

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR CARROLL 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**:

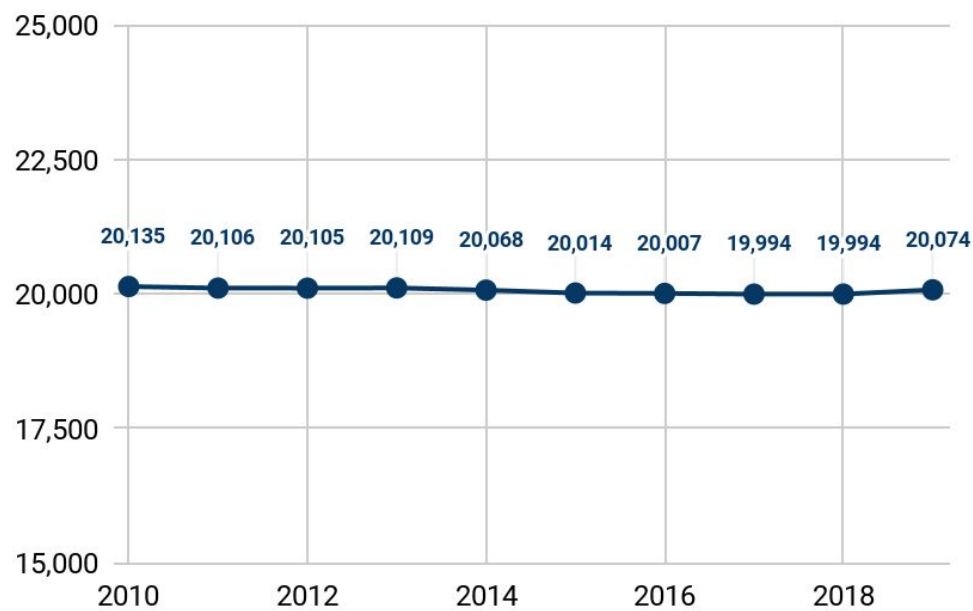
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

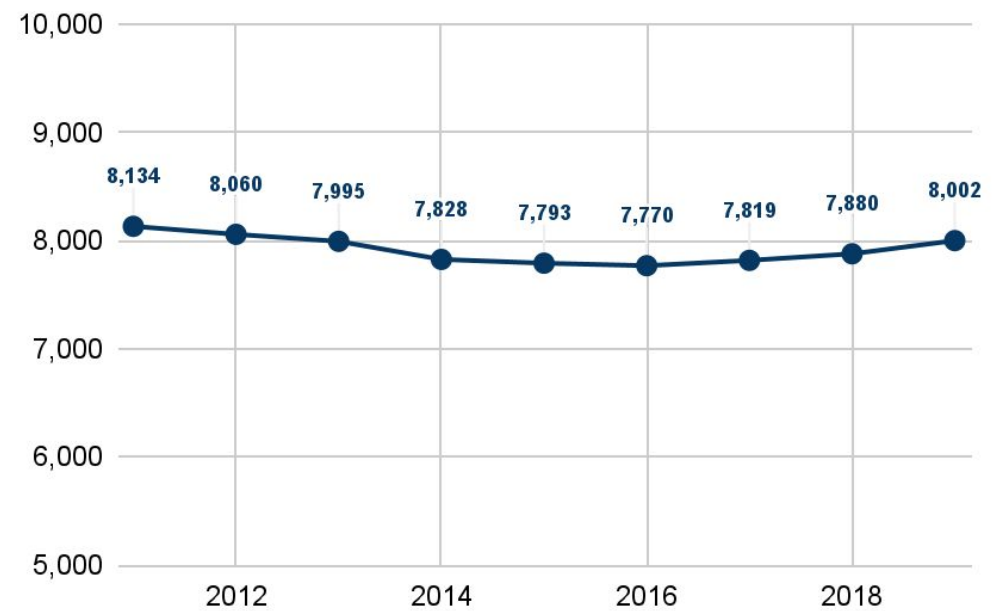
POPULATION | Carroll County's population has decreased by 0.30% (61 people) between 2010-2019. In the same time period, the total number of households decreased by 0.39% (31 households).

Resident Population
Carroll County | 2010-2019



Source: FRED, U.S. Census Bureau

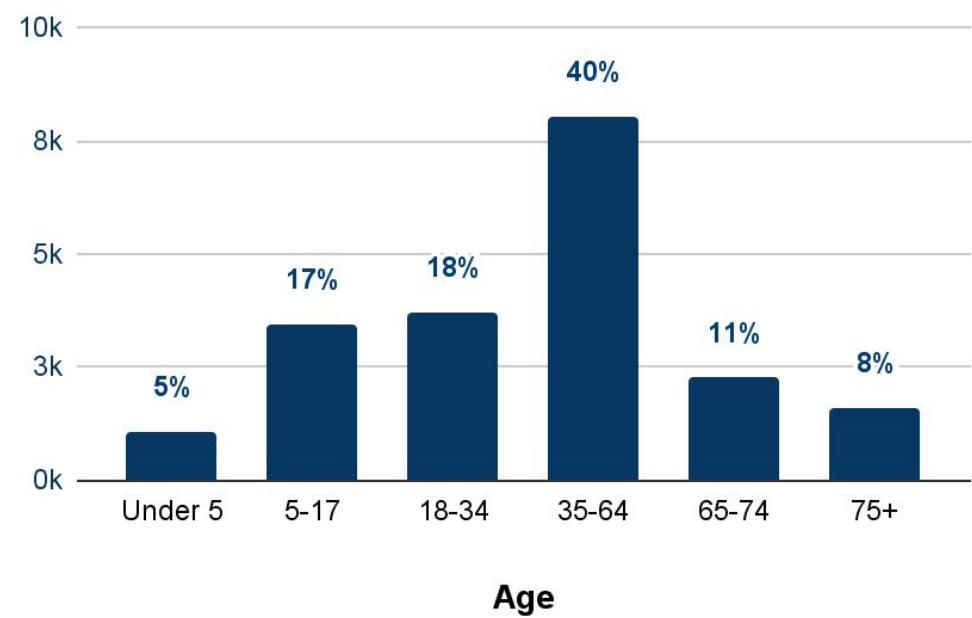
Households
Carroll County | 2010-2019



Source: FRED, U.S. Census Bureau

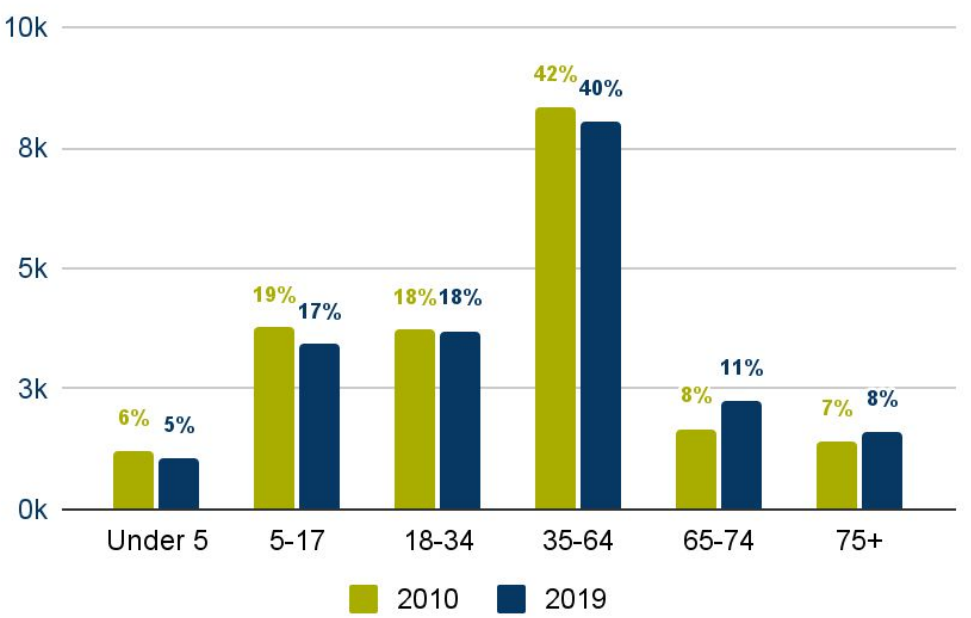
AGE | 19% of people in Carroll County are above the age of 65, while 22% are below 18.

Population by Age
Carroll County | 2019



Source: ACS 2019 5-year estimates

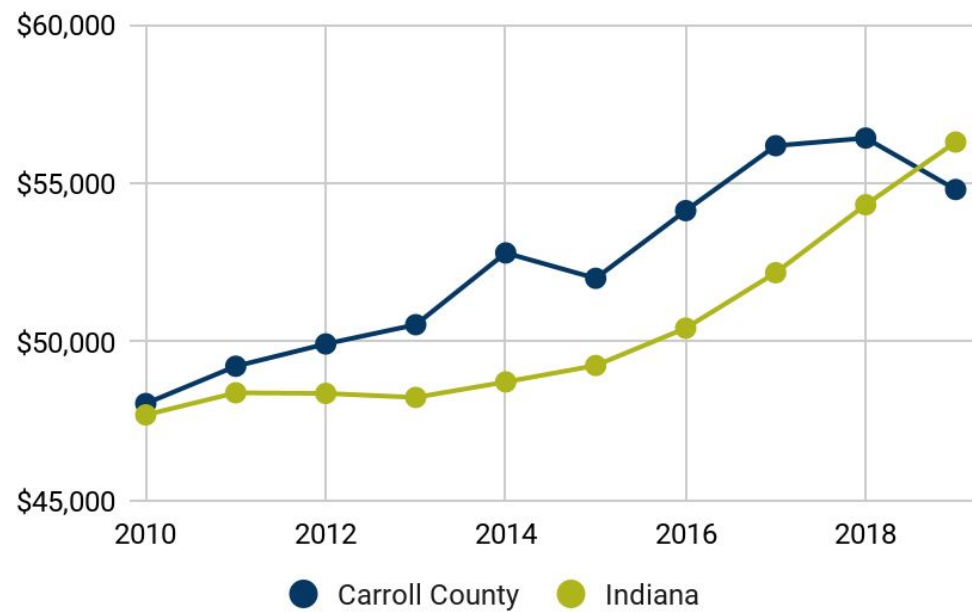
Change in Share of Population
Carroll County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

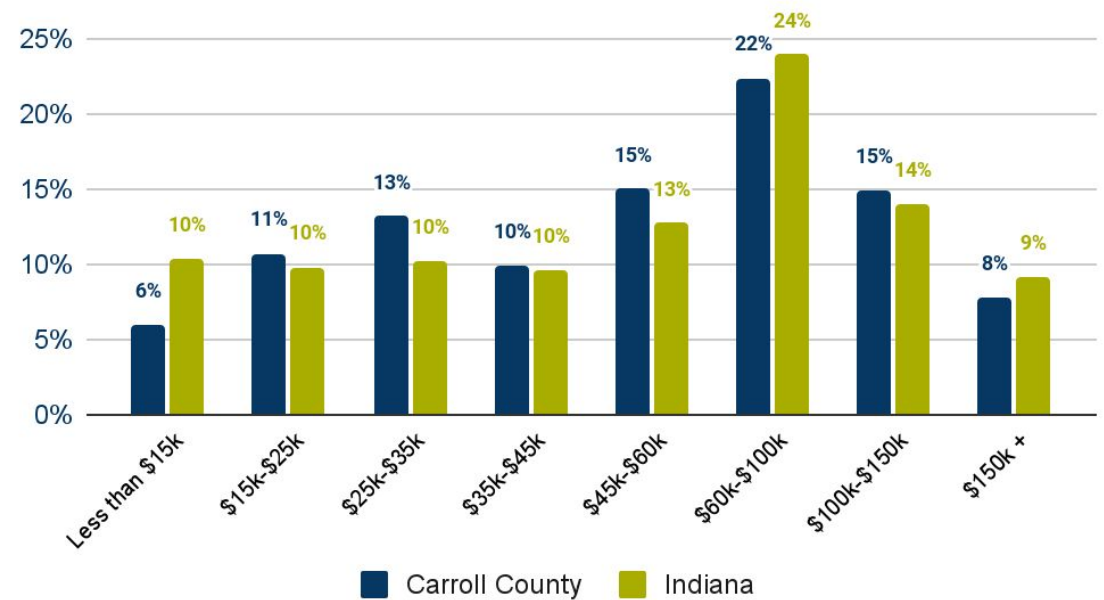
HOUSEHOLD INCOMES | Carroll County had a median income of \$54,806 in 2019, up 14% since 2010. 30% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

Median Income
Carroll County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

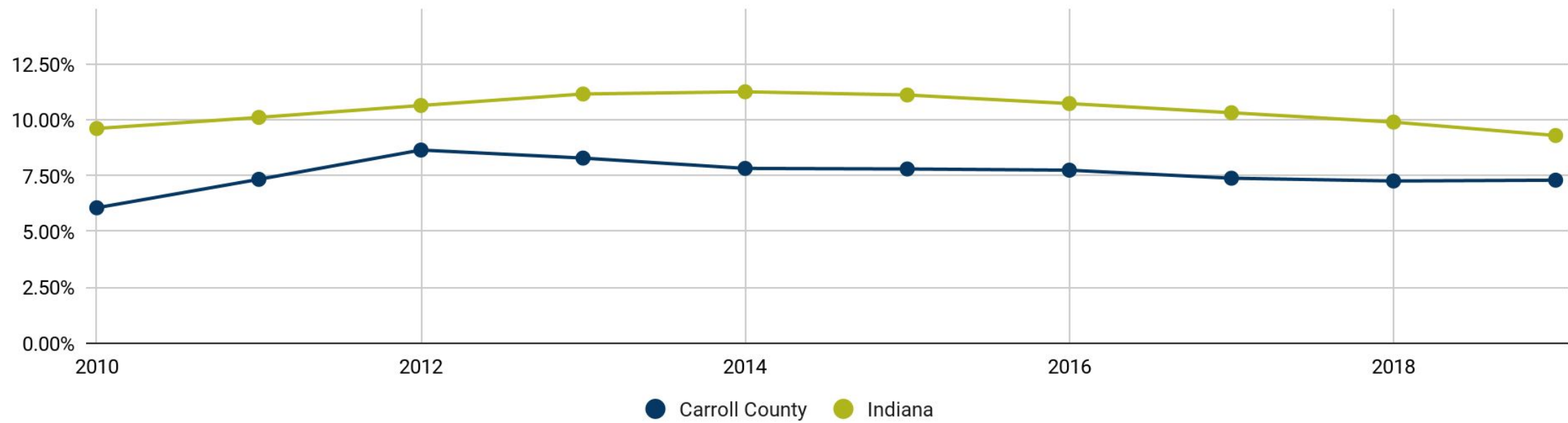
Household Income Distribution
Carroll County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.3% of families live in poverty conditions in Carroll County, up 1.24 percentage points from 6.1% in 2010.

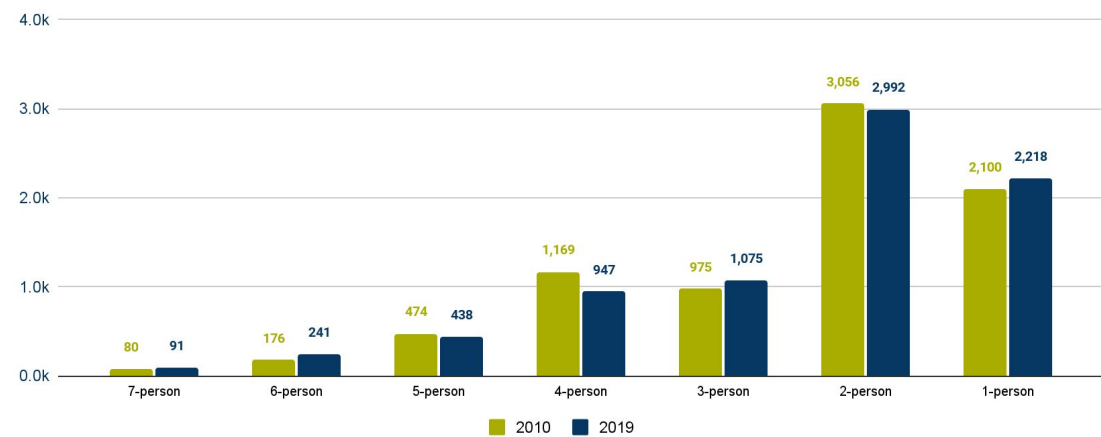
Family Poverty Rate
Carroll County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

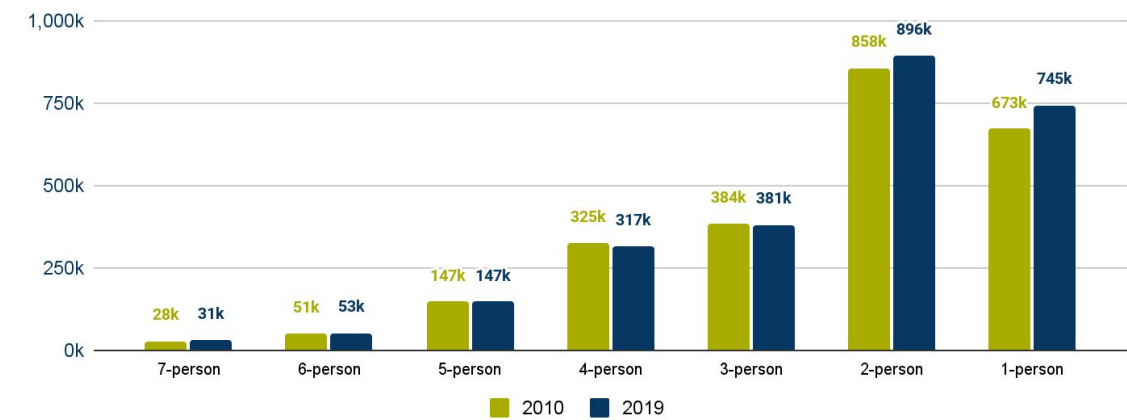
HOUSEHOLD SIZE | The average household size is 2.49 people, compared to 2.52 statewide. The Carroll County average household has grown by 0.01 persons since 2010.

Household Size
Carroll County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

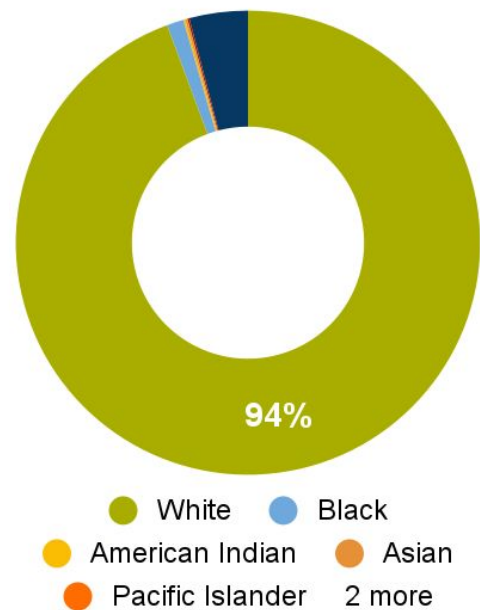


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Carroll County is 94% white, 1% Black, 4% Hispanic/Latino, 0% Asian, and 0% other.

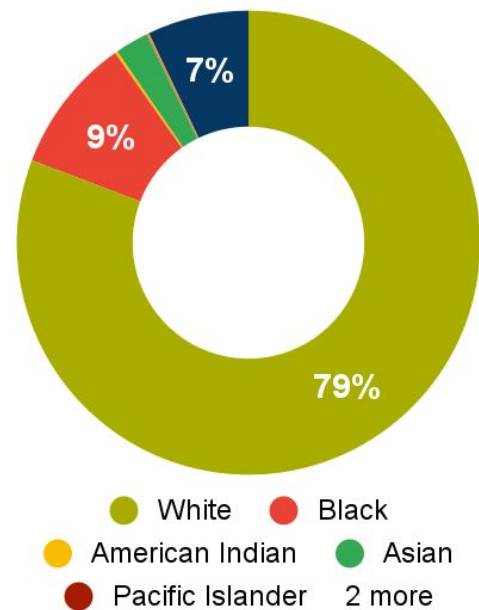
Racial/Ethnic Distribution

Carroll County | 2019



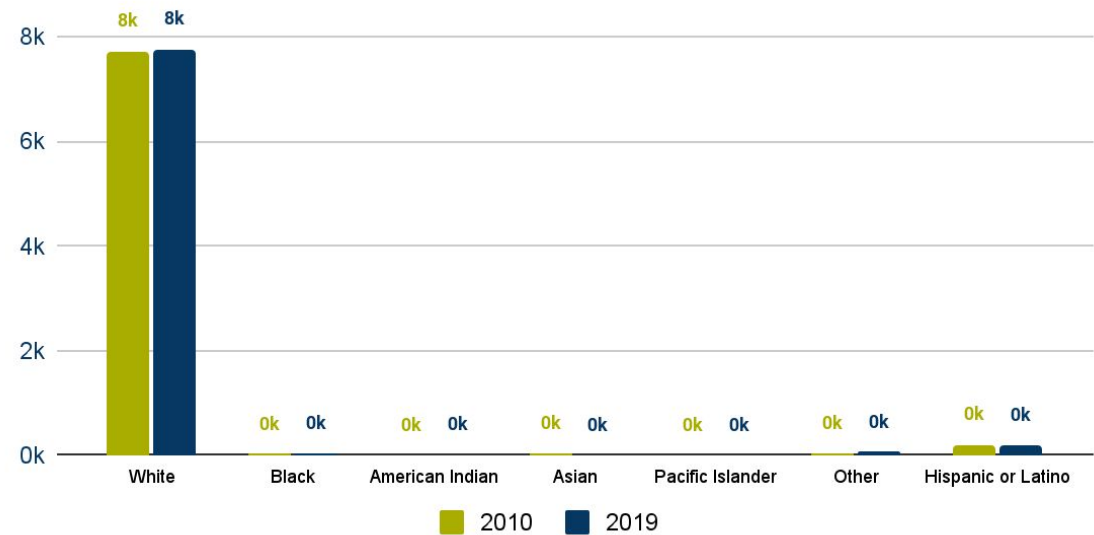
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Carroll County | 2010, 2019

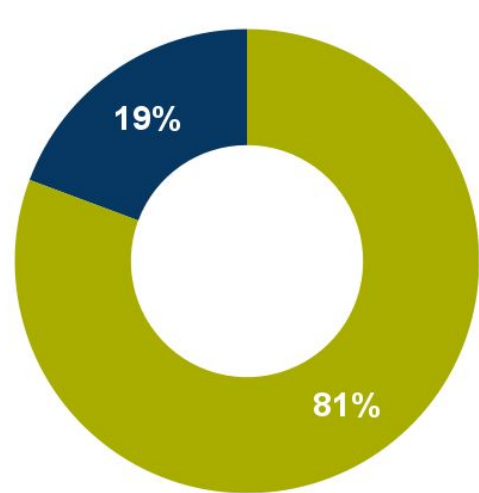


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 19% of households (1,545 households) in Carroll County were renters, while 81% (6,457 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Carroll County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

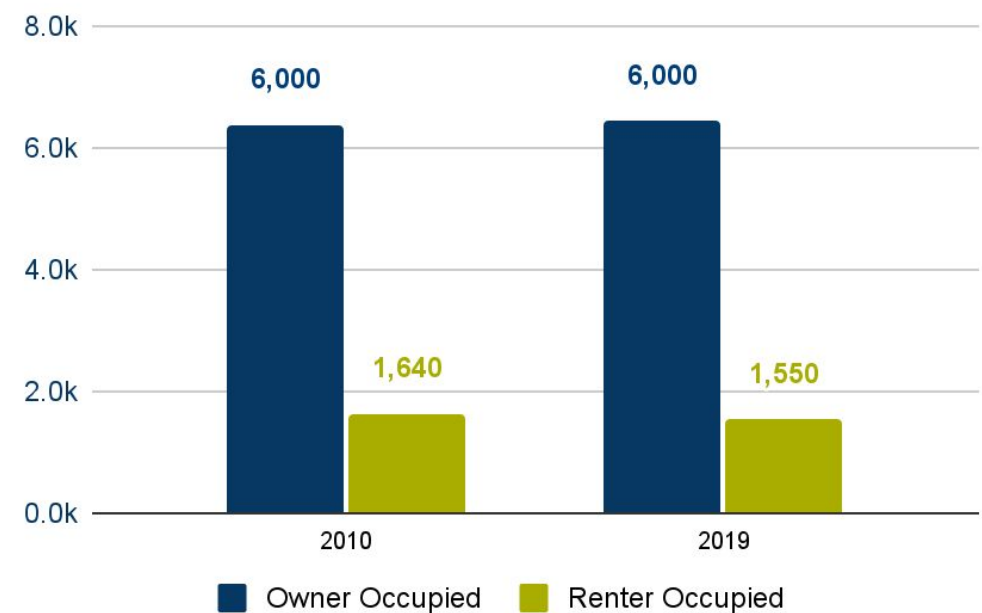
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

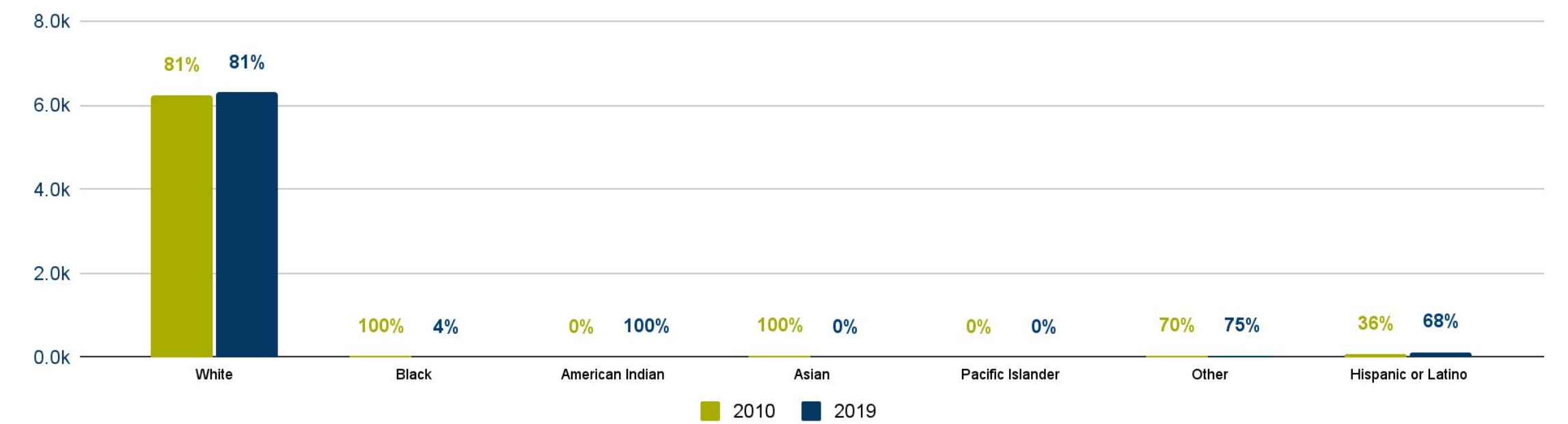
Carroll County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 81%, homeownership is 81% among non-Hispanic White households, 4% for Black households, and 68% for Hispanic or Latino households.

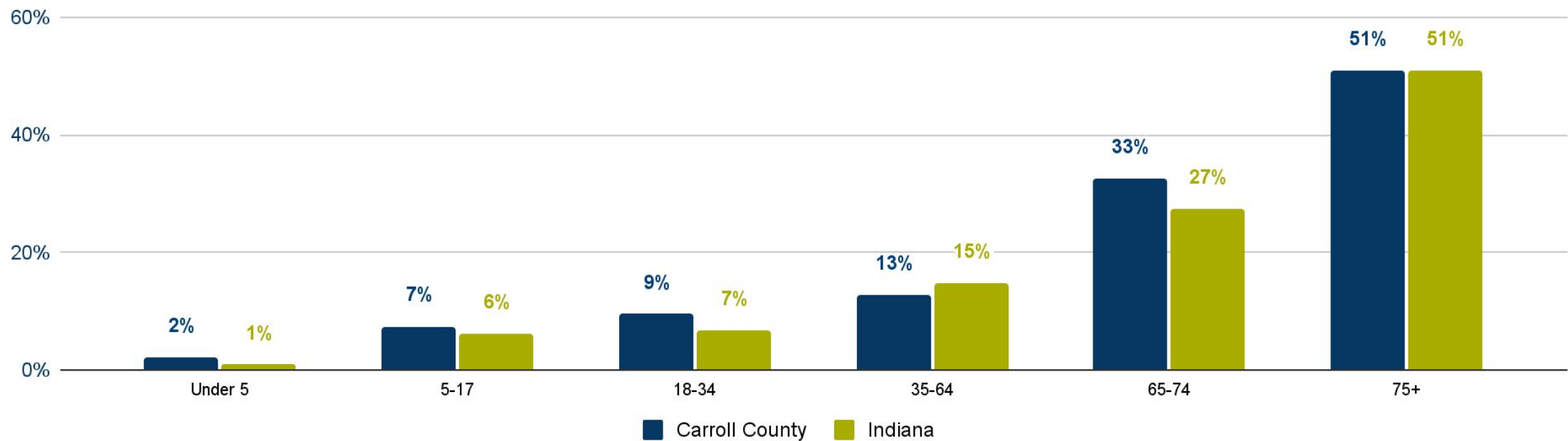
Homeownership by Race
Carroll County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 16% of people in Carroll County live with a disability. For people above 65, the share increases to 40%.

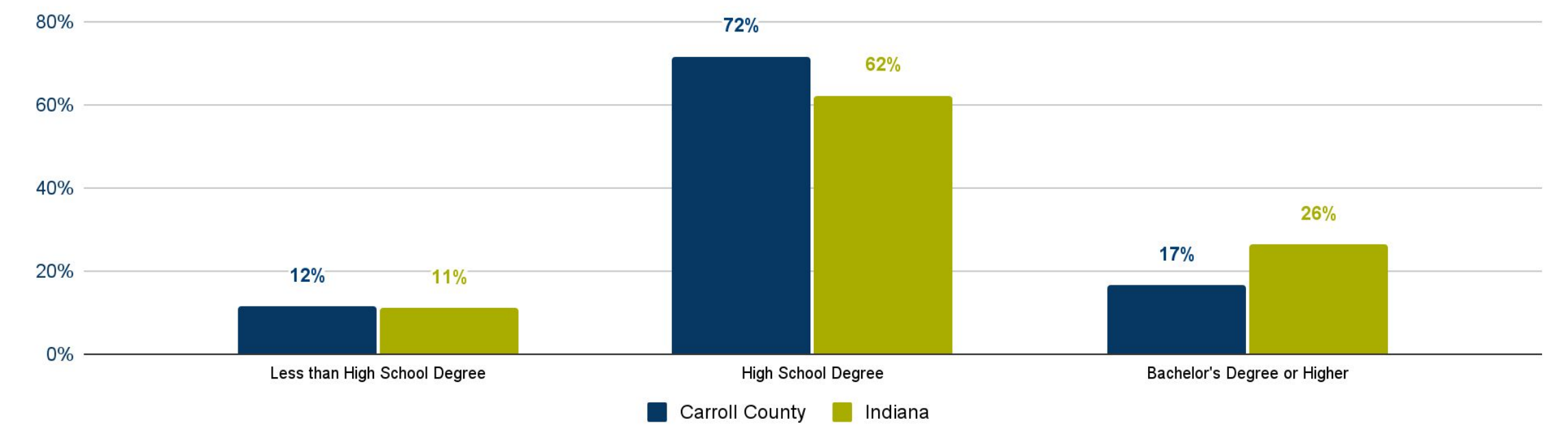
Share of the Population with a Disability by Age
Carroll County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Carroll County, 72% of the population has at least a high school degree and 17% of the population has at least a Bachelor's degree.

Educational Attainment
Carroll County, Indiana | 2019

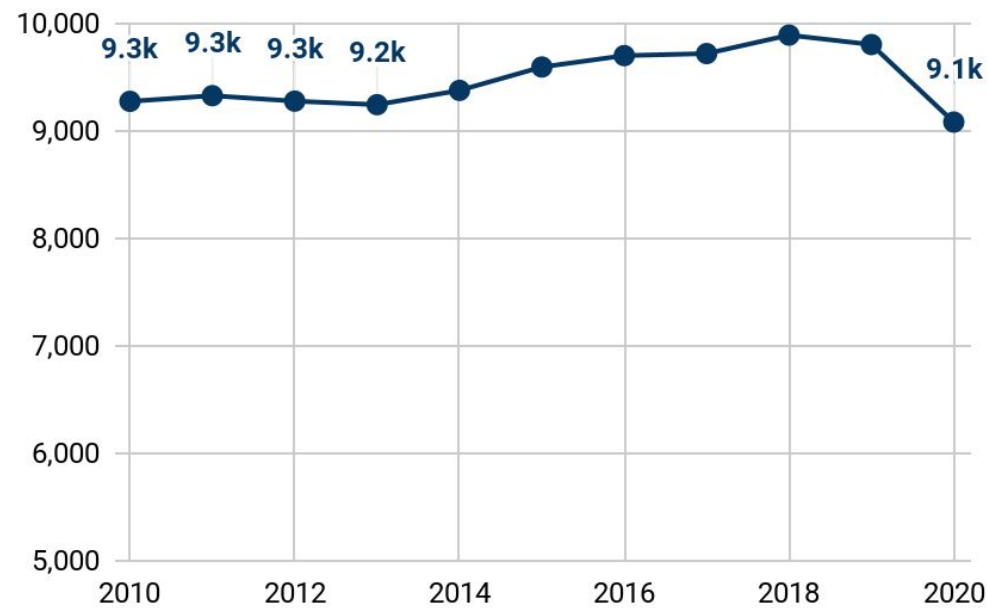


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

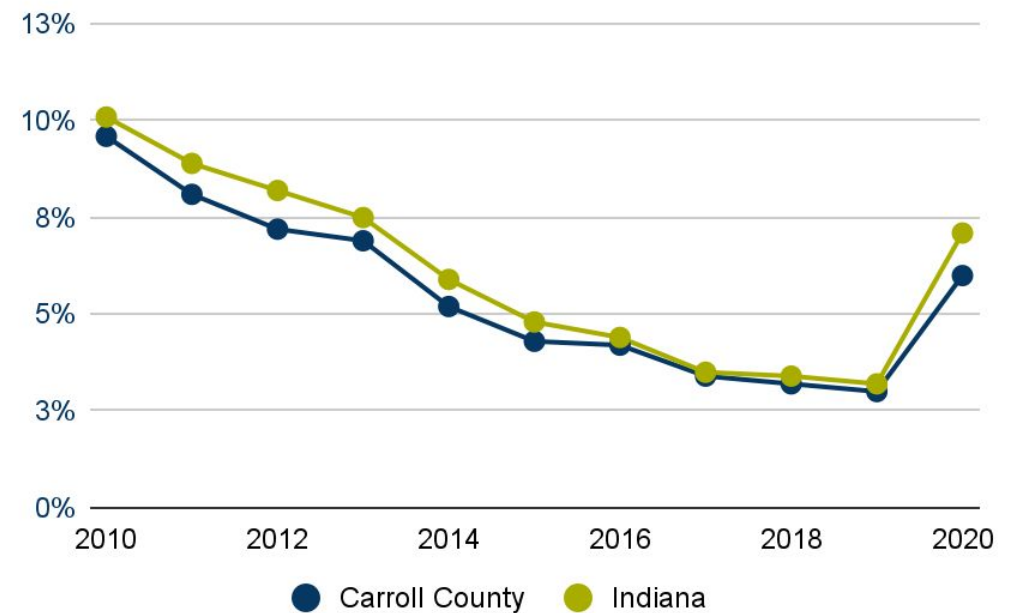
EMPLOYMENT BASE | There are currently 9,000 employed persons in Carroll County, down by 2.08% since 2010. The unemployment rate in 2020 was 6.00%, up 3.00 points from 2019.

Total Employment
Carroll County | 2010-2019



Source: ACS 2010-2019 5-year estimates

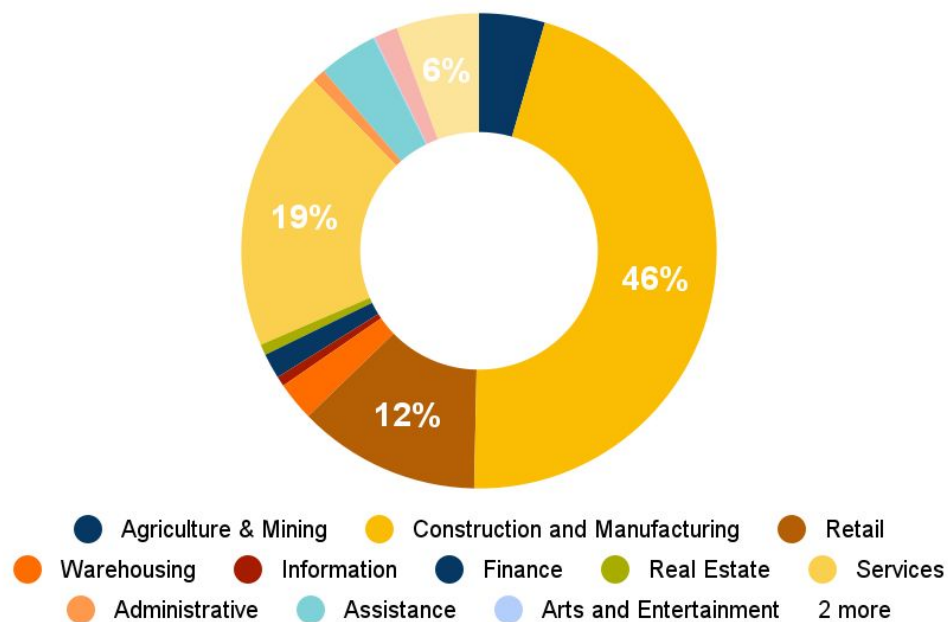
Unemployment Rate
Carroll County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Carroll County, accounting for 40% of all jobs, followed by Educational Services (9% of all jobs).

Total Jobs by All Industries
Carroll County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$34,604
- 2. Goods-producing | \$50,666
- 3. Trade, transportation, and utilities | \$41,019
- 4. Construction | \$49,066
- 5. Financial activities | \$48,542

Source: BLS

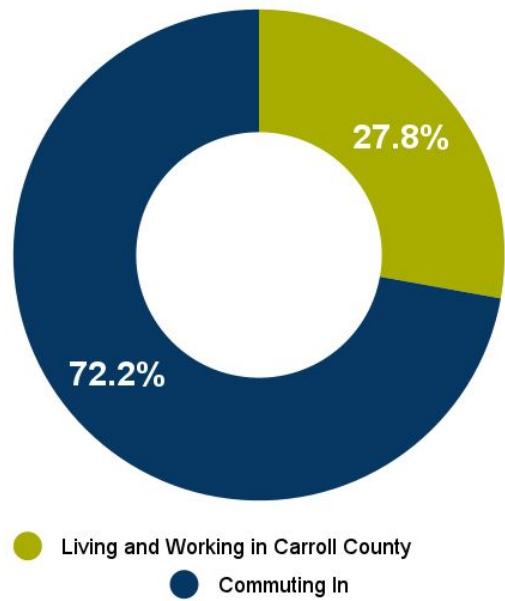
Top 5 Employers

- 1. Indiana Packers Corp (Delphi)
- 2. Pssi (Delphi)
- 3. Delphi Community Elementary (Delphi)
- 4. Delphi Community Middle School (Delphi)
- 5. St Elizabeth Health Care Ctr (Delphi)

Source: BLS

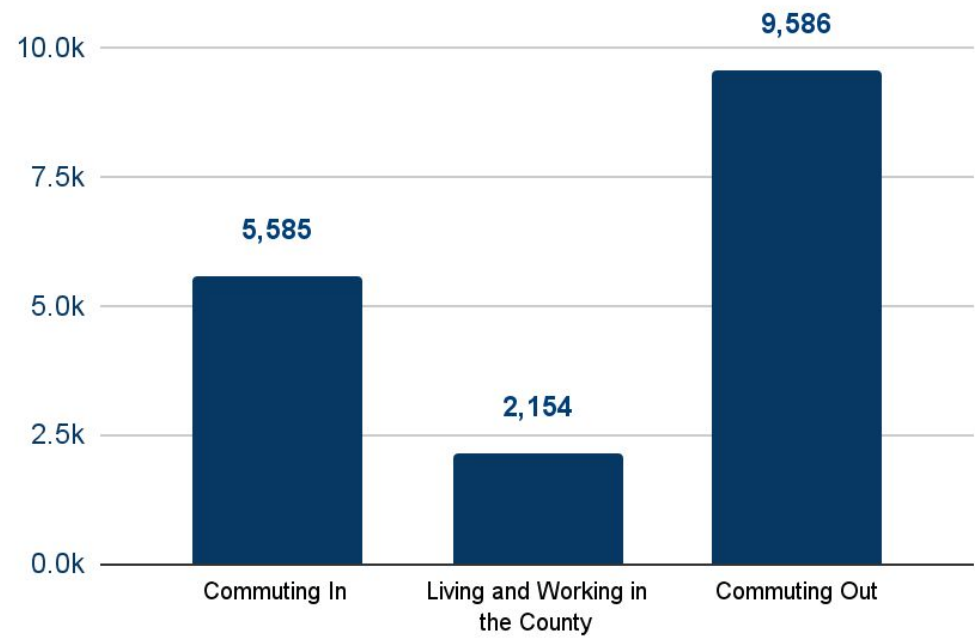
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Carroll County for their jobs, while 10,000 employees travel outside of Carroll County for their jobs.

Employment Inflow
Carroll County | 2018



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

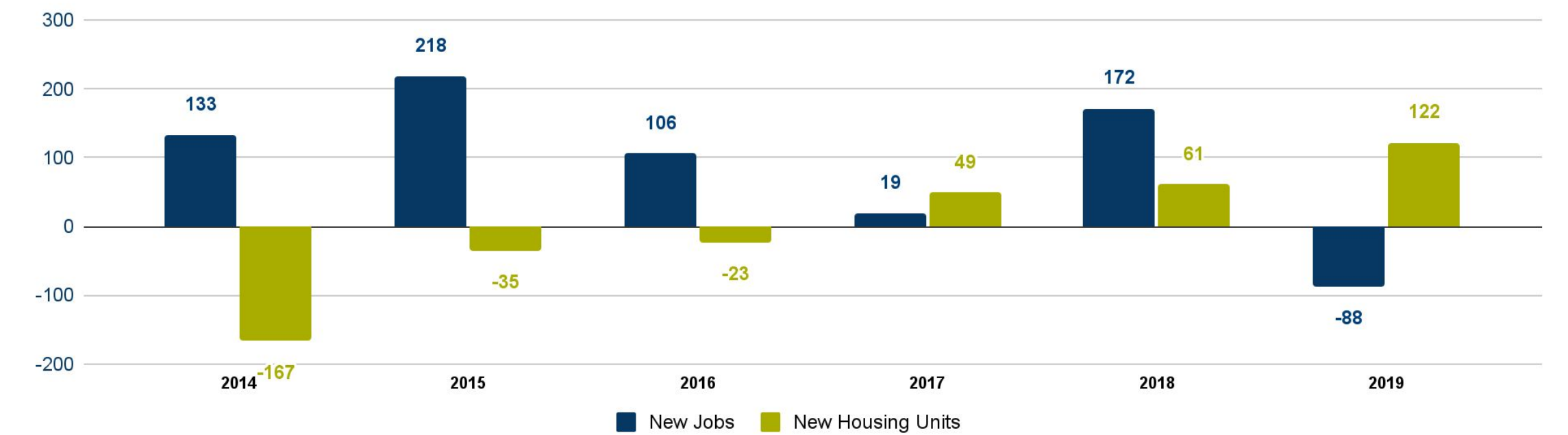
Commuting Patterns
Carroll County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Carroll County has created 560 jobs between 2014-2019 and 7 housing units, or 1 units for every 100 jobs created.

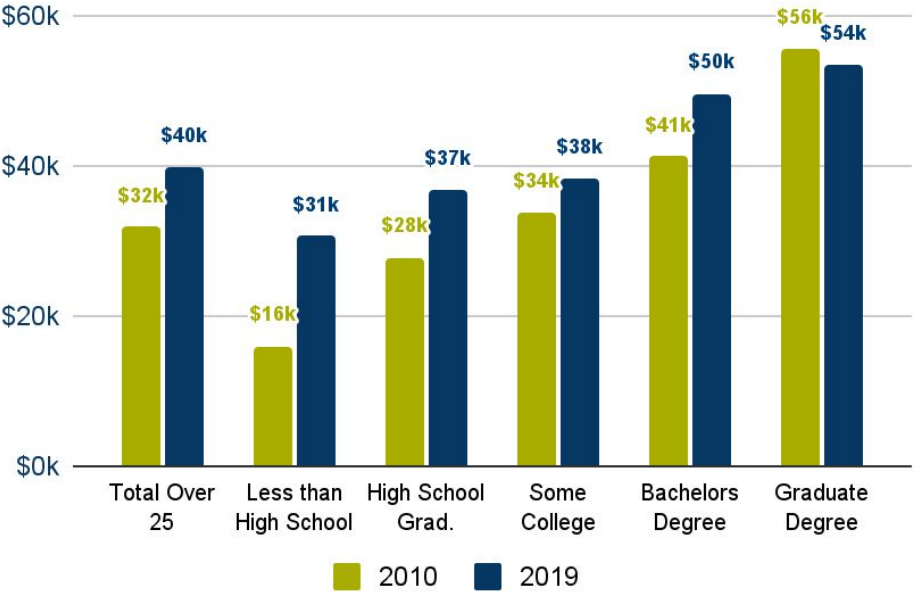
Job Growth and Housing Production
Carroll County | Total Jobs, New Jobs



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

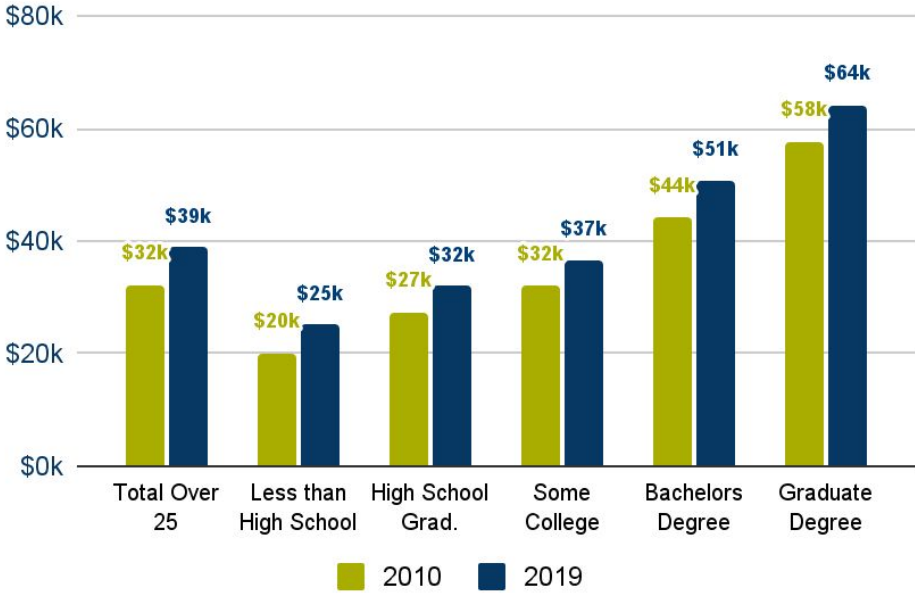
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 25% since 2010 for the total population and increased 32% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Carroll County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

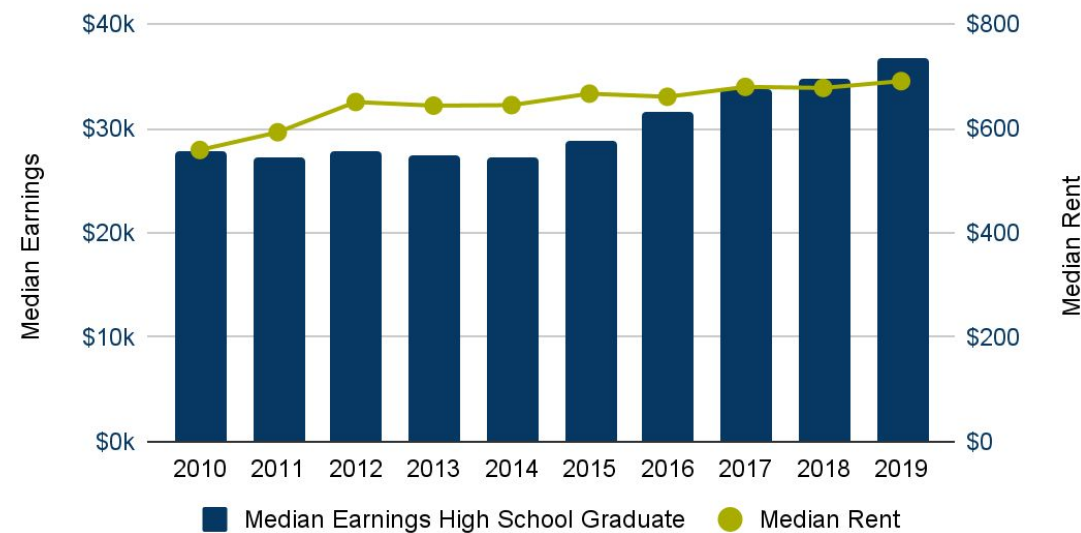
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

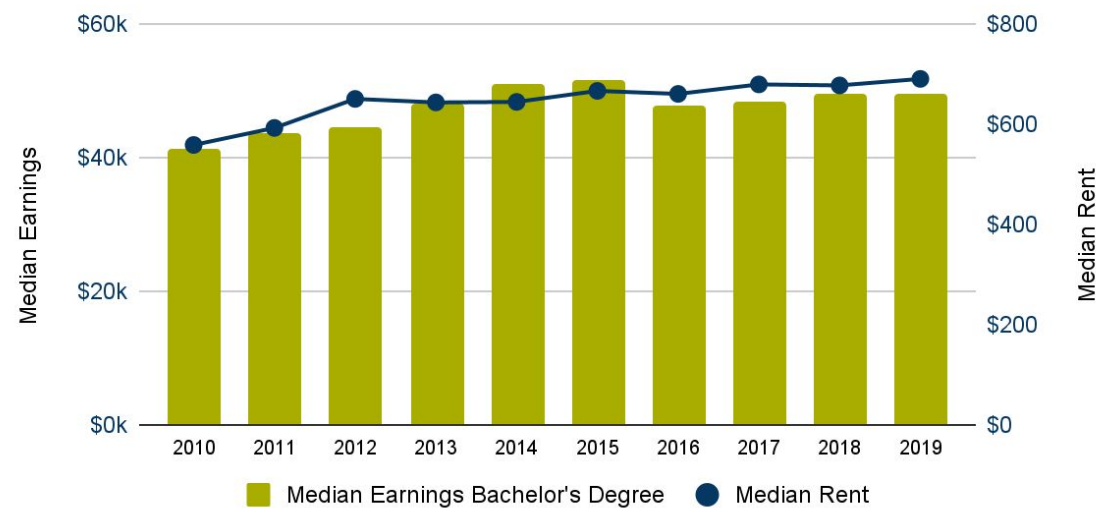
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 23.6%, or 24% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



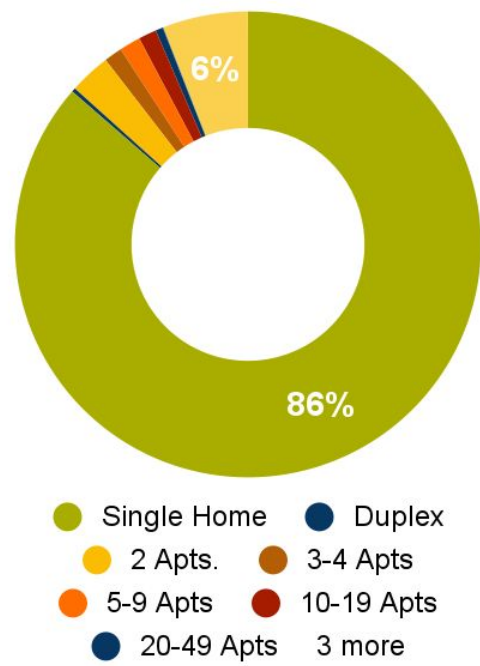
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

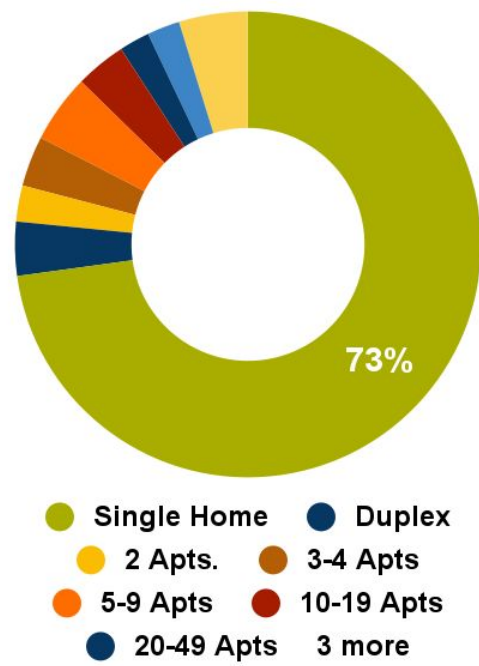
HOUSING TYPOLOGY | 86% of homes in Carroll County are single-family, while 8% are multifamily. Multifamily housing has decreased by 65 homes since 2010.

Housing Typology

Carroll County | 2019



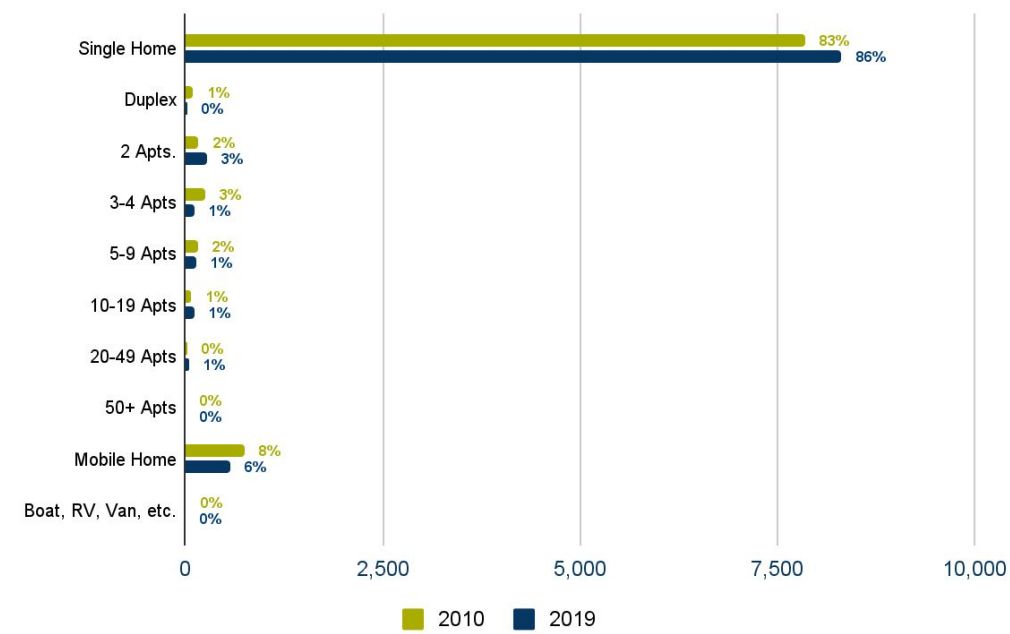
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Carroll County | 2010-2019



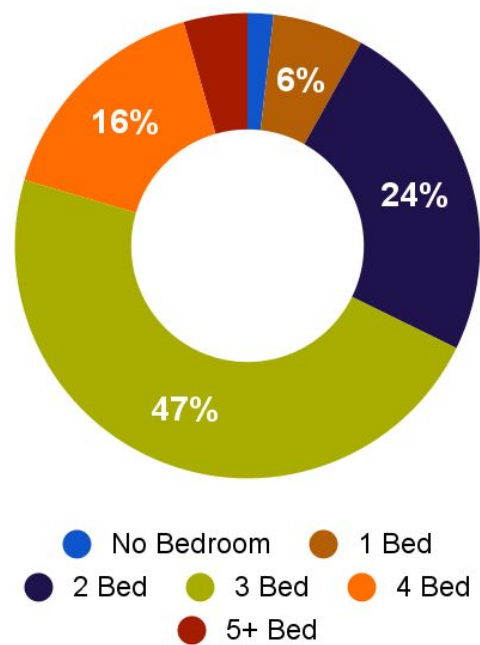
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Carroll County contain 2.49 bedrooms, with 68% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Carroll County | 2019

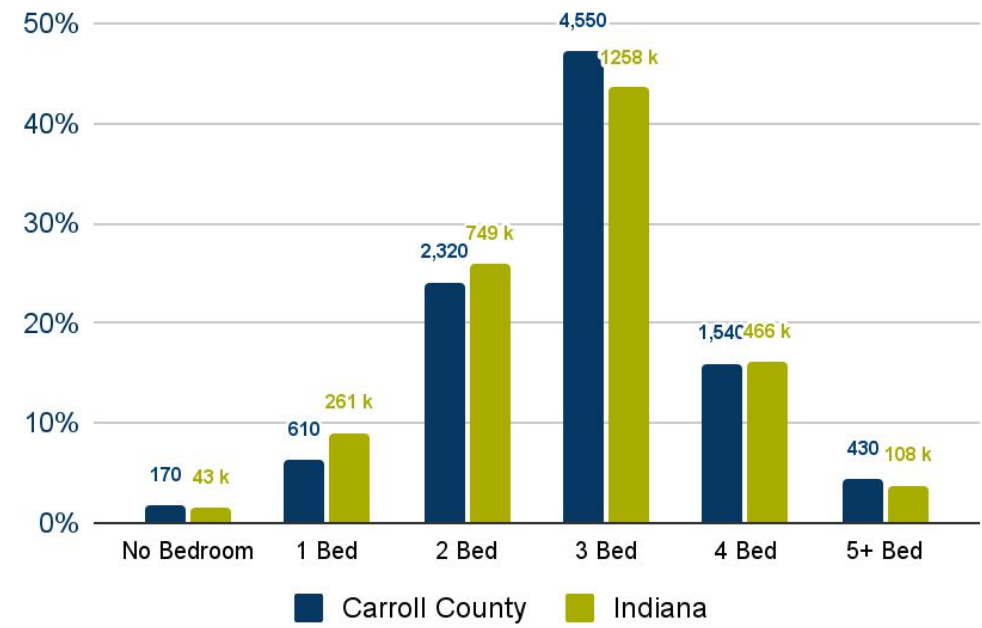
Indiana | 2019



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

Share of Housing Stock by Bedroom

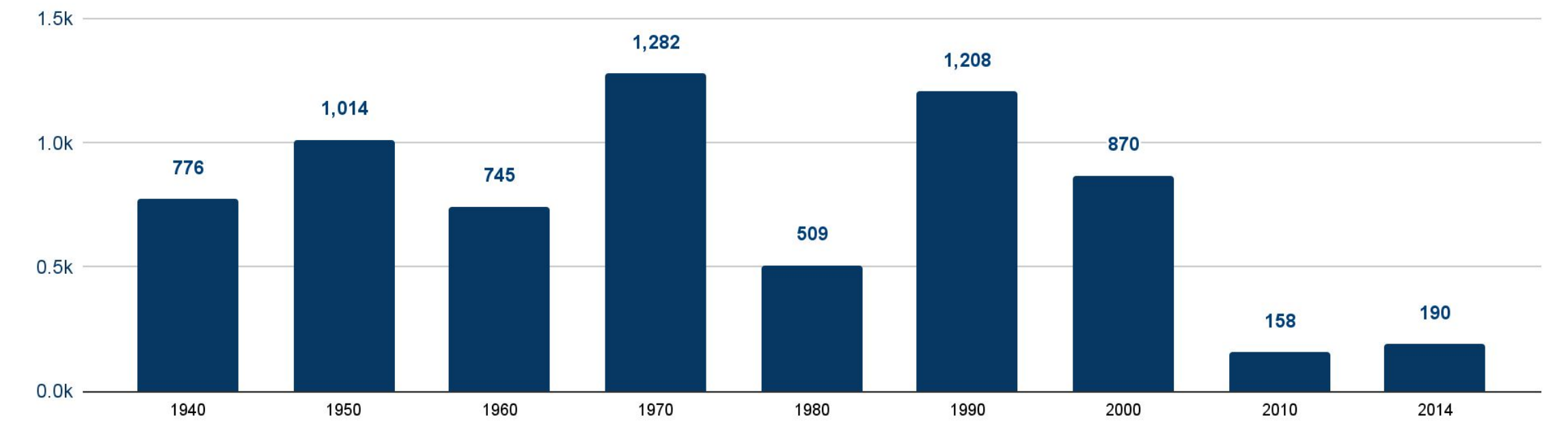
Carroll County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

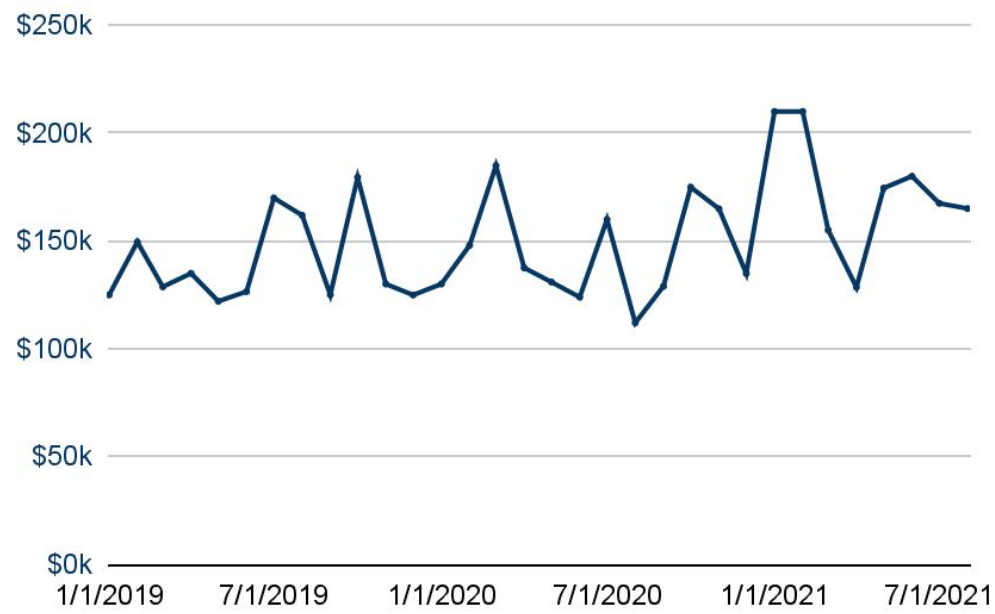
Homes by Year Built
Carroll County | 2019



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

MEDIAN LISTING PRICE | Homes in Carroll County have a median listing price of \$165,000. Home prices have increased by 32% since 2019.

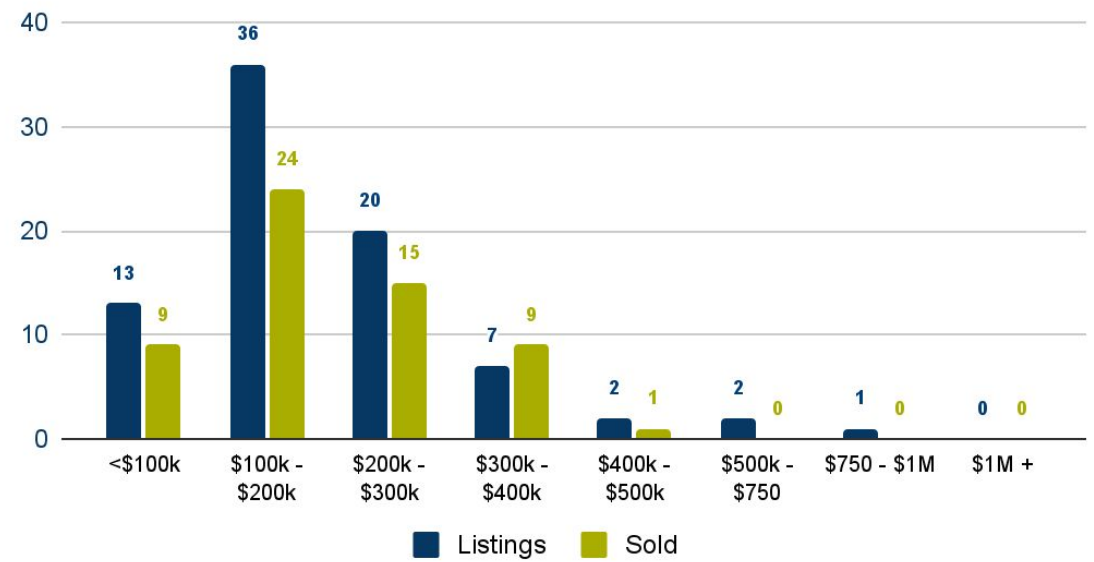
Median Listing Price
Carroll County | 2019-2021



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)
Carroll County | 2021

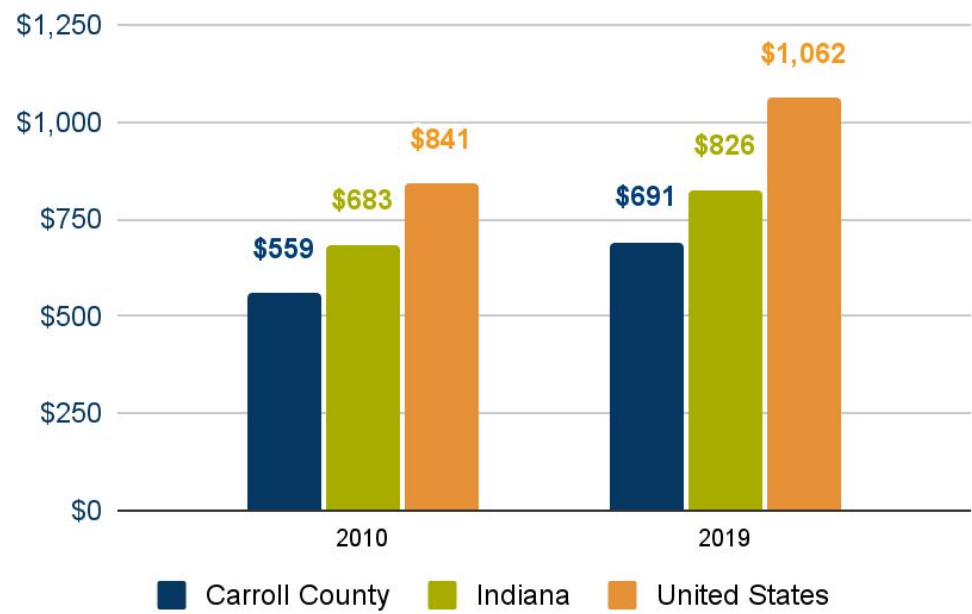


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 24% since 2010, with average rents at \$691 in 2019.

Median Rent

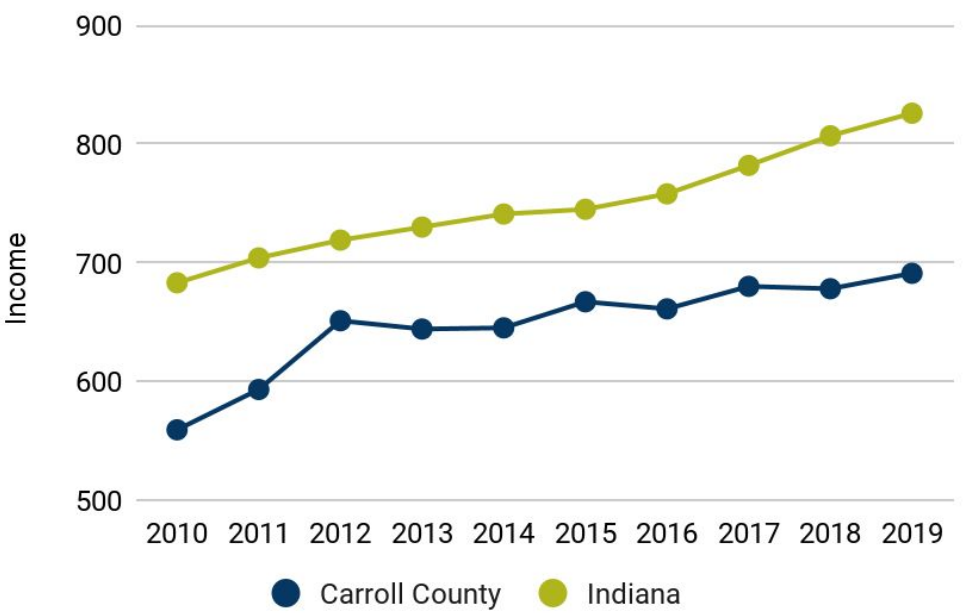
Carroll County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

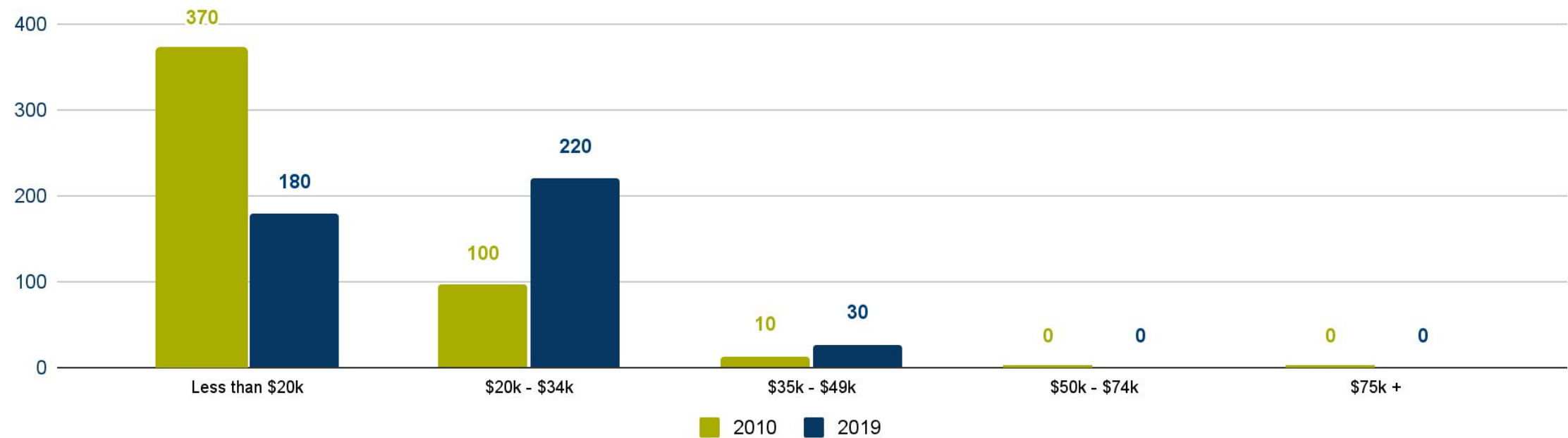
Carroll County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 32% of renter households are housing cost burdened in Carroll County, down -7% since 2010. 42% of households earning below \$50,000 are housing cost burdened.

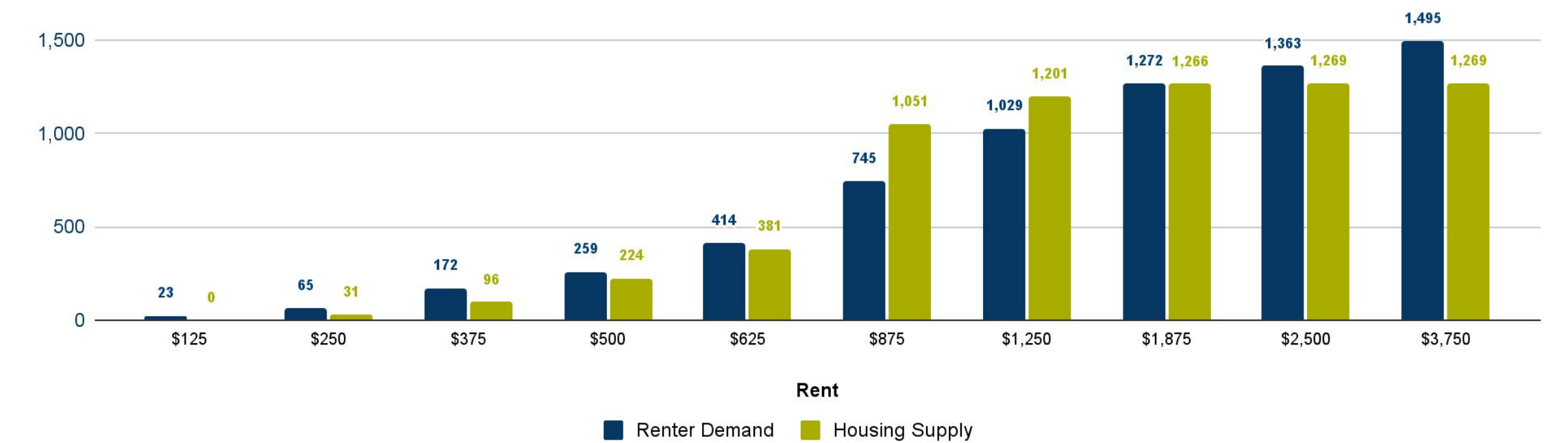
Renter Housing Cost Burden
Carroll County, Indiana | 2010 - 2019



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
Carroll County, Indiana | 2010-2019

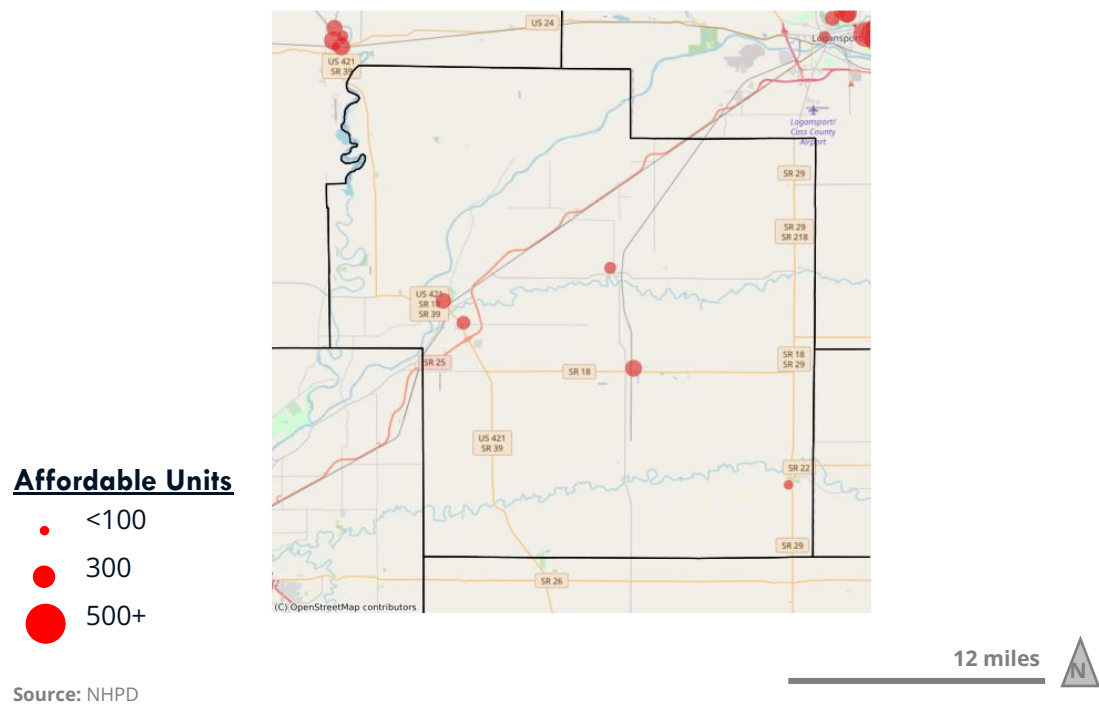


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

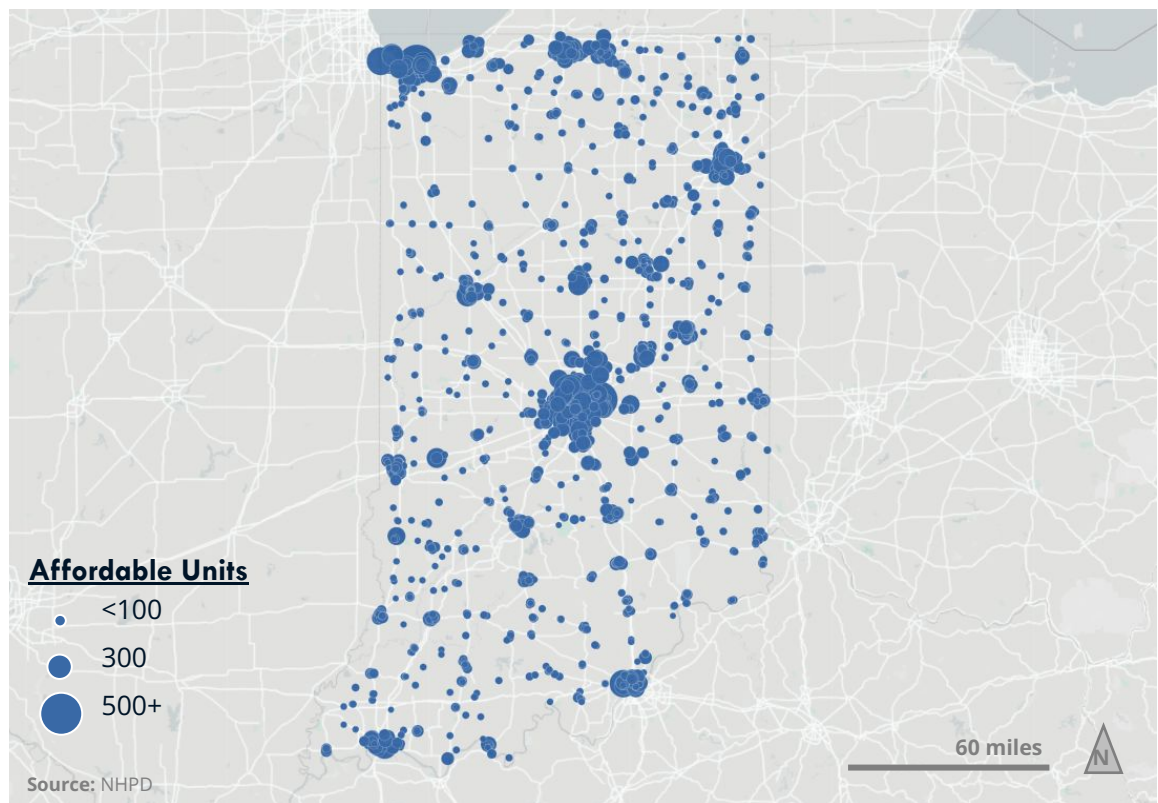
Affordable Housing Inventory

Carroll County | 2020



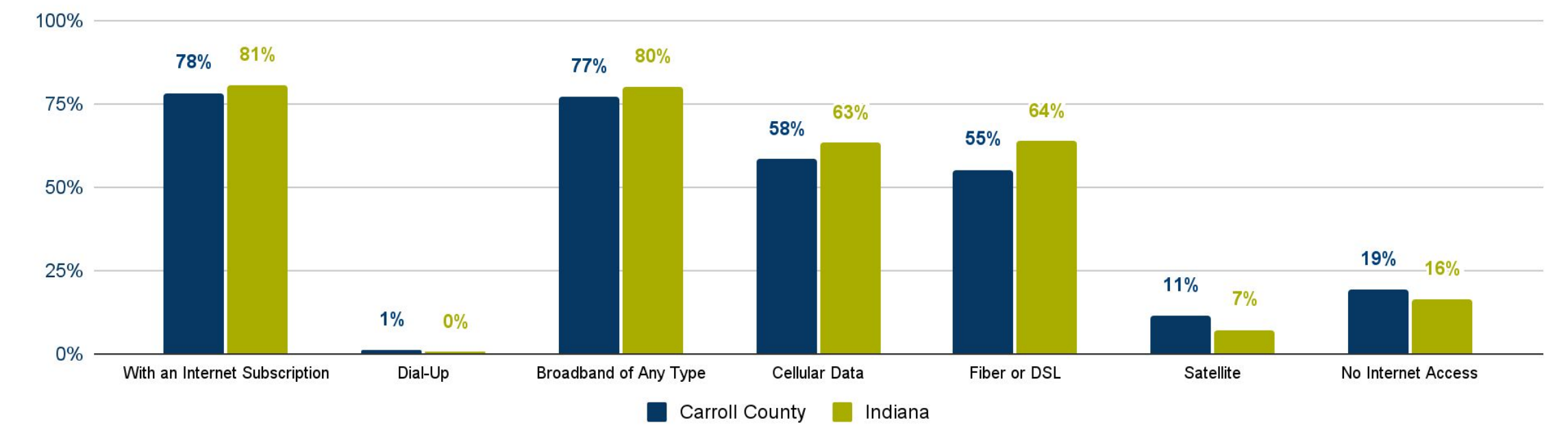
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 77% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Carroll County | 2020

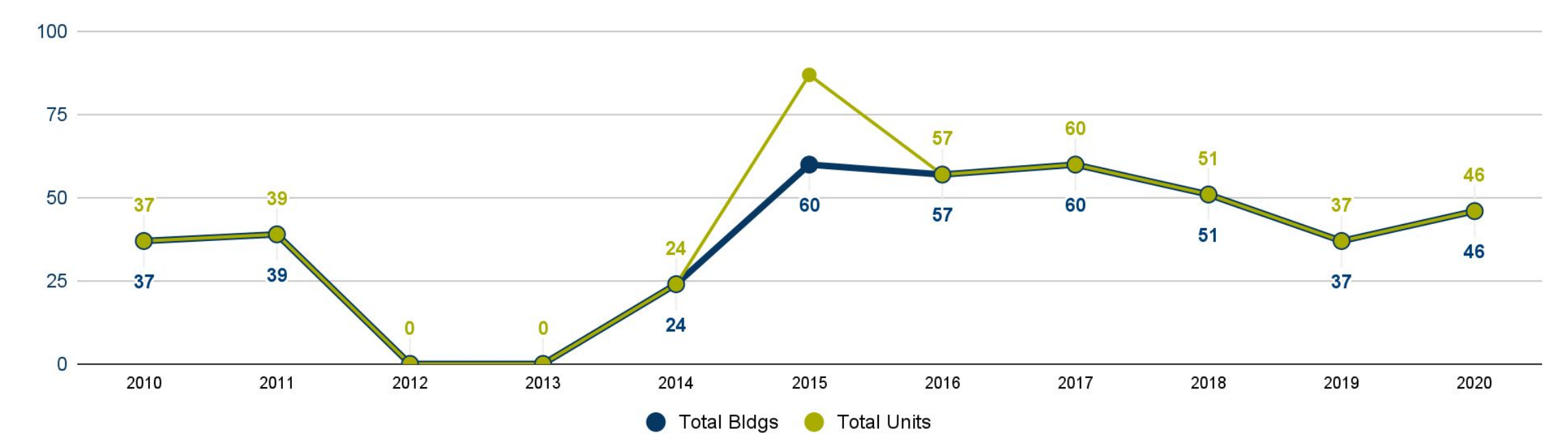


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 46 new housing starts in 2020 in Carroll County, with 411 total building permits authorized since 2010.

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



Source: St. Louis Fed.

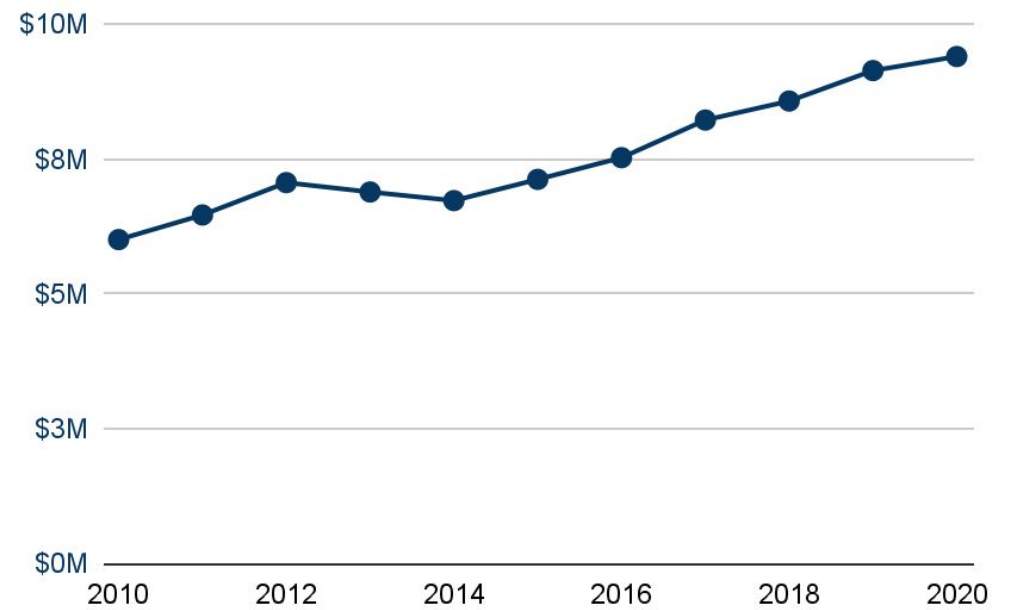
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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