

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR CASS 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**:

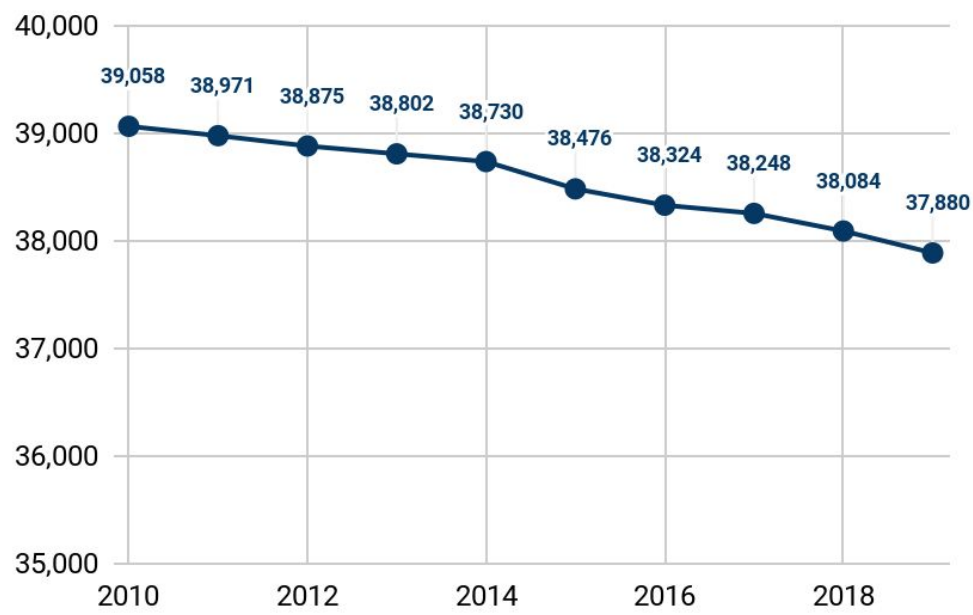
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

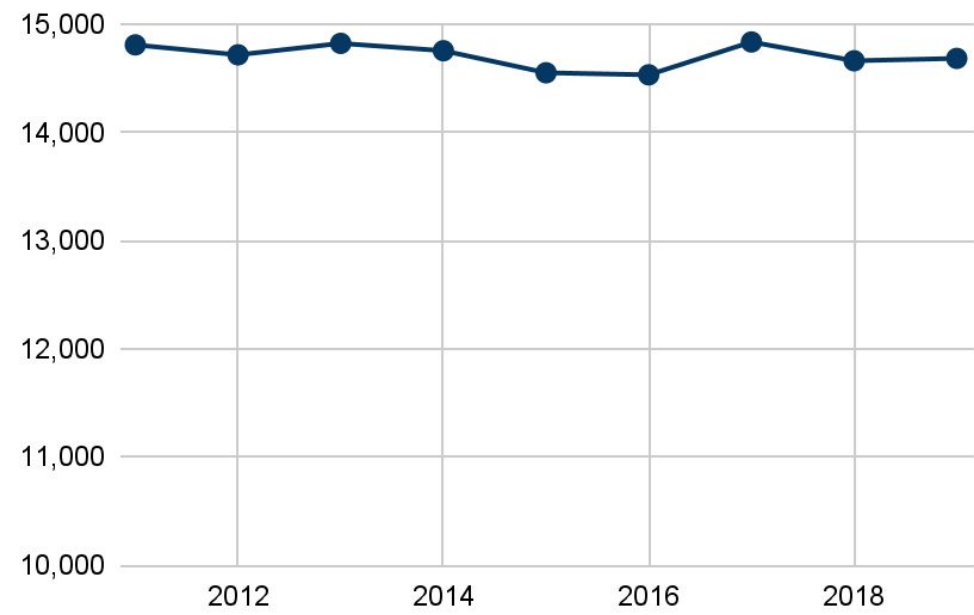
POPULATION | Cass County's population has decreased by 3.02% (1,178 people) between 2010-2019. In the same time period, the total number of households decreased by 1.96% (293 households).

Resident Population
Cass County | 2010-2019



Source: FRED, U.S. Census Bureau

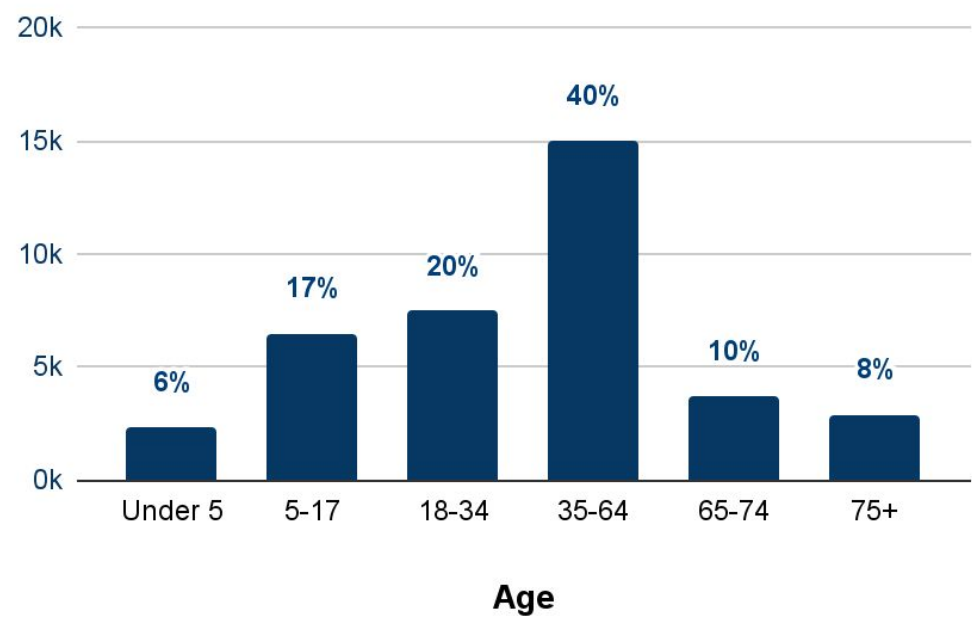
Households
Cass County | 2010-2019



Source: FRED, U.S. Census Bureau

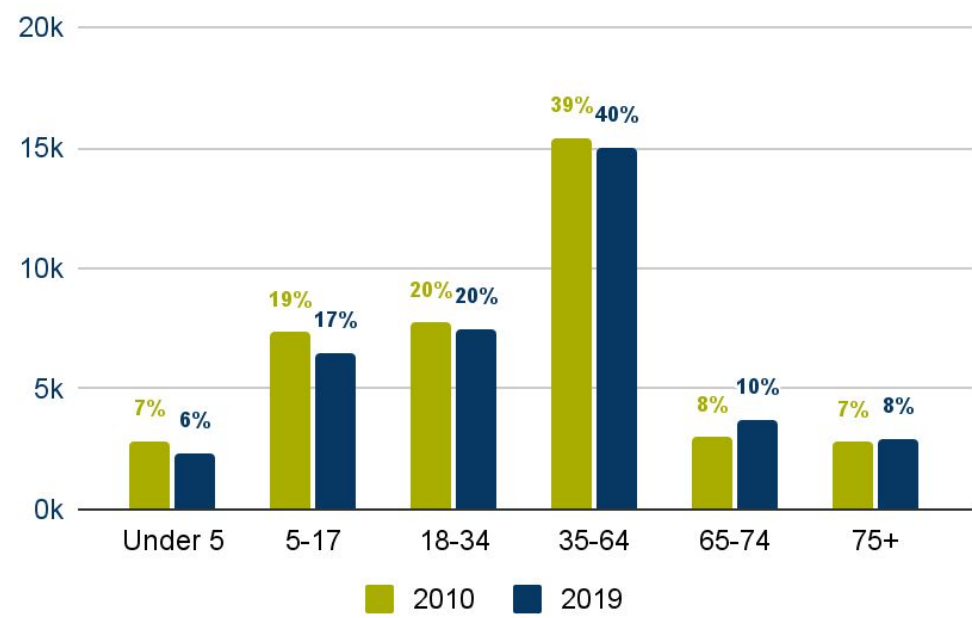
AGE | 17% of people in Cass County are above the age of 65, while 23% are below 18.

Population by Age
Cass County | 2019



Source: ACS 2019 5-year estimates

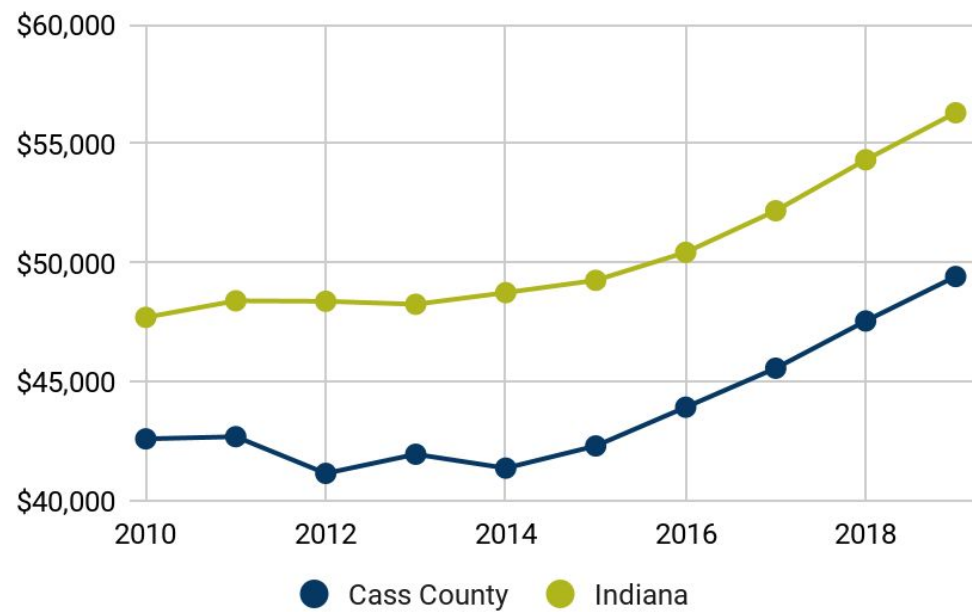
Change in Share of Population
Cass County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

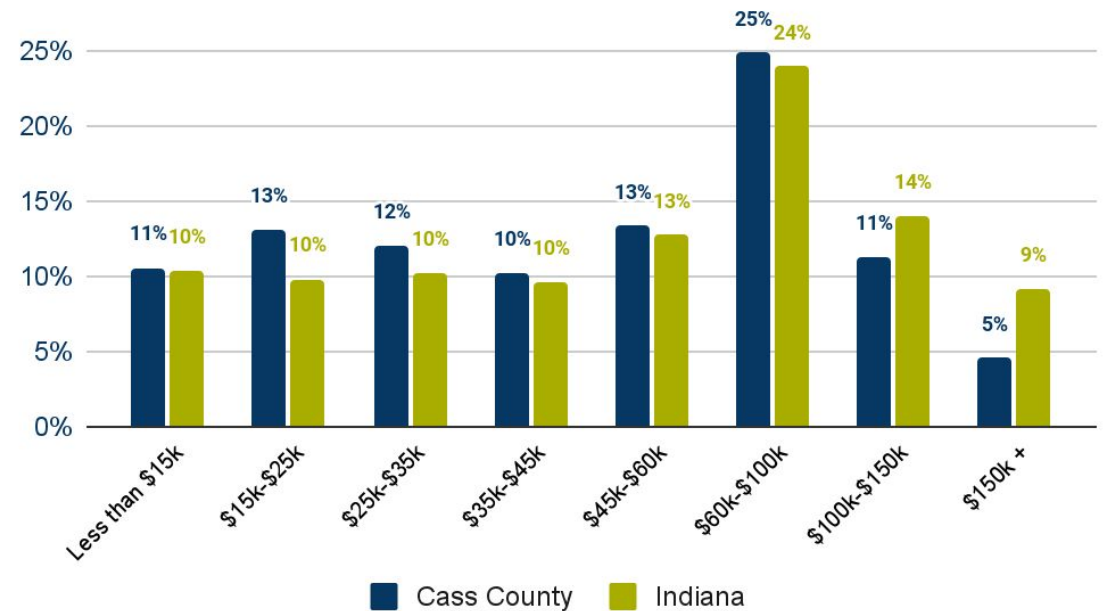
HOUSEHOLD INCOMES | Cass County had a median income of \$49,415 in 2019, up 16% since 2010. 36% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

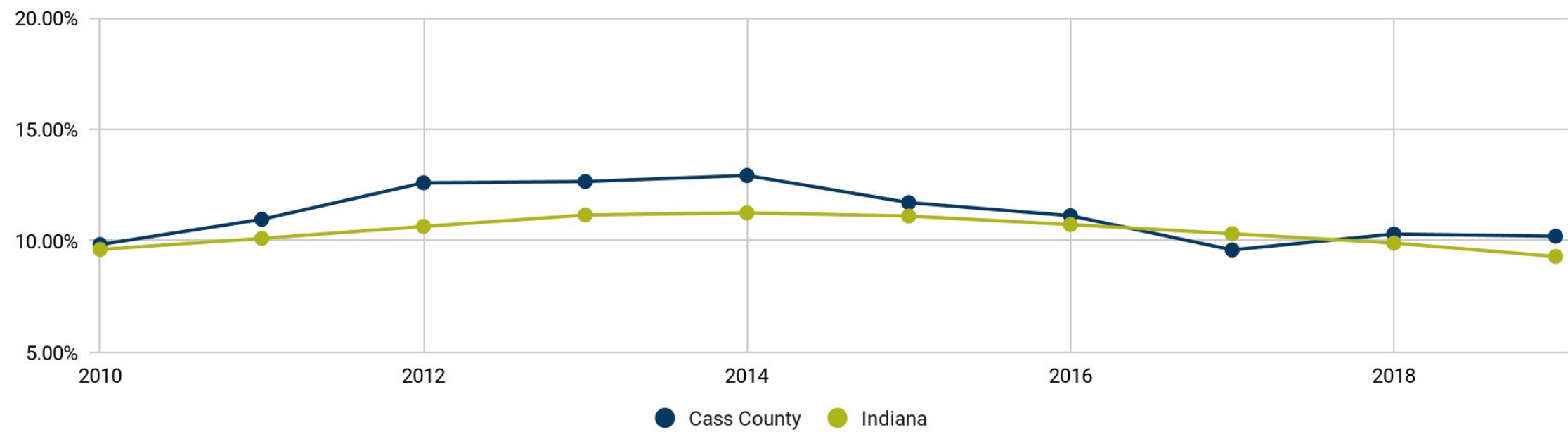
Household Income Distribution
Cass County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.2% of families live in poverty conditions in Cass County, up 0.37 percentage points from 9.8% in 2010.

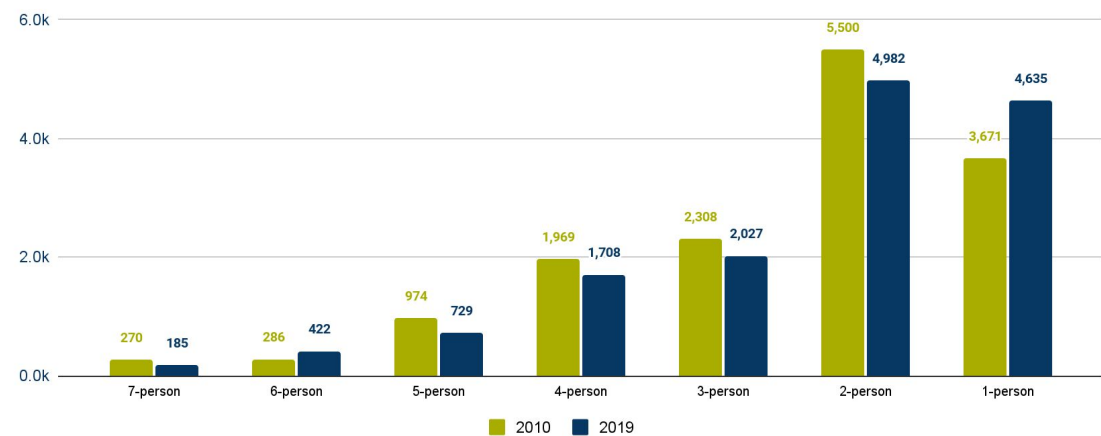
Family Poverty Rate
Cass County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

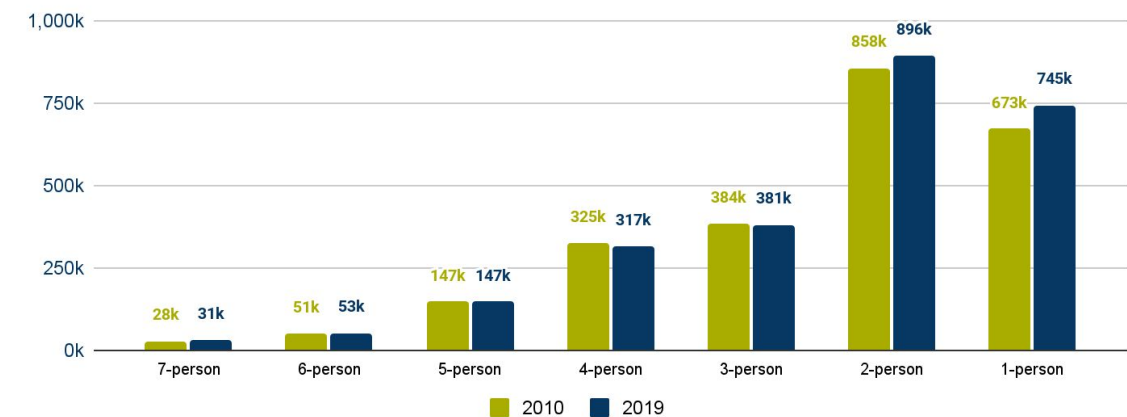
HOUSEHOLD SIZE | The average household size is 2.49 people, compared to 2.52 statewide. The Cass County average household has shrunk by 0.02 persons since 2010.

Household Size
Cass County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

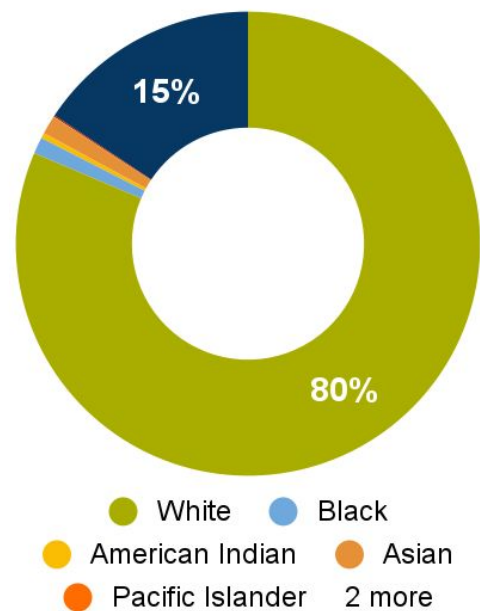


Source: ACS 2010-2019 5-year estimates

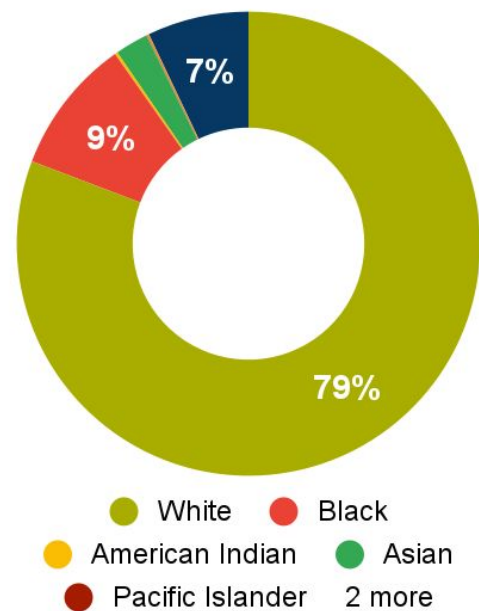
RACIAL COMPOSITION | The current racial distribution of households in Cass County is 80% white, 1% Black, 15% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

Cass County | 2019



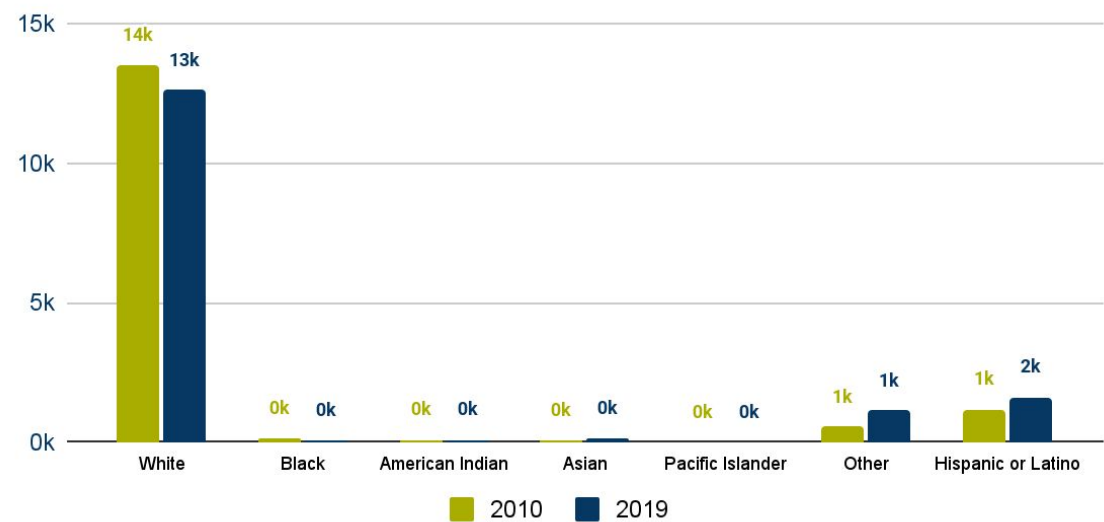
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Cass County | 2010, 2019

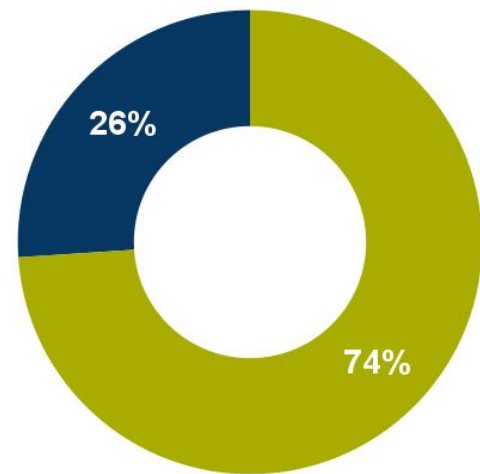


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 26% of households (3,825 households) in Cass County were renters, while 74% (10,863 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

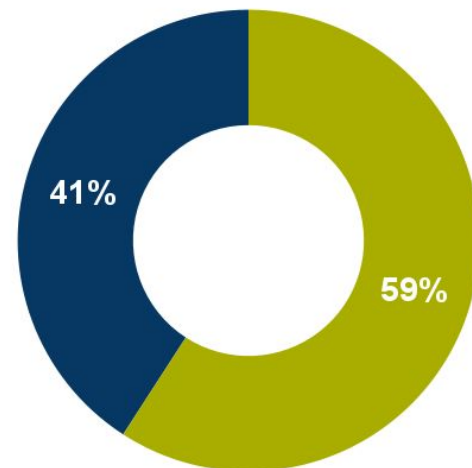
Cass County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

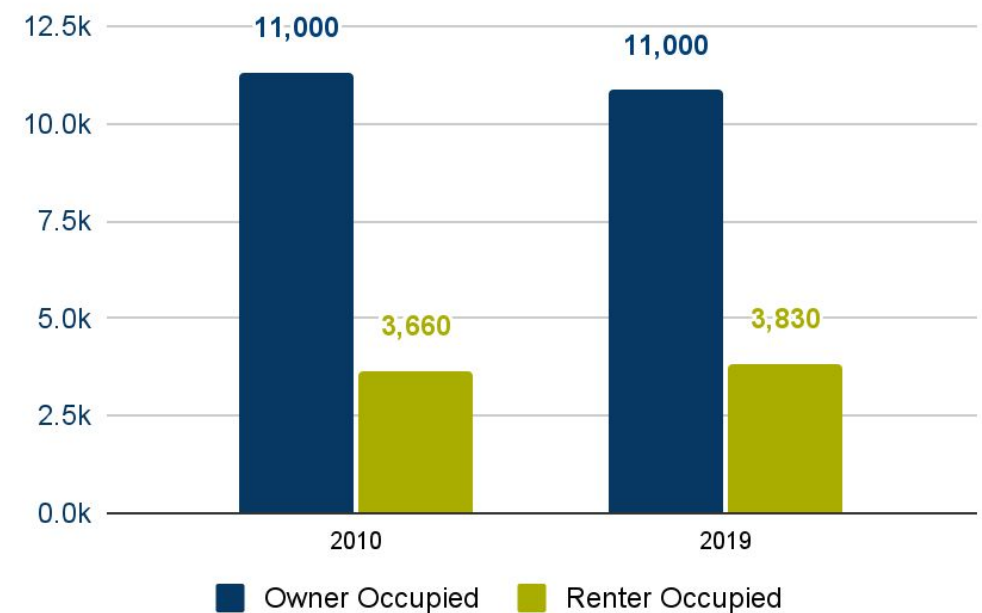
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

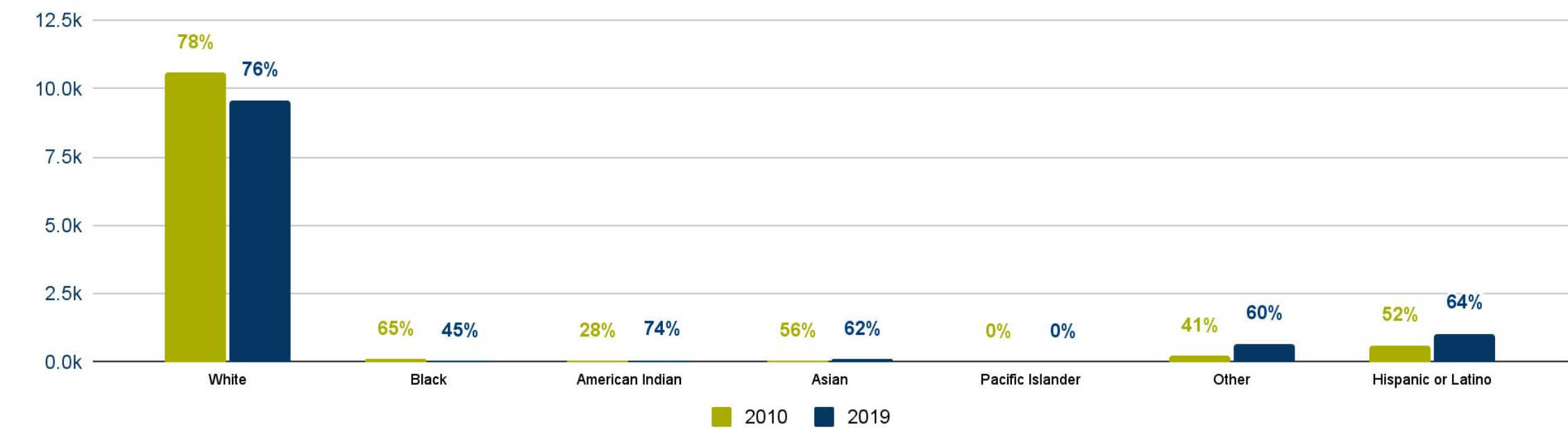
Cass County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 74%, homeownership is 76% among non-Hispanic White households, 45% for Black households, and 64% for Hispanic or Latino households.

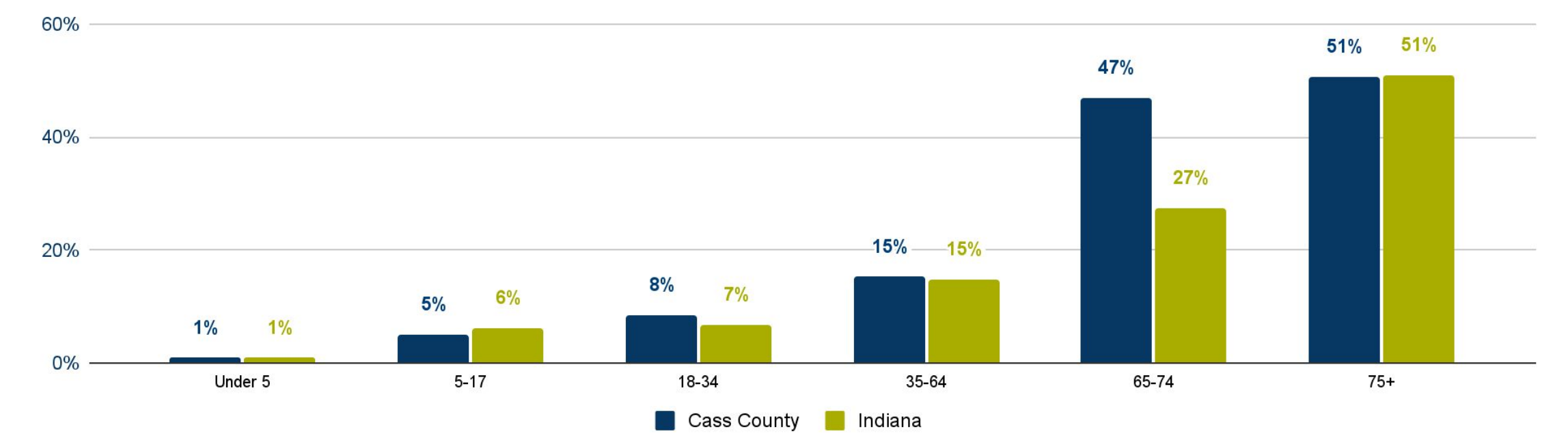
Homeownership by Race
Cass County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 17% of people in Cass County live with a disability. For people above 65, the share increases to 48%.

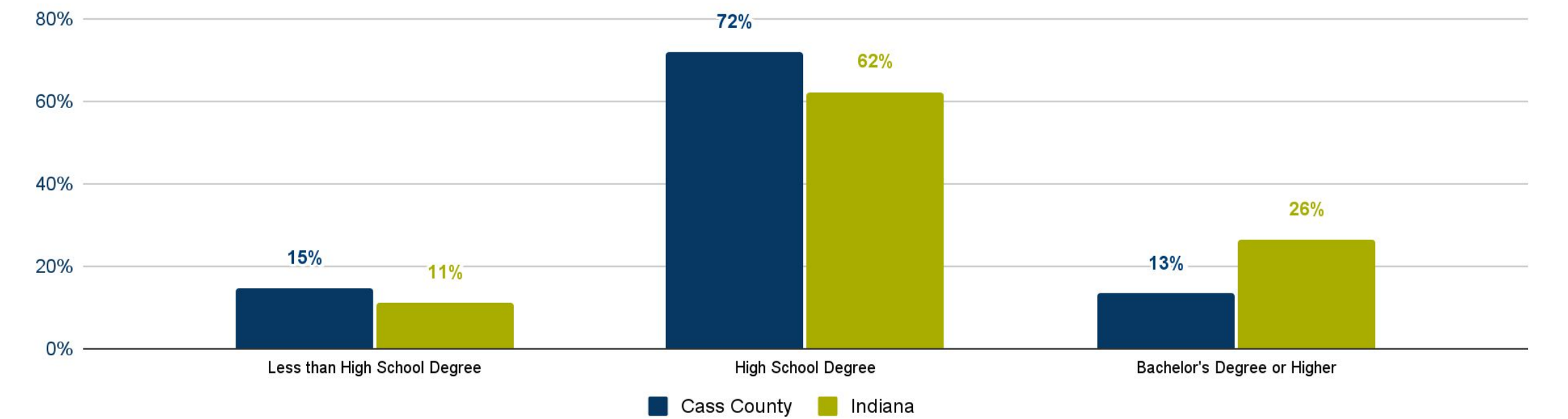
Share of the Population with a Disability by Age
Cass County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Cass County, 72% of the population has at least a high school degree and 13% of the population has at least a Bachelor’s degree.

Educational Attainment
Cass County, Indiana | 2019

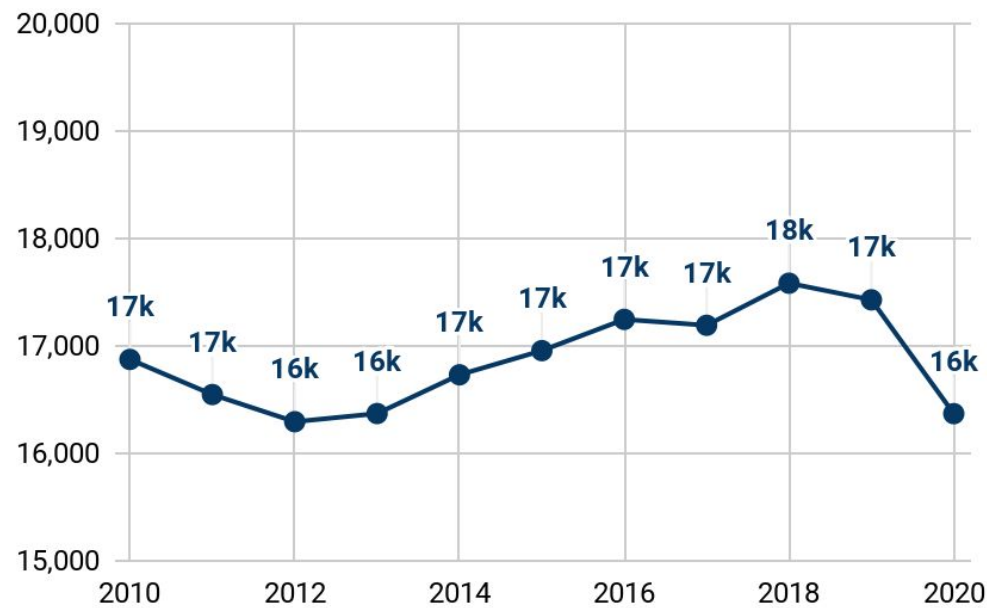


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

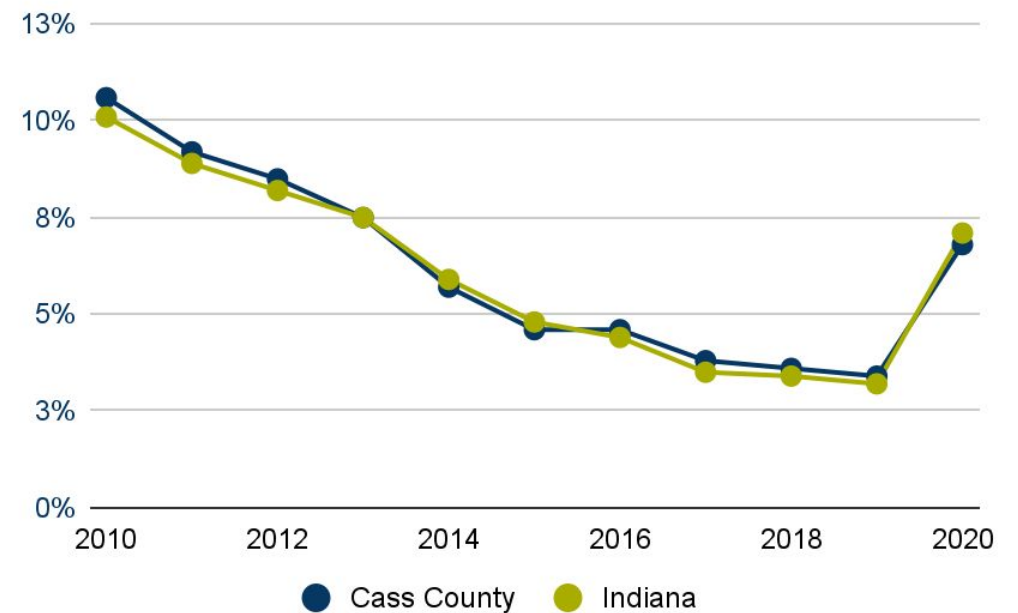
EMPLOYMENT BASE | There are currently 16,000 employed persons in Cass County, down by 2.99% since 2010. The unemployment rate in 2020 was 6.80%, up 3.40 points from 2019.

Total Employment
Cass County | 2010-2019



Source: ACS 2010-2019 5-year estimates

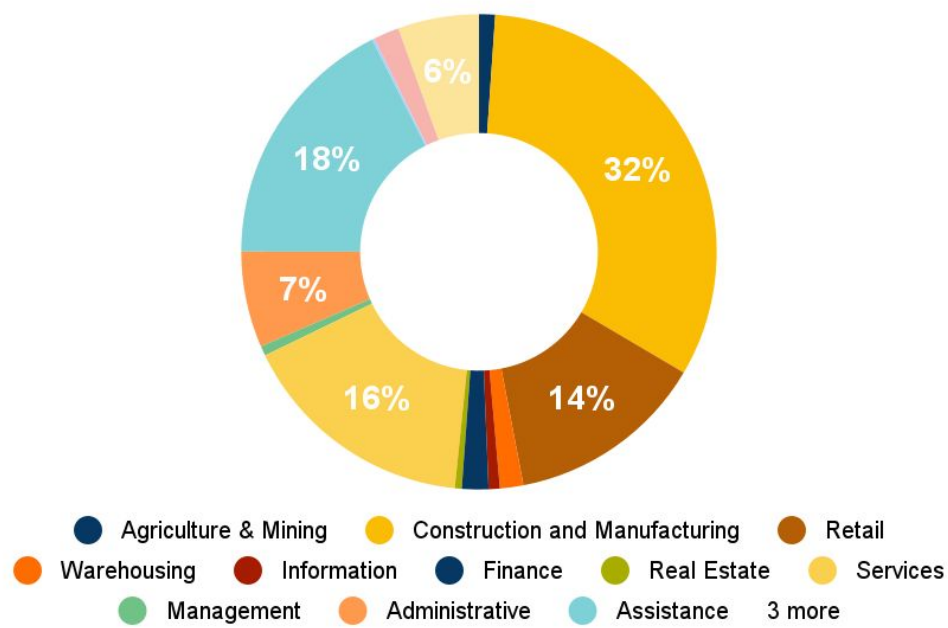
Unemployment Rate
Cass County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Cass County, accounting for 28% of all jobs, followed by Health Care and Social Assistance (18% of all jobs).

Total Jobs by All Industries
Cass County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$36,742**
2. Trade, transportation, and utilities | **\$39,078**
3. Goods-producing | **\$50,075**
4. Leisure and hospitality | **\$14,049**
5. Professional and business services | **\$33,139**

Source: BLS

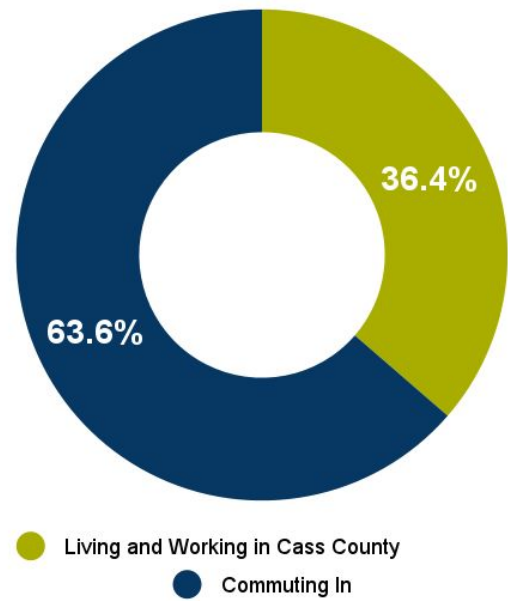
Top 5 Employers

1. Tyson Fresh Meats (Logansport)
2. Logansport State Hospital (Logansport)
3. Logansport Memorial Hosp (Logansport)
4. Logansport Memorial Hospital (Logansport)
5. Kauffman Engineering Inc (Logansport)

Source: BLS

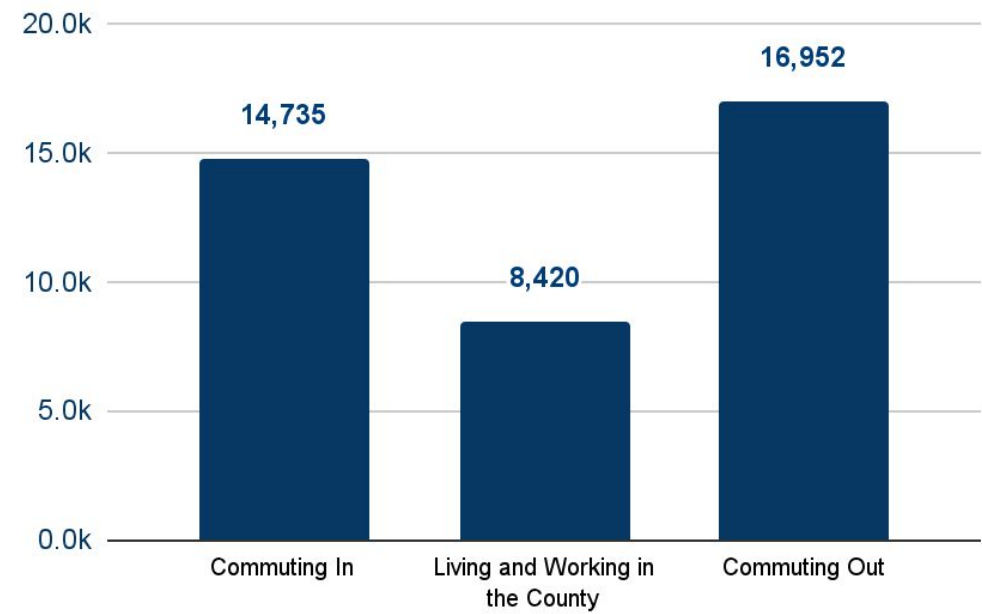
COMMUTER INFLOW / OUTFLOW | 15,000 commuters come into Cass County for their jobs, while 17,000 employees travel outside of Cass County for their jobs.

Employment Inflow
Cass County | 2018



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

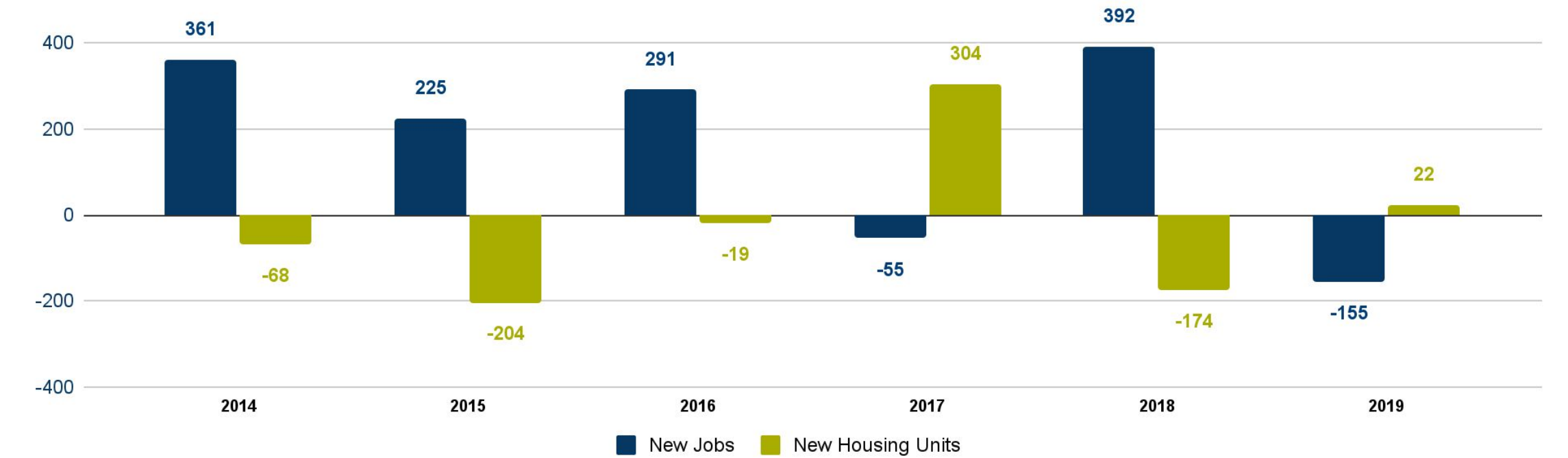
Commuting Patterns
Cass County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Cass County has created 1,059 jobs between 2014-2019 and -139 housing units, or -13 units for every 100 jobs created.

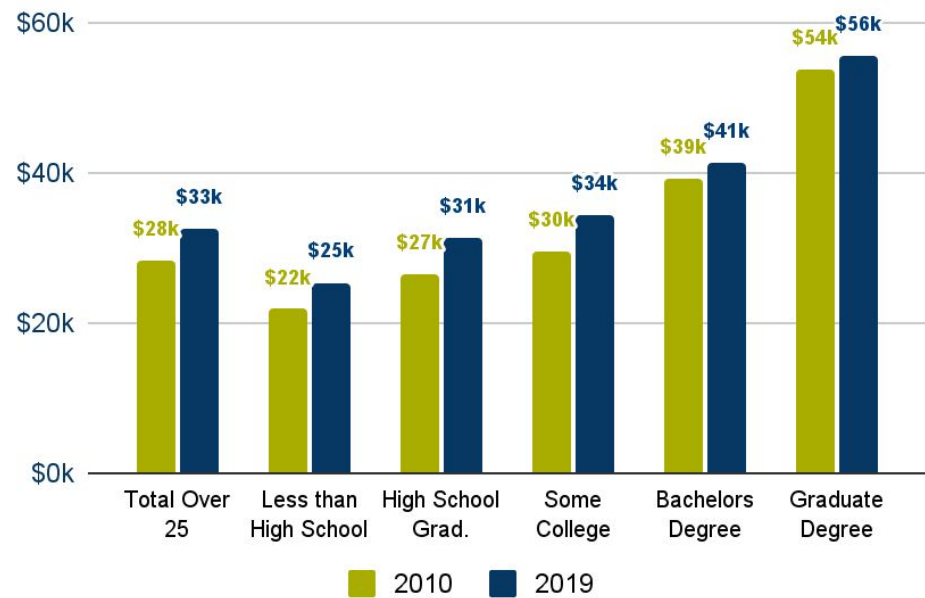
Job Growth and Housing Production
Cass County | Total Jobs, New Jobs



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

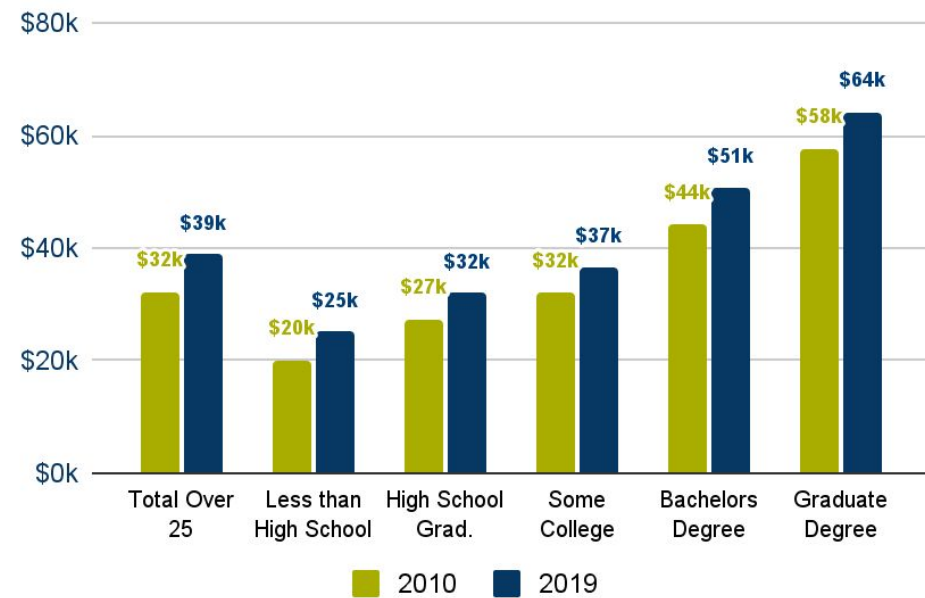
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 15% since 2010 for the total population and increased 18% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Cass County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

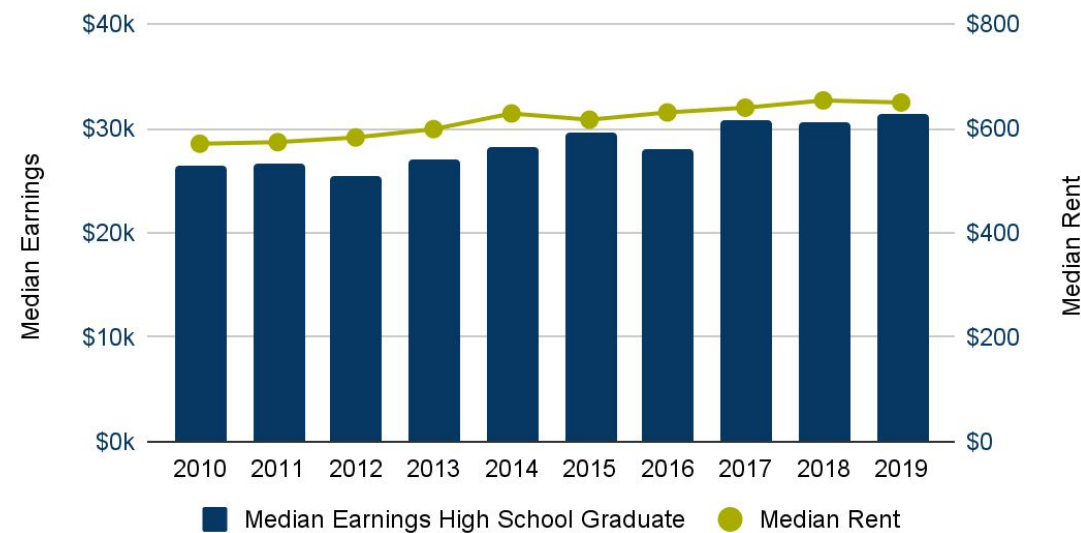
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

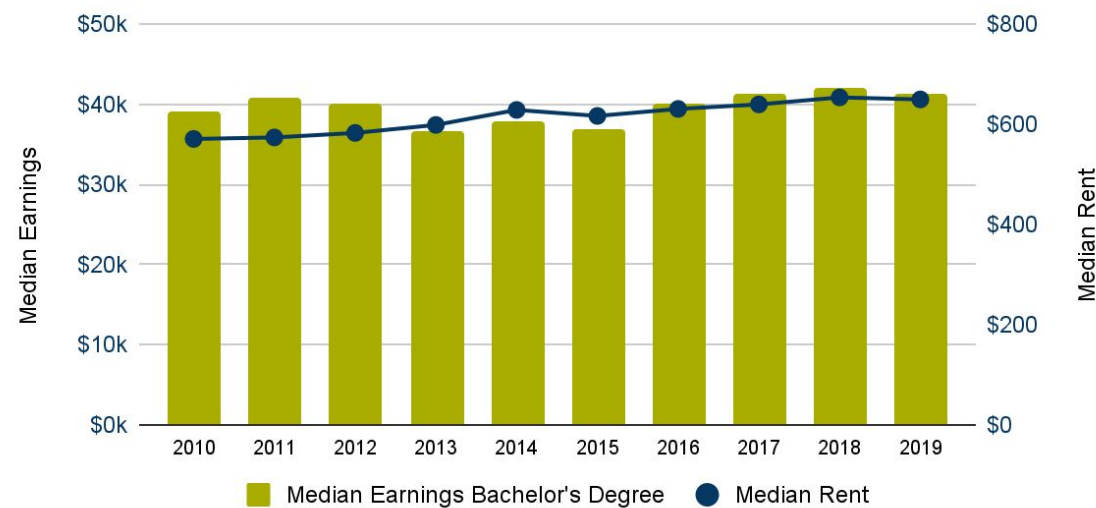
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 13.8%, or 14% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



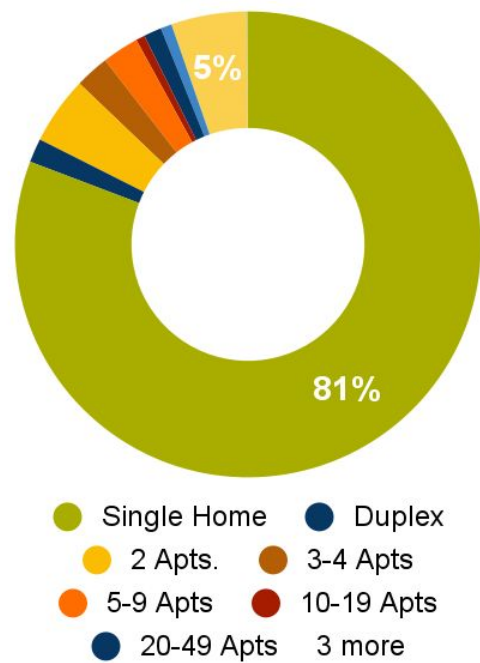
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 81% of homes in Cass County are single-family, while 14% are multifamily. Multifamily housing has decreased by 38 homes since 2010.

Housing Typology

Cass County | 2019



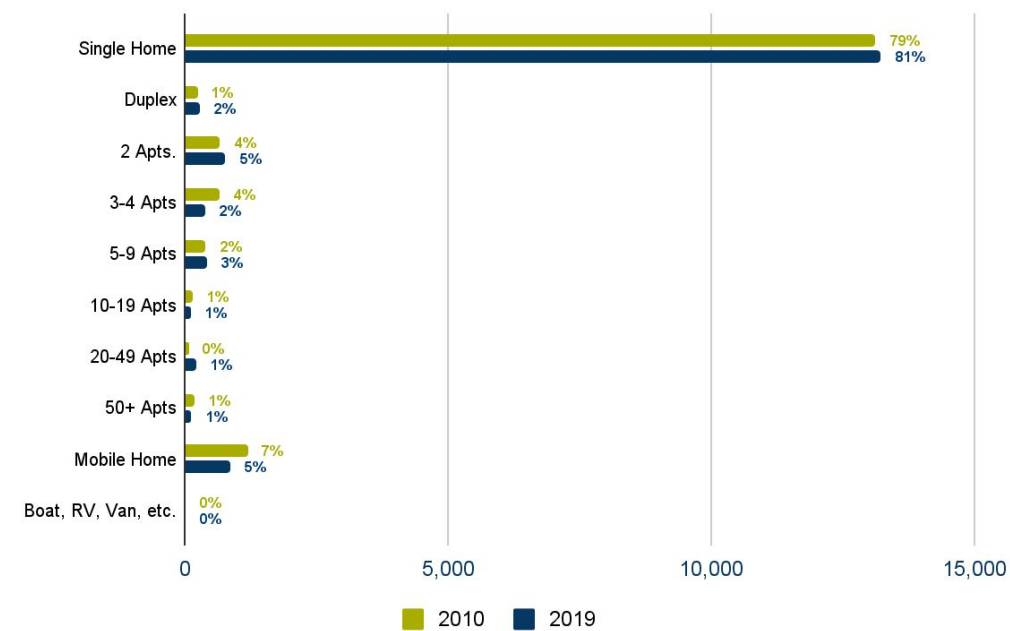
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Cass County | 2010-2019



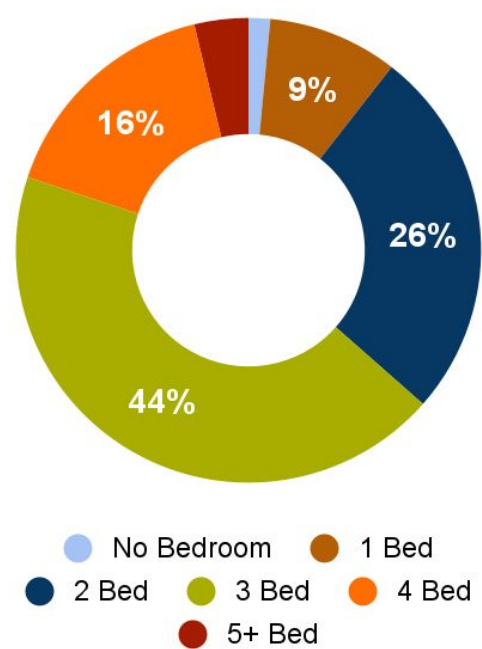
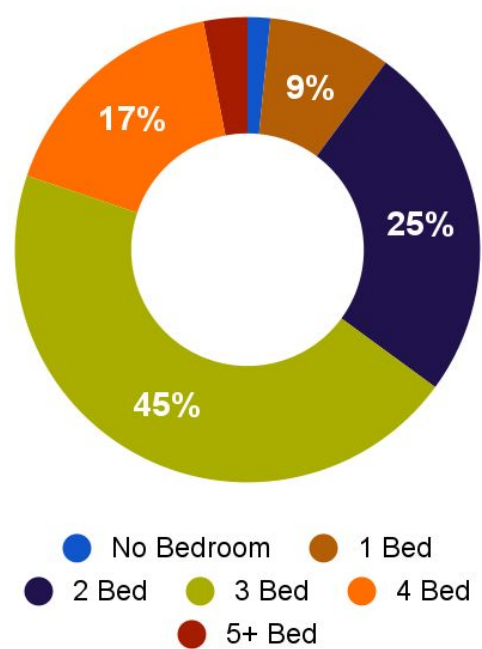
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Cass County contain 2.49 bedrooms, with 65% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Cass County | 2019

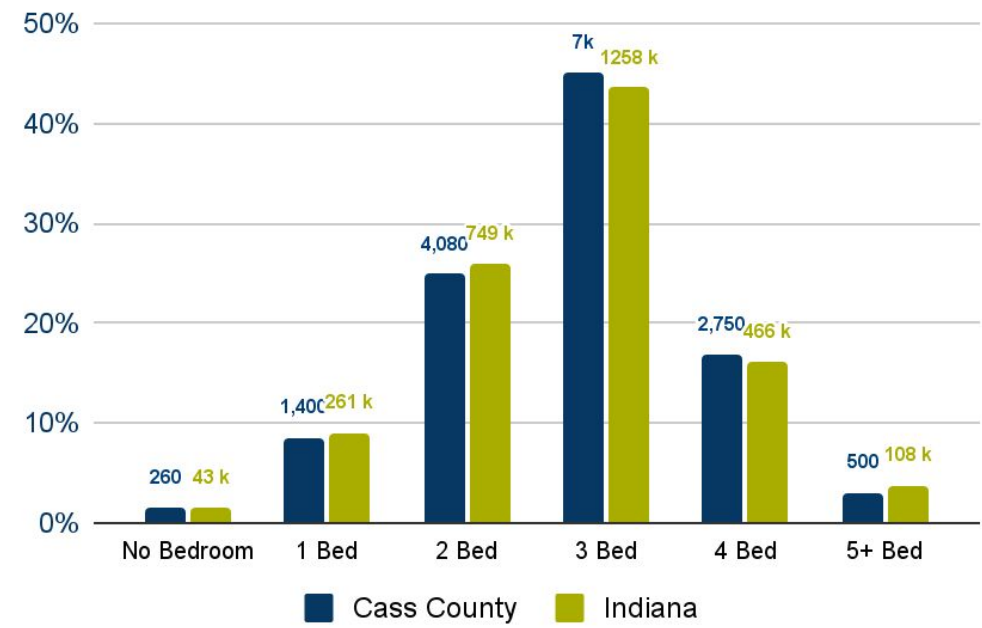
Indiana | 2019



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

Share of Housing Stock by Bedroom

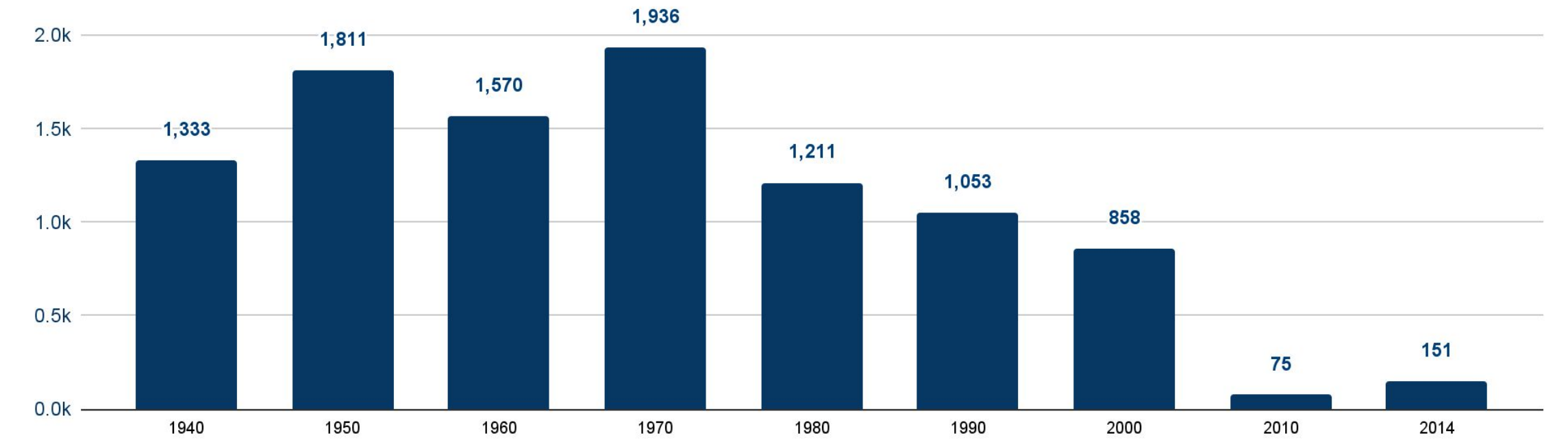
Cass County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

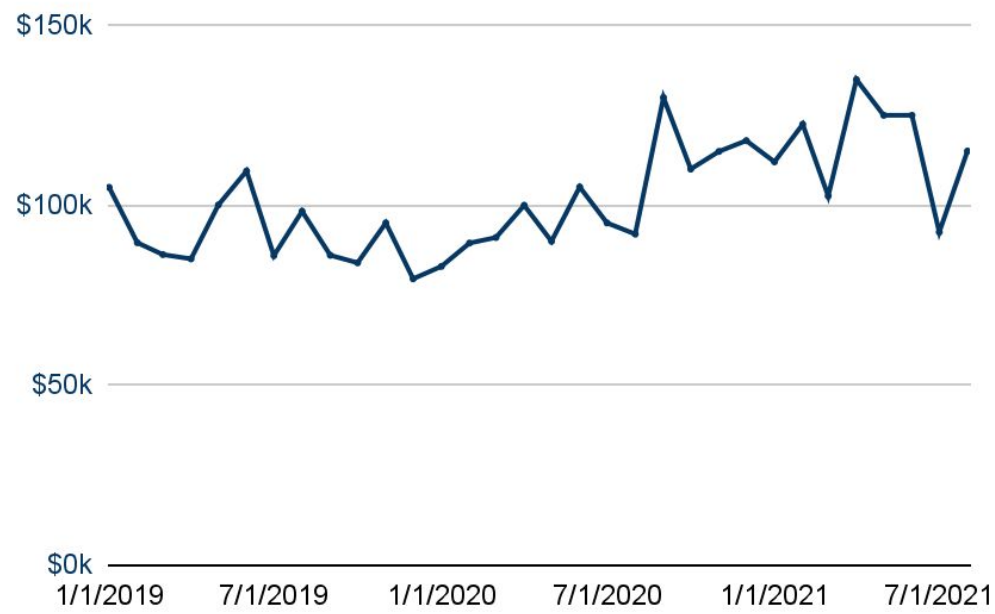
Homes by Year Built
Cass County | 2019



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

MEDIAN LISTING PRICE | Homes in Cass County have a median listing price of \$115,000. Home prices have increased by 10% since 2019.

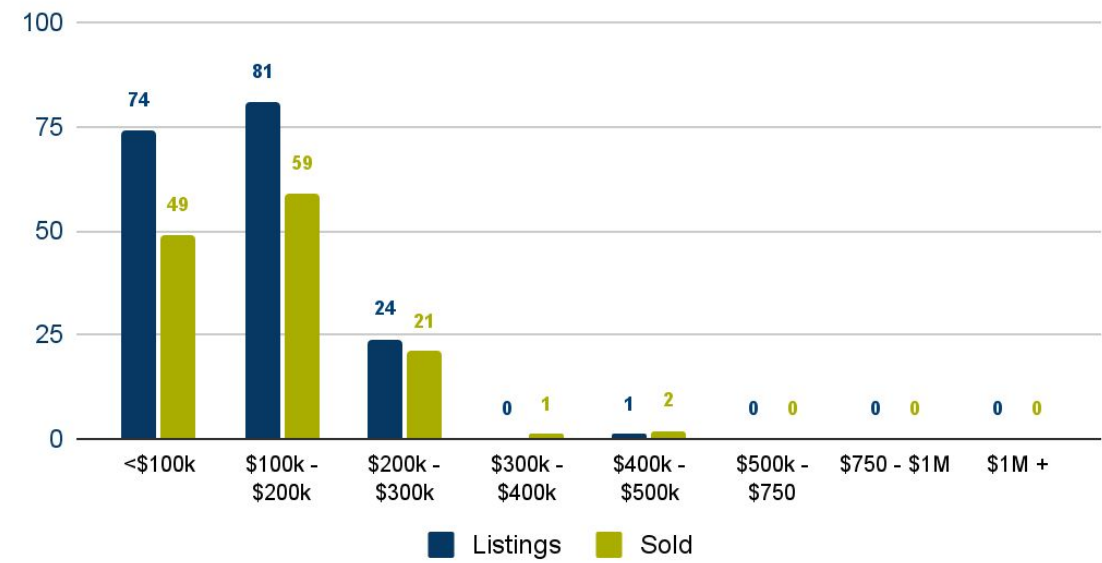
Median Listing Price
Cass County | 2019-2021



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)
Cass County | 2021

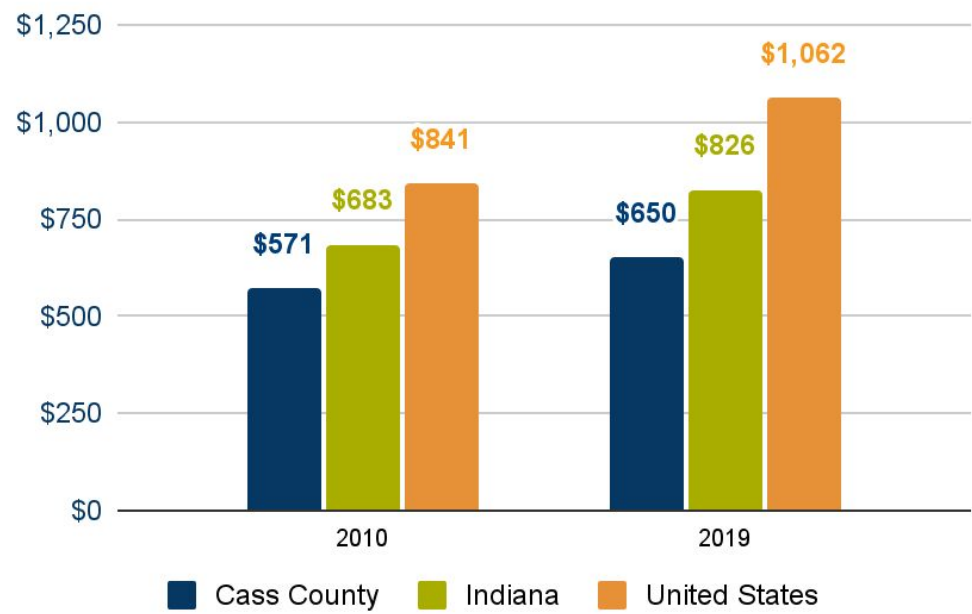


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 14% since 2010, with average rents at \$650 in 2019.

Median Rent

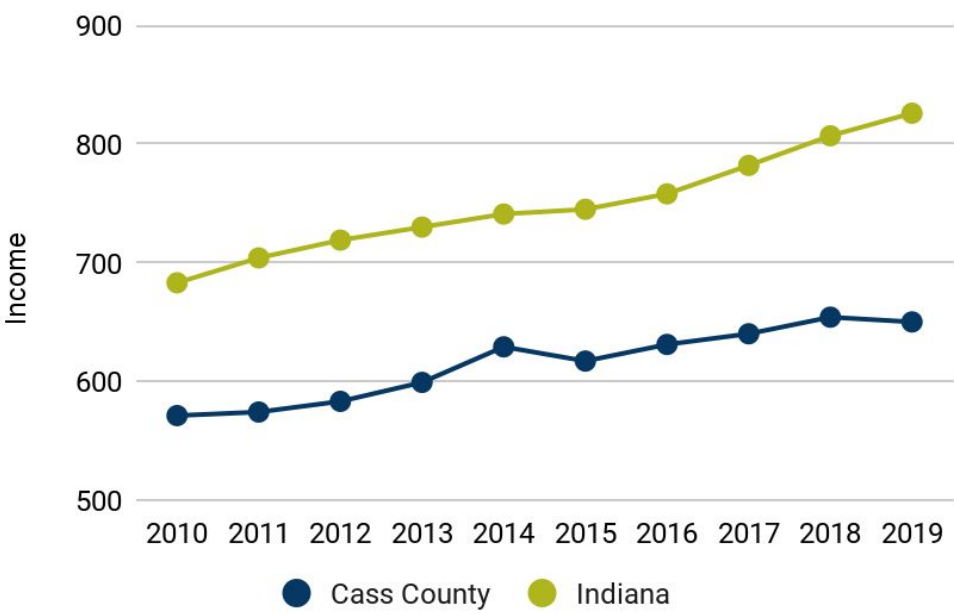
Cass County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

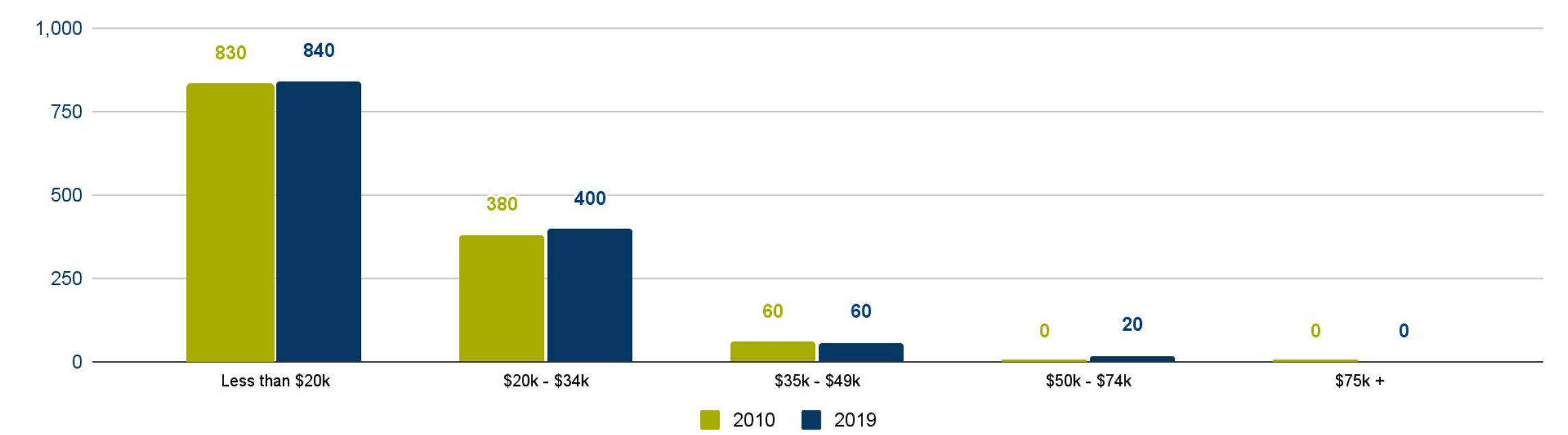
Cass County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 40% of renter households are housing cost burdened in Cass County, up 4% since 2010. 47% of households earning below \$50,000 are housing cost burdened.

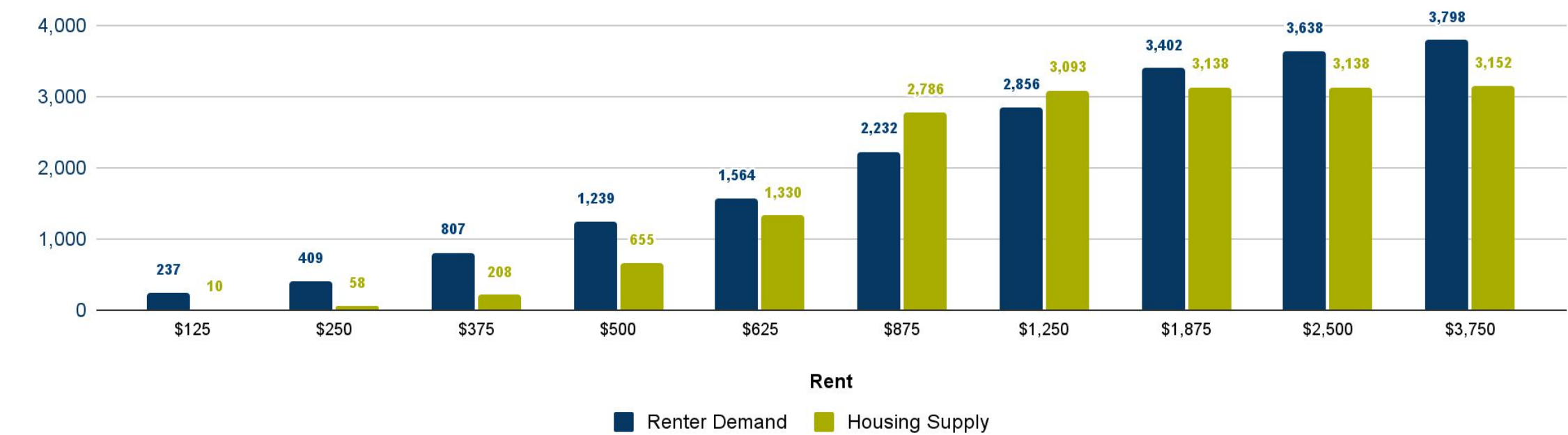
Renter Housing Cost Burden
Cass County, Indiana | 2010 - 2019



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 1000 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
Cass County, Indiana | 2010-2019

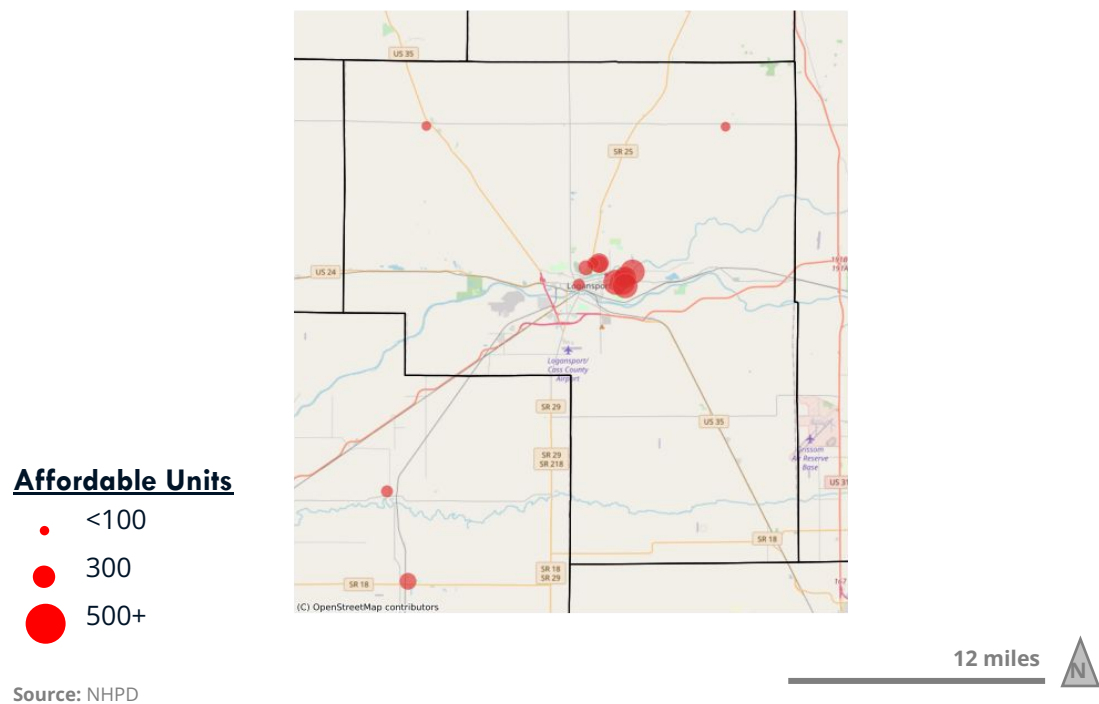


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Cass County | 2020



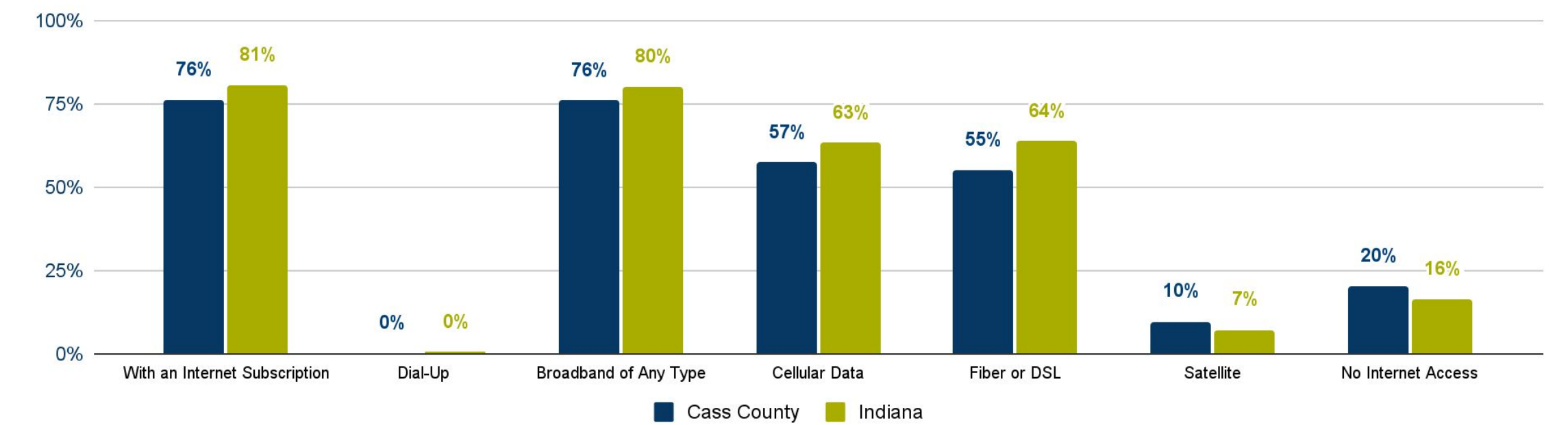
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 76% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Cass County | 2020

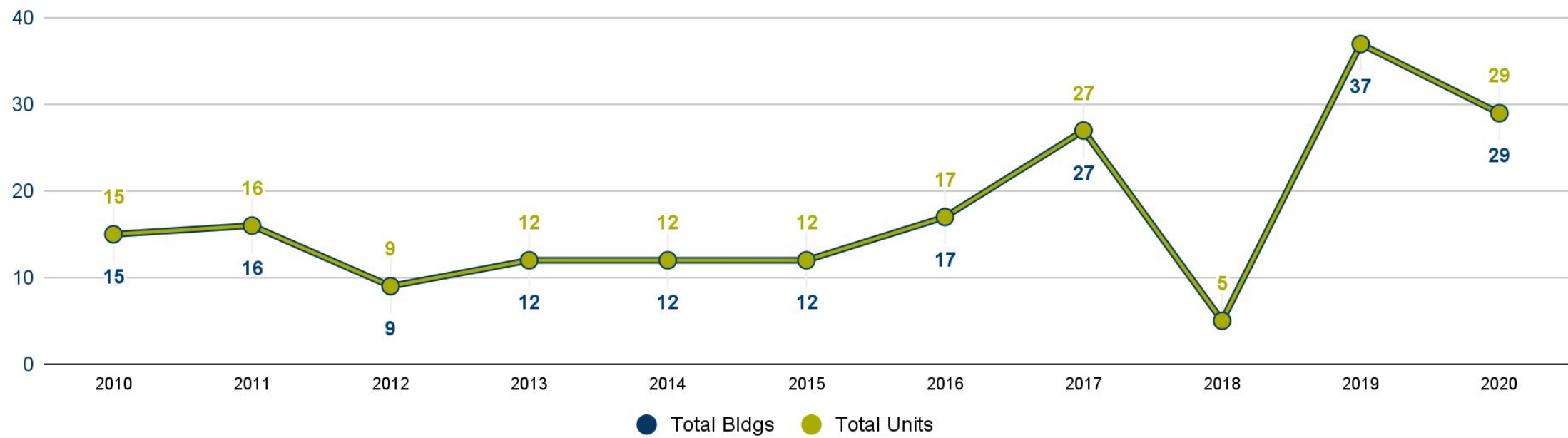


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 29 new housing starts in 2020 in Cass County, with 191 total building permits authorized since 2010.

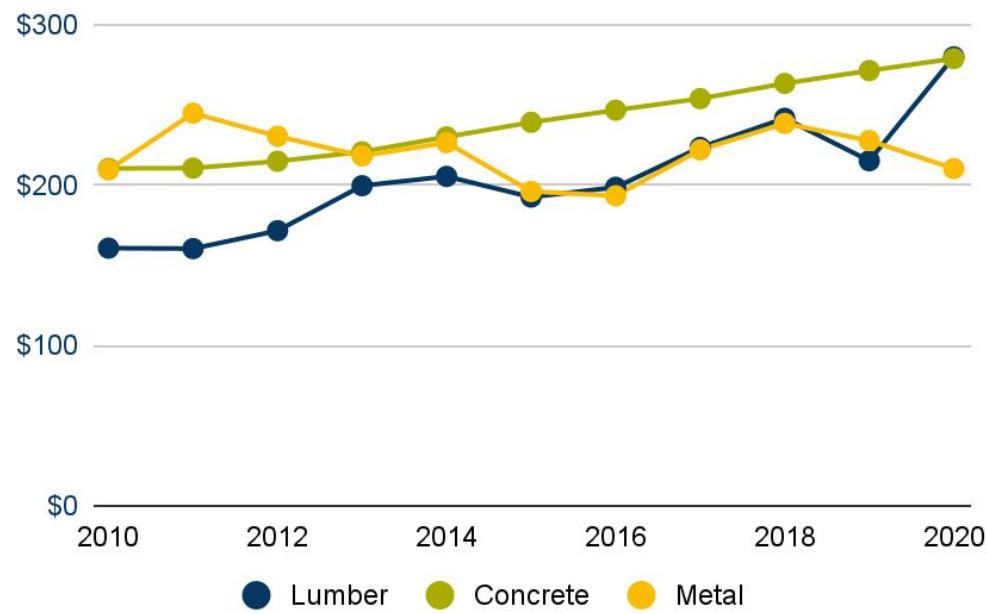
New Housing Structures Authorized by Building Permits
Cass County | 2017-2020



Source: St. Louis Fed.

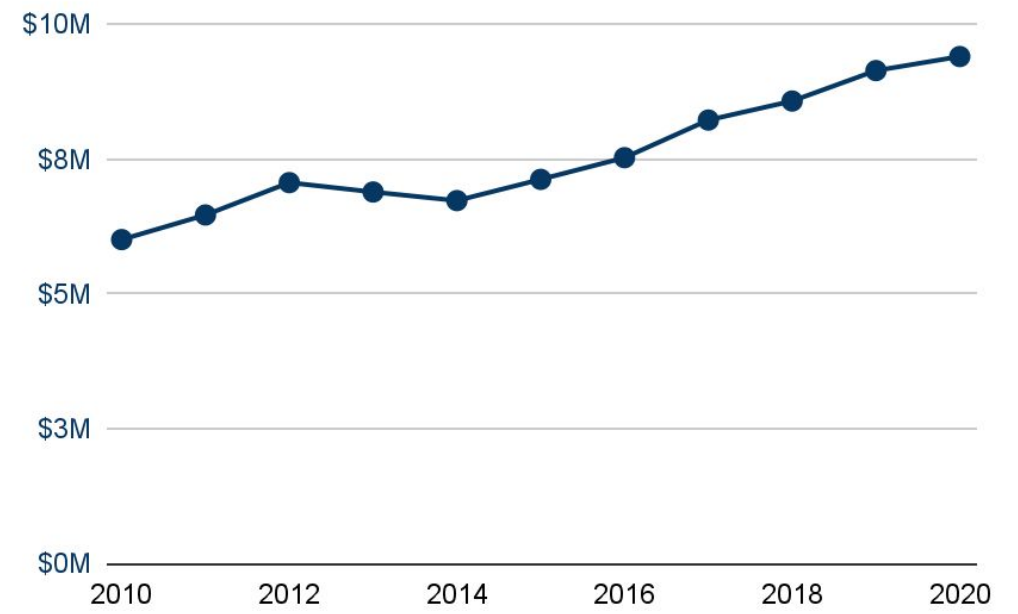
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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