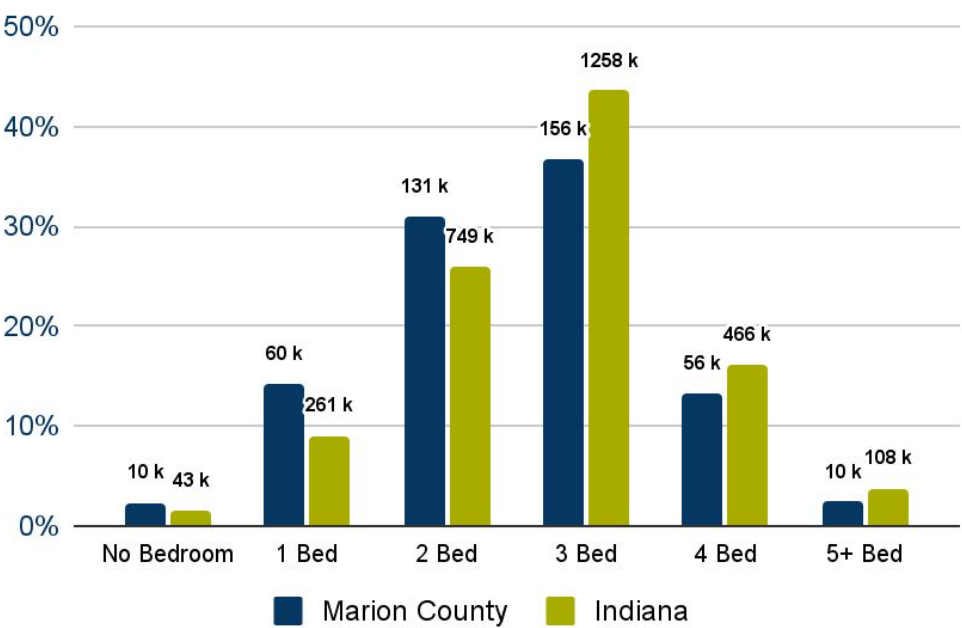
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

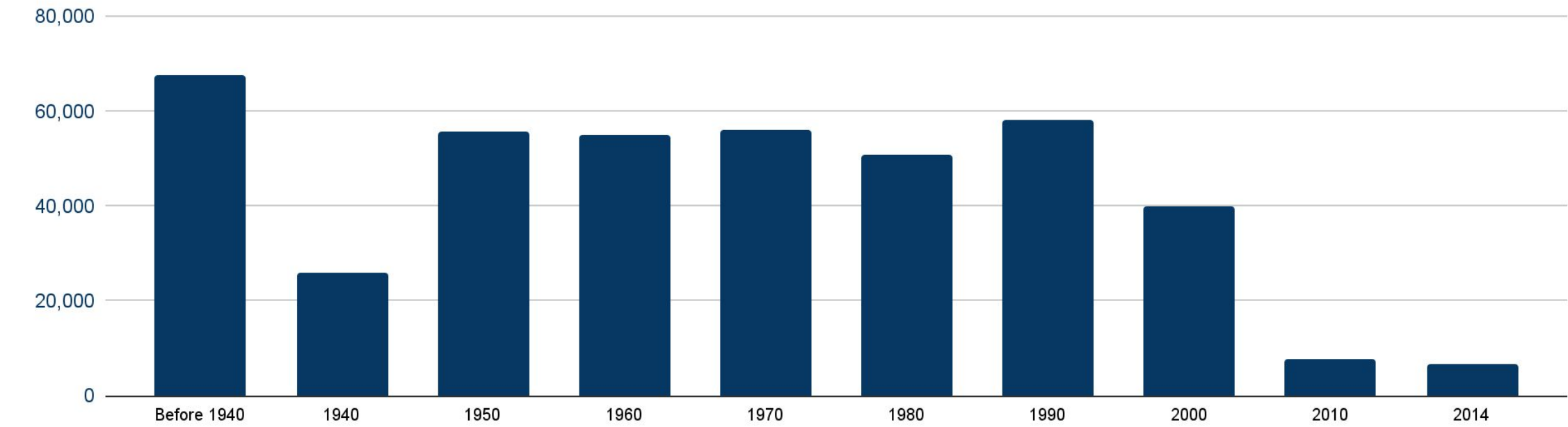
Marion County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with most homes built in 2014.

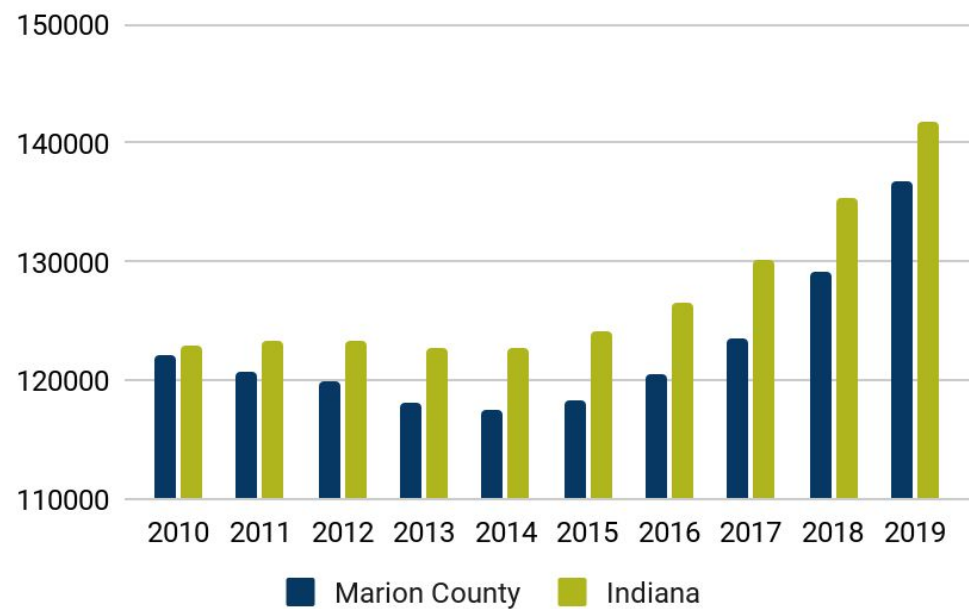
Homes by Year Built
Marion County | 2019



Source: ACS 2010-2019 5-year estimates

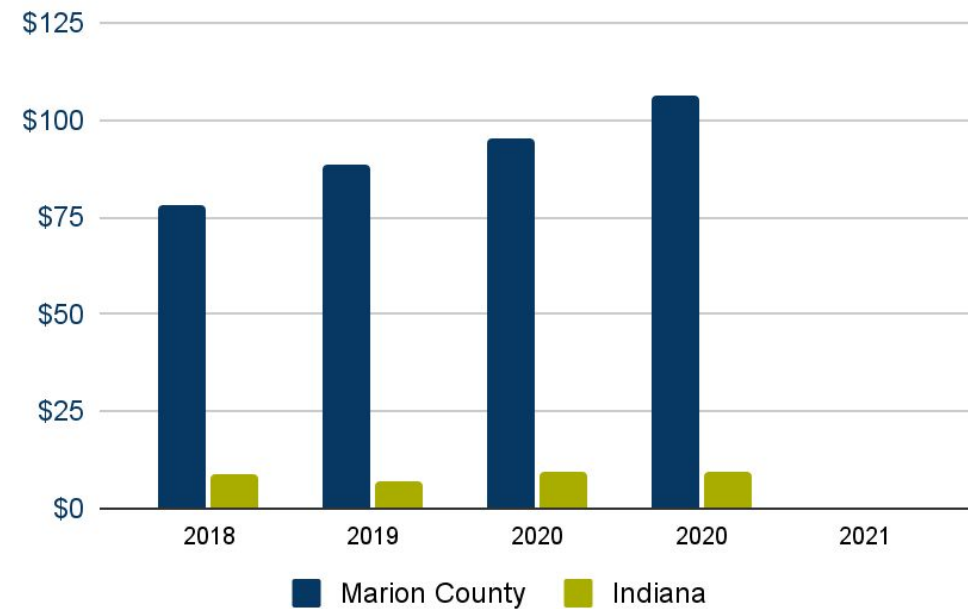
MEDIAN LISTING PRICE | Homes in Marion County have a median listing price of \$136,700, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

Median Listing Price
Marion County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Marion County | 2017-2020



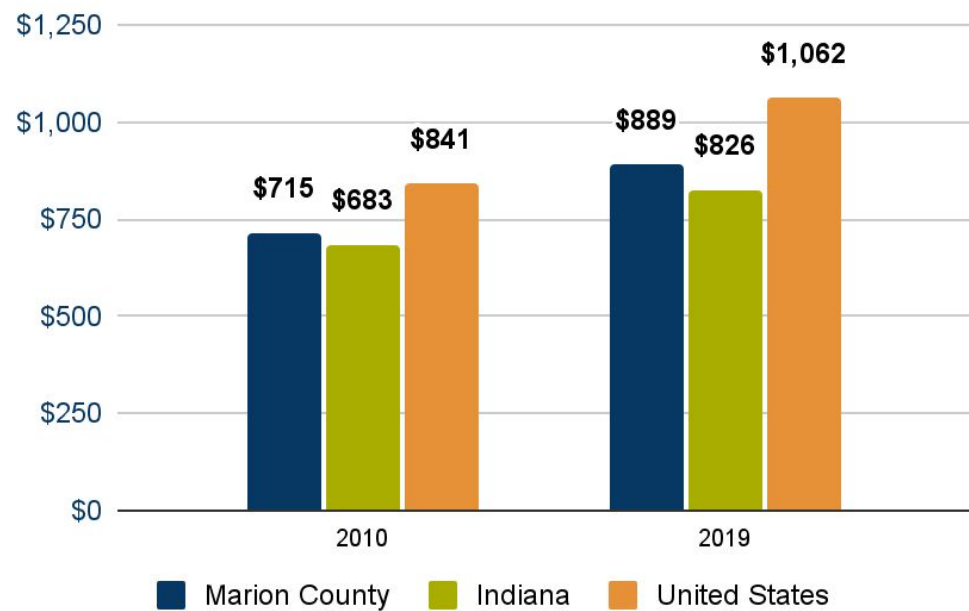
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

Median Rent

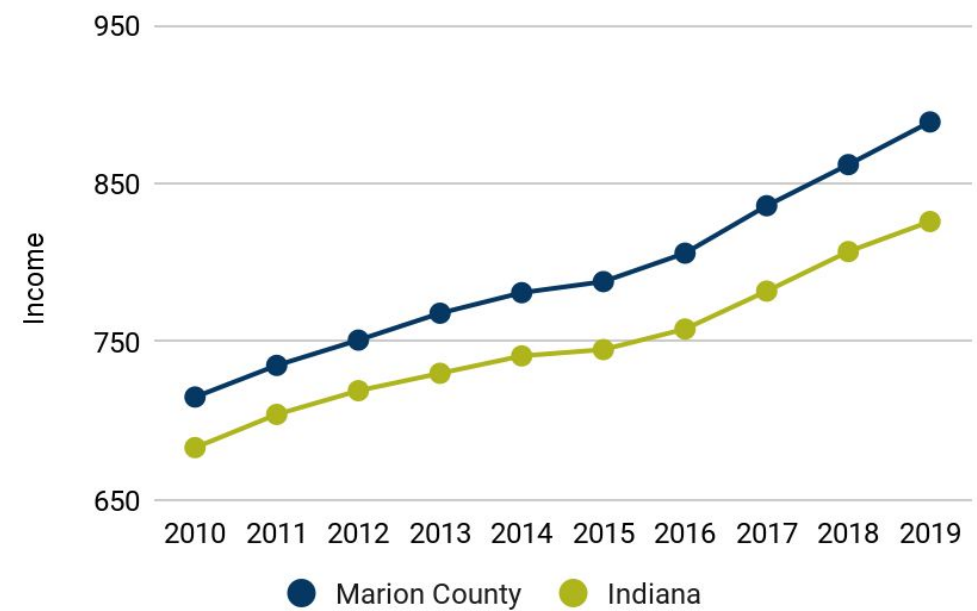
Marion County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Marion County, Indiana | 2010 - 2019



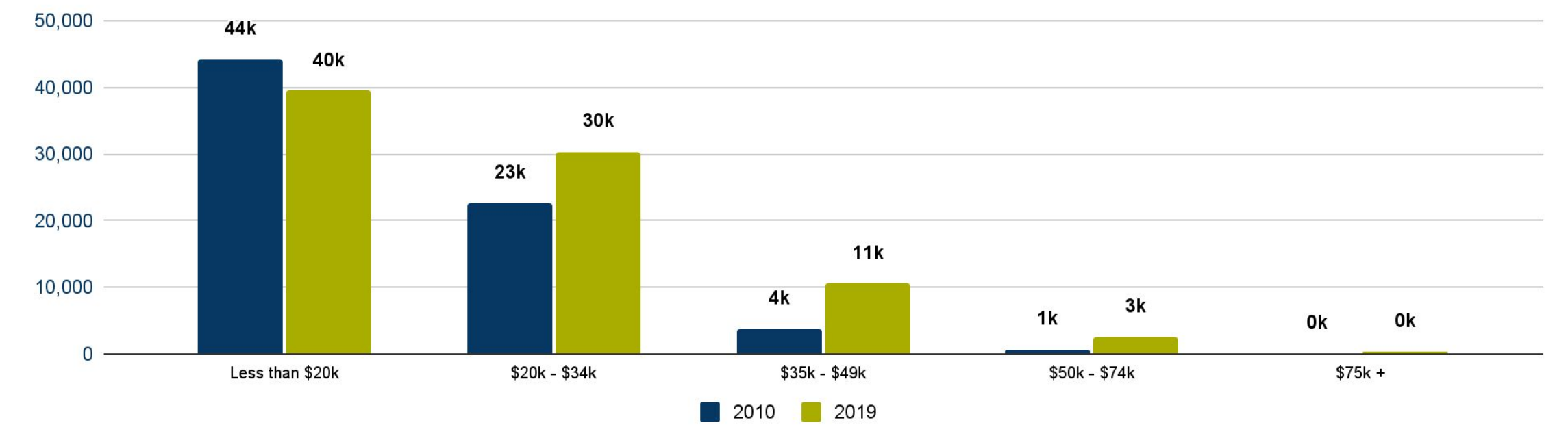
Source: ACS 2010-2019 5-year estimates

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Note: Some data are placeholders, and not representative of actual conditions.

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

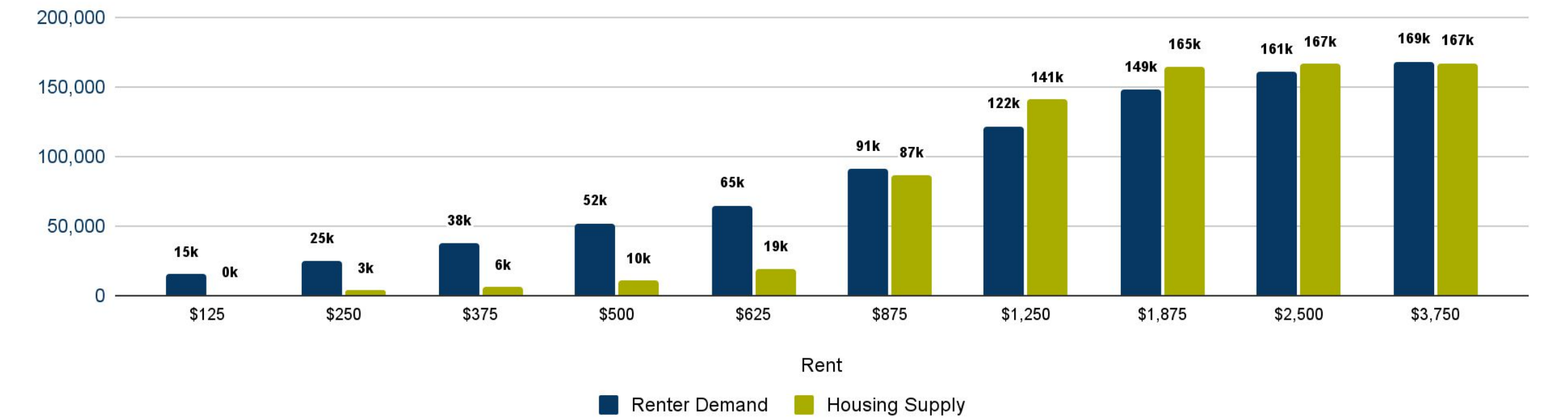
Renter Housing Cost Burden
Marion County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 142000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Marion County, Indiana | 2010-2019

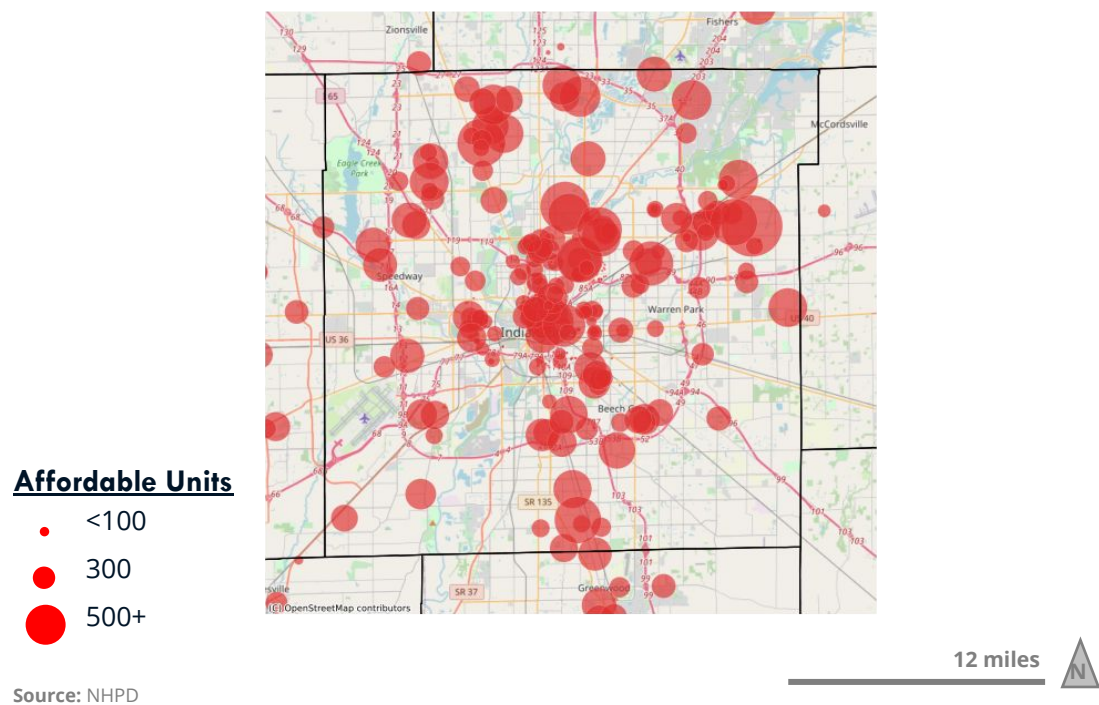


Source: ACS 2010-2019 5-year estimates

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

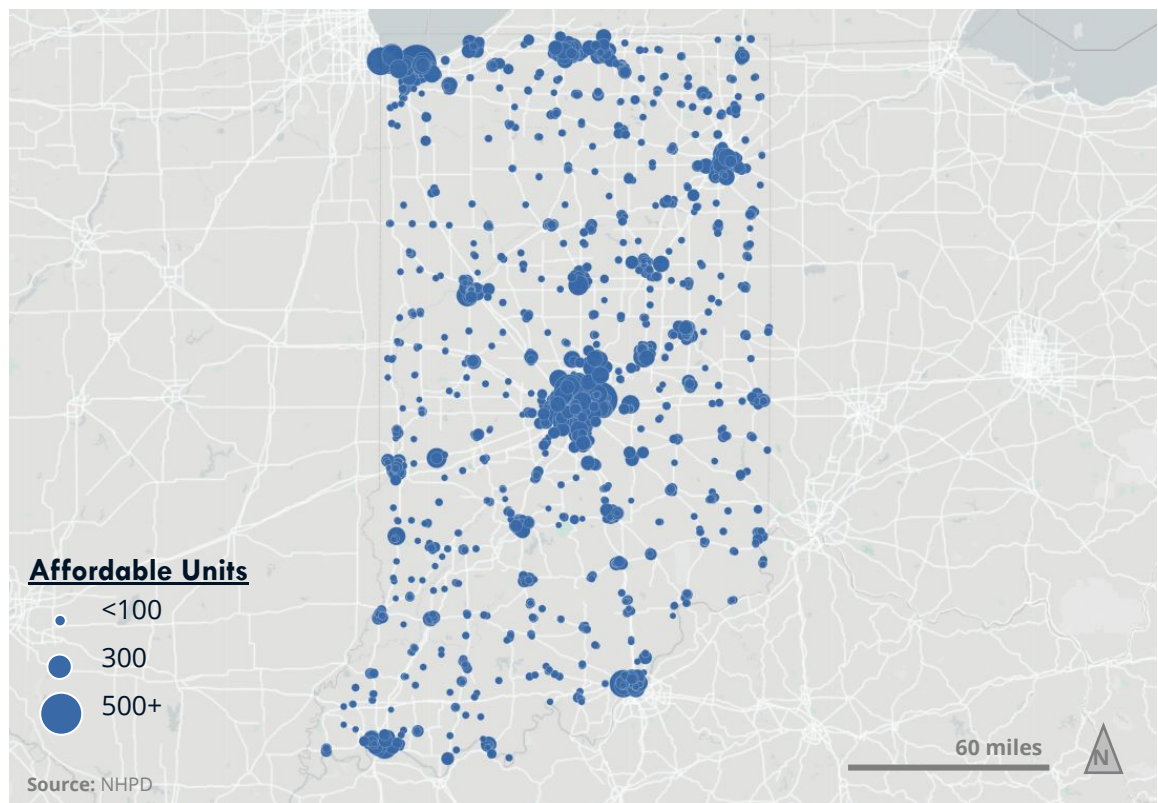
Affordable Housing Inventory

Marion County | 2020



Affordable Housing Inventory

State of Indiana | 2020

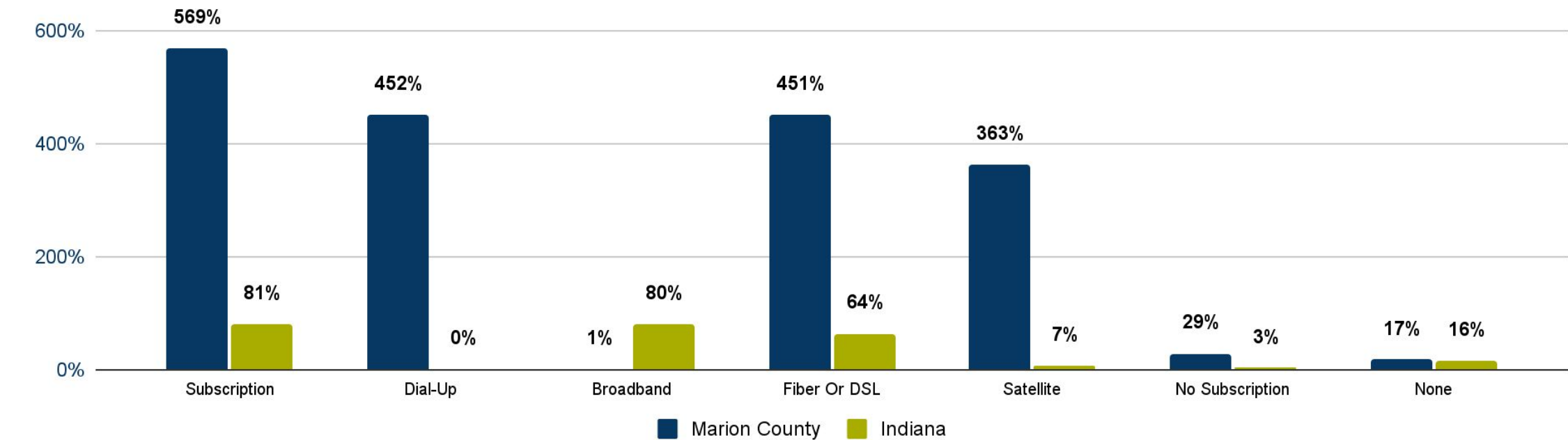


WORKING DRAFT

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HOUSING AMENITIES | 1% of housing units have access to broadband.

Broadband Access Marion County | 2017-2020



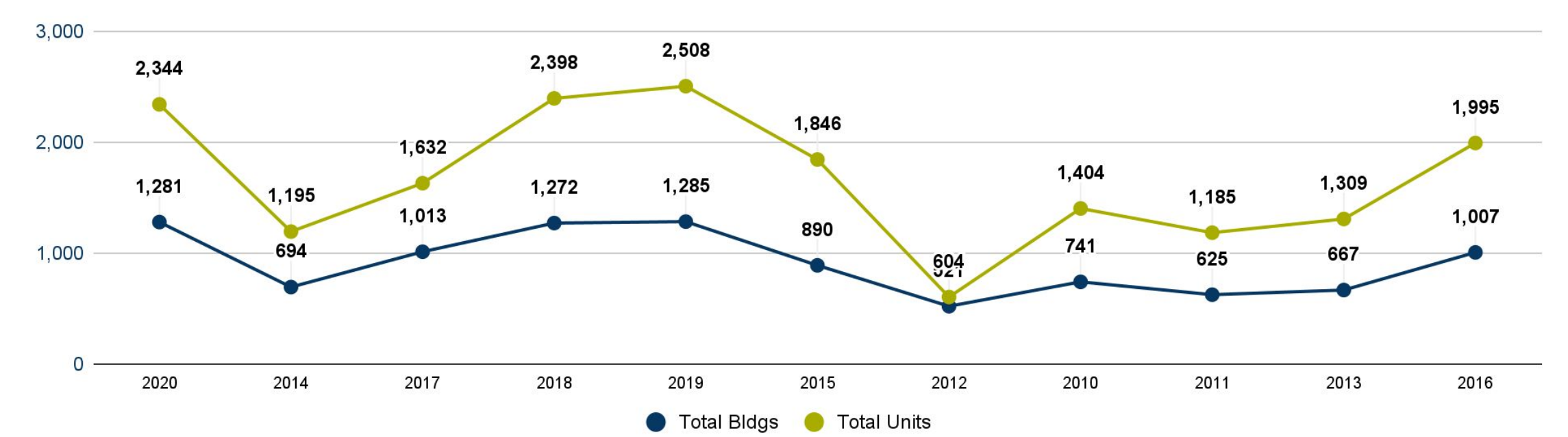
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 1,007 new housing starts in 2016 in Marion County, with 9,996 total building permits authorized since 2020.

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

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.