Indiana Housing Working Group

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Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR PORTER 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.
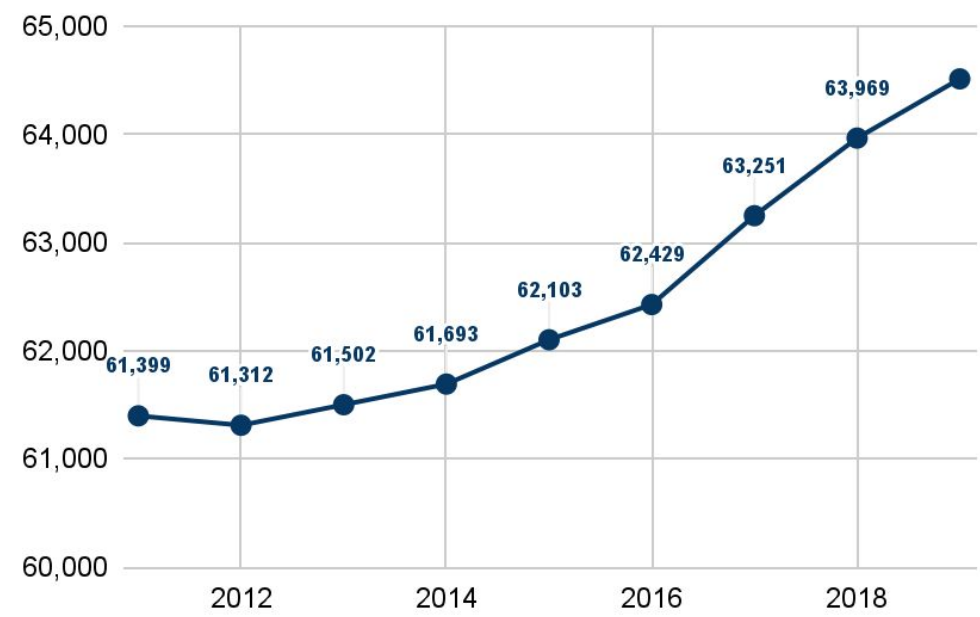
DEMOGRAPHIC TRENDS

POPULATION | Porter County's population has increased by 4.08% (6,610 people) between 2010-2019. In the same time period, the total number of households increased by 5.13% (3,147 households).

Resident Population
Porter County | 2010-2019
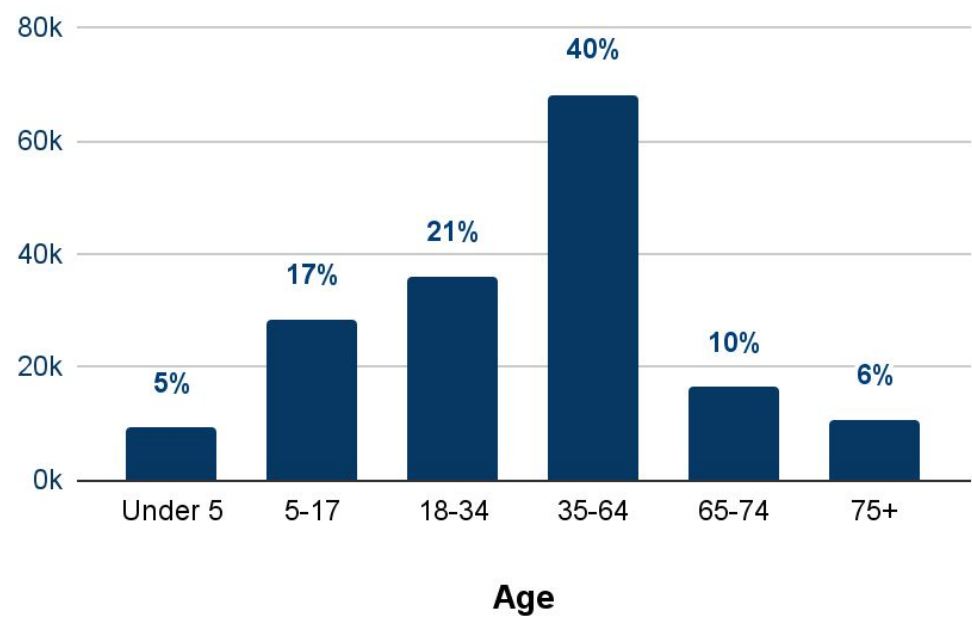

Source: FRED, U.S. Census Bureau

Households
Porter County | 2010-2019
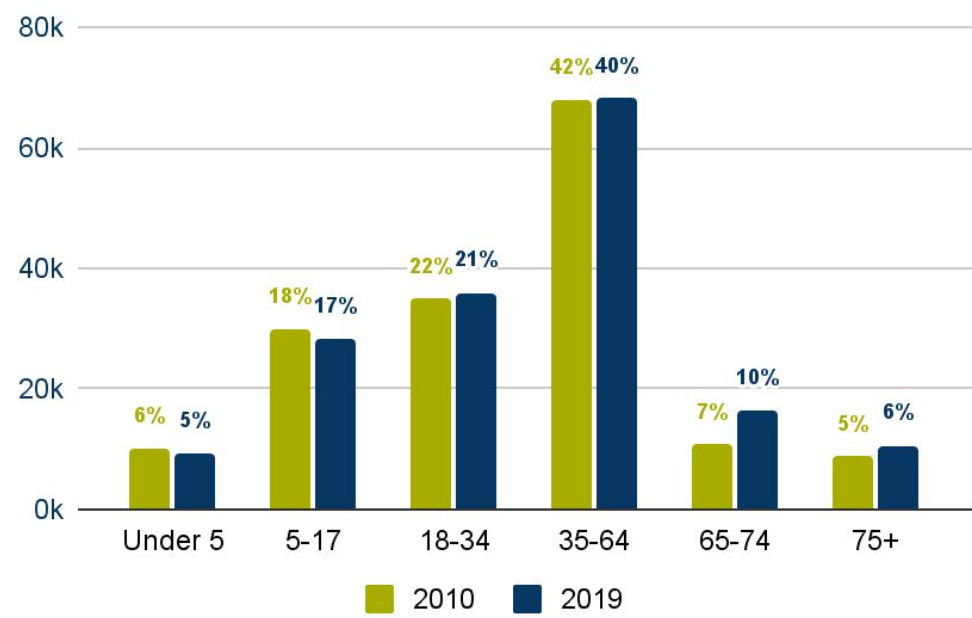

Source: FRED, U.S. Census Bureau

AGE | 16% of people in Porter County are above the age of 65, while 22% are below 18.

Population by Age
Porter County | 2019

Source: ACS 2019 5-year estimates

Change in Share of Population
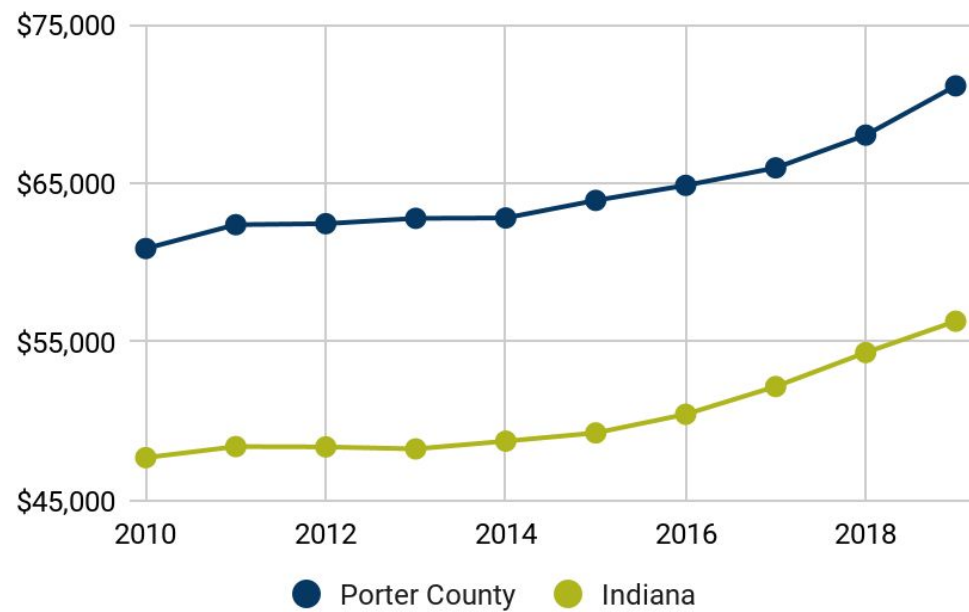**Porter County | 2010, 2019**

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Porter County had a median income of $71,152 in 2019, up 17% since 2010. 24% of households have incomes below $35,000, while 33% have incomes above $100,000.
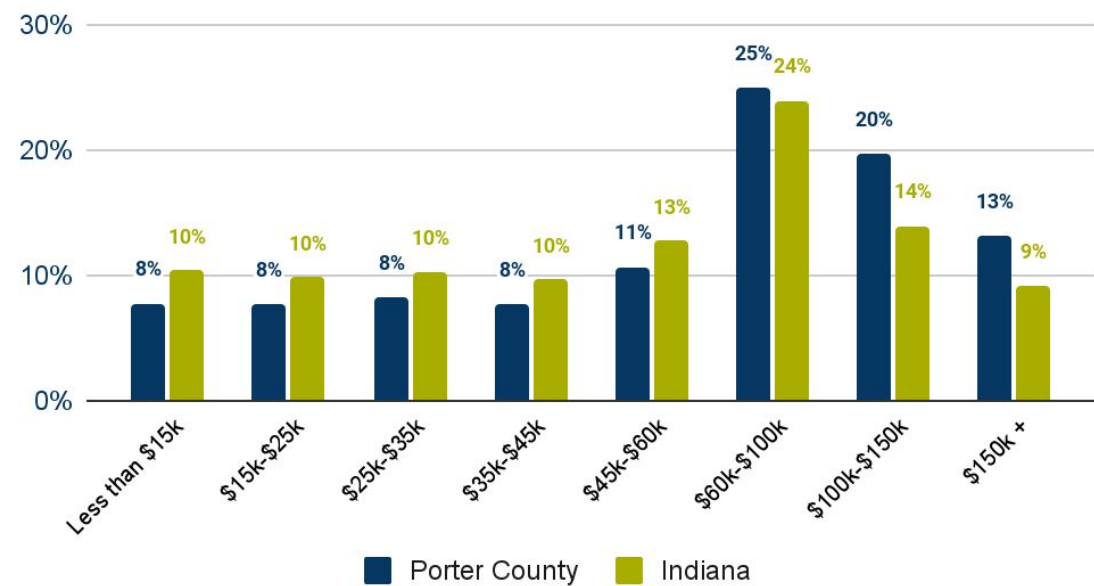
Median Income
Porter County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

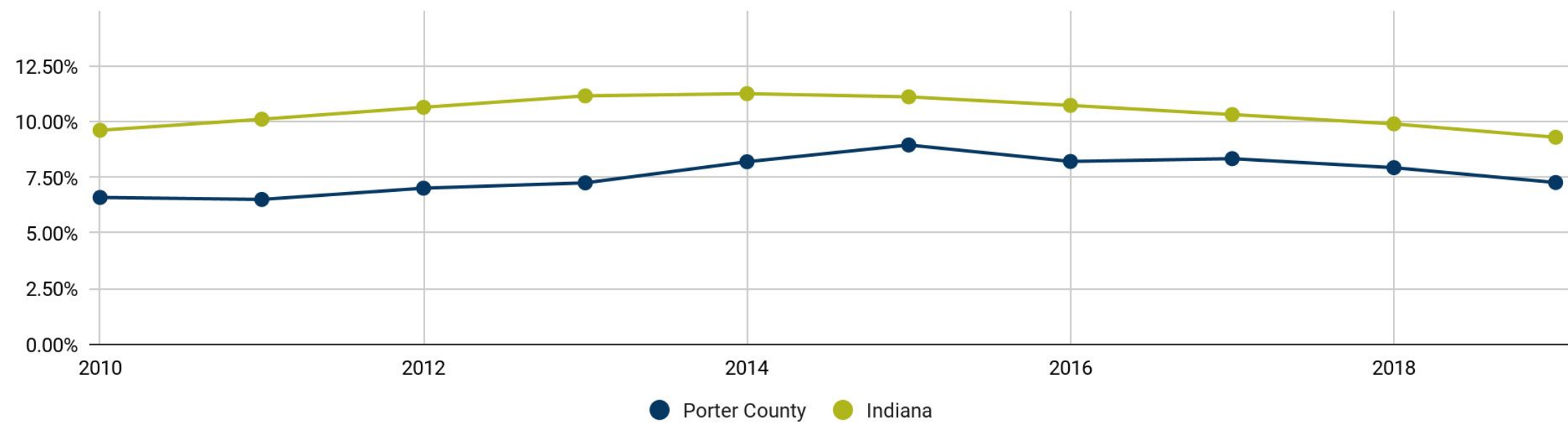## Household Income Distribution
Porter County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.3% of families live in poverty conditions in Porter County, up 0.67 percentage points from 6.6% in 2010.
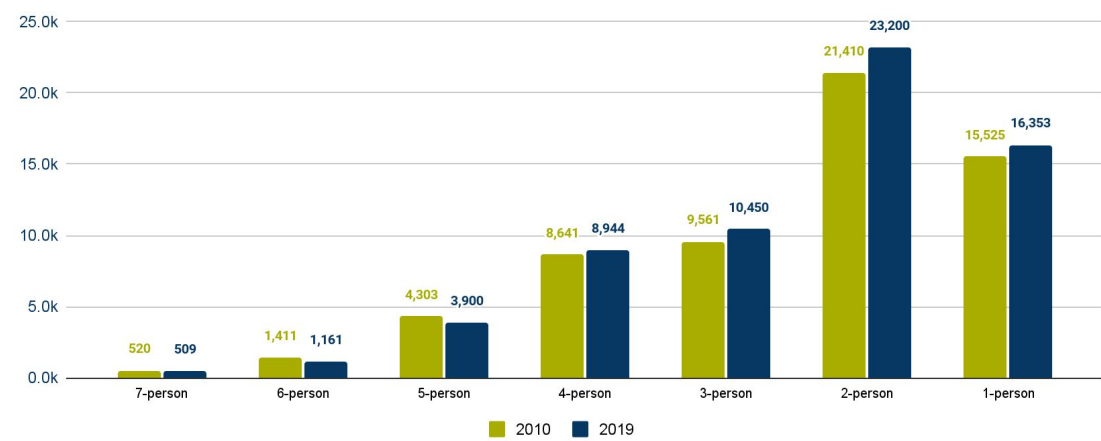
Family Poverty Rate
Porter County, State of Indiana | 2010-2019
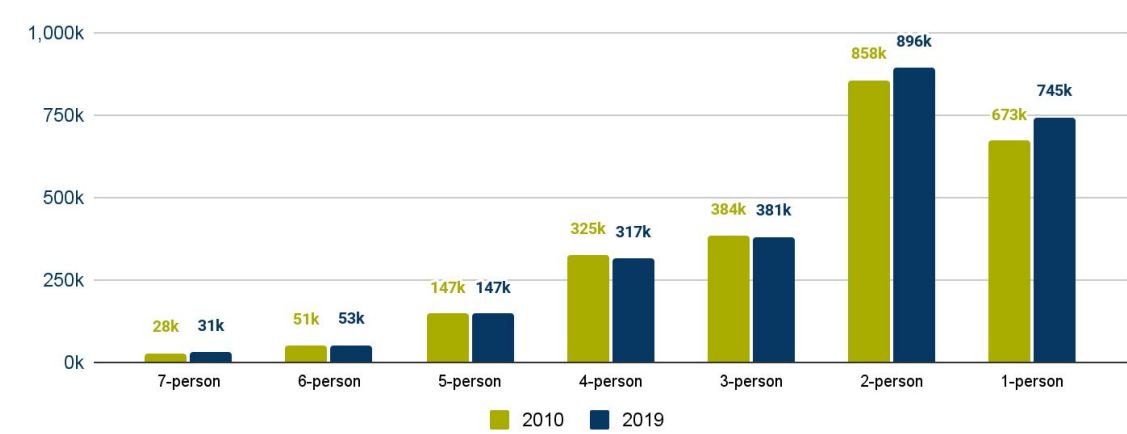

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.55 people, compared to 2.52 statewide. The Porter County average household has shrunk by 0.04 persons since 2010.

Household Size
Porter County | 2010, 2019

Household Size
State of Indiana | 2010, 2019

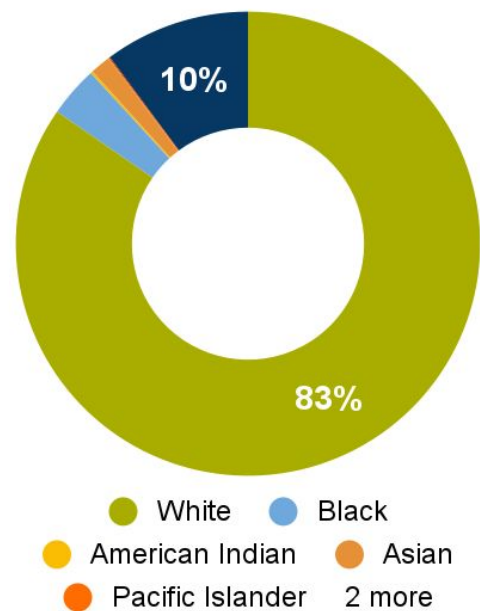**Source:** ACS 2010-2019 5-year estimates
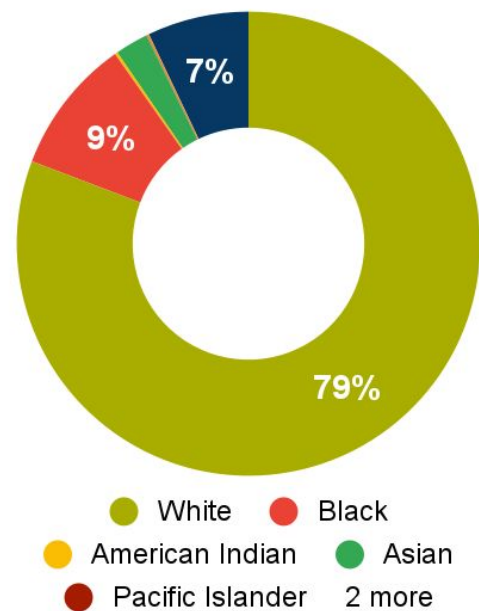
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION| The current racial distribution of households in Porter County is 83% white, 3% Black, 10% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution
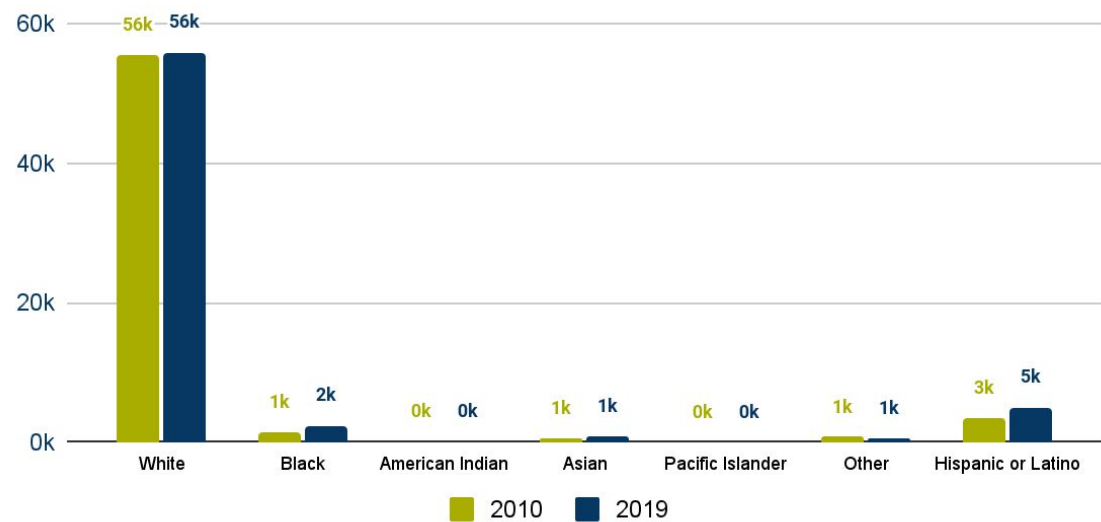
Porter County | 2019

White · Black
American Indian · Asian
Pacific Islander · 2 more

Indiana | 2019

White · Black
American Indian · Asian
Pacific Islander · 2 more

Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution
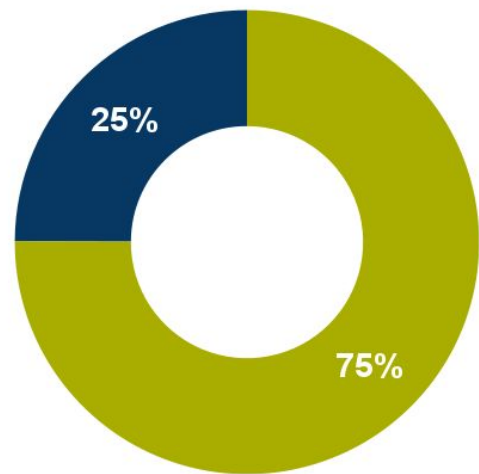
Porter County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 25% of households (16,083 households) in Porter County were renters, while 75% (48,434 households) were owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

Porter County | 2019　　　　　**Indiana | 2019**

- ● Owner Occupied
- ● Renter Occupied

- ● Owner Occupied
- ● Renter Occupied

Source: ACS 2019 5-year estimates

Total Households by Tenure

Porter County | 2010-2019

- ■ Owner Occupied
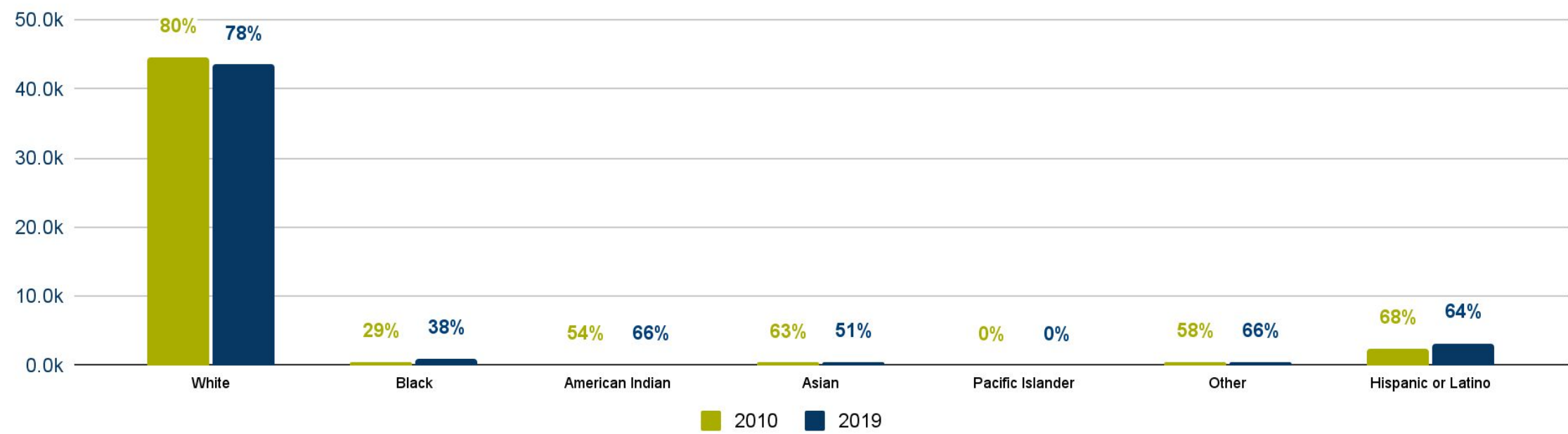- ■ Renter Occupied
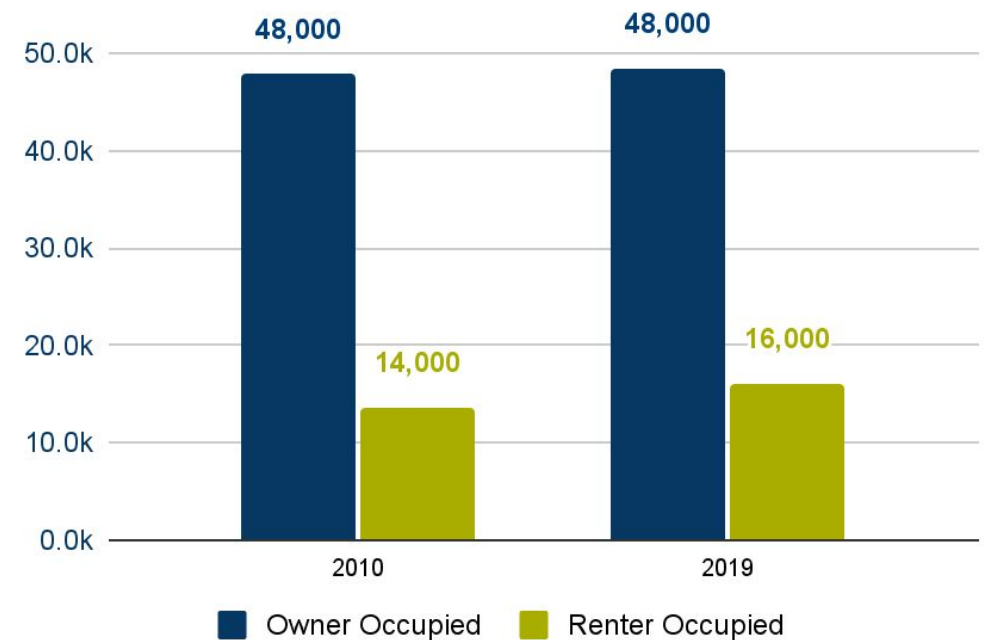
Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 78% among non-Hispanic White households, 38% for Black households, and 64% for Hispanic or Latino households.
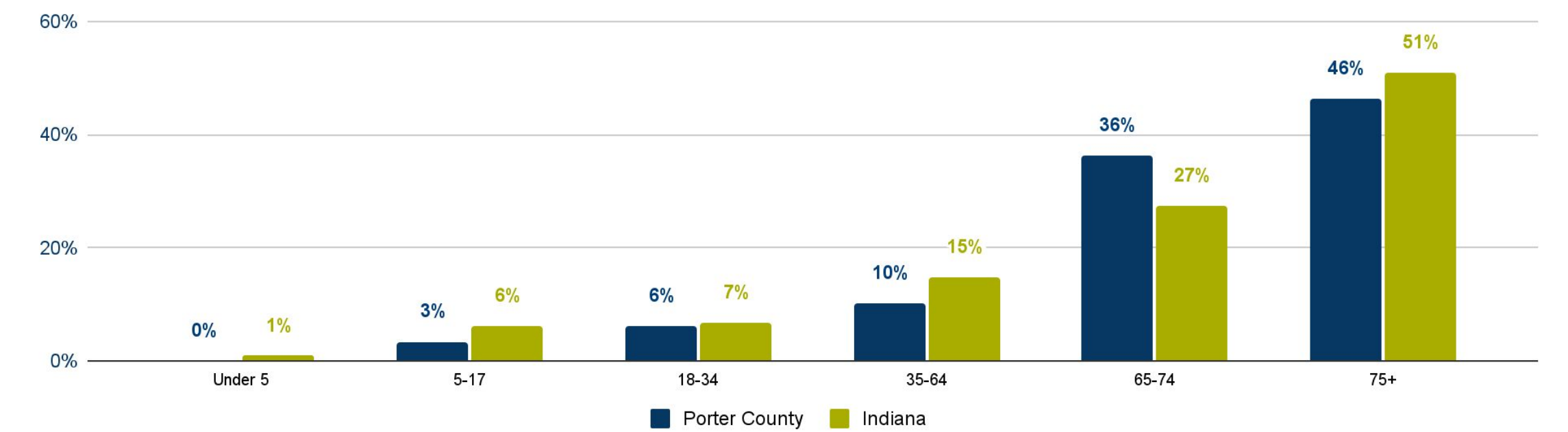
Homeownership by Race

Porter County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

DISABILITY | 12% of people in Porter County live with a disability. For people above 65, the share increases to 40%.
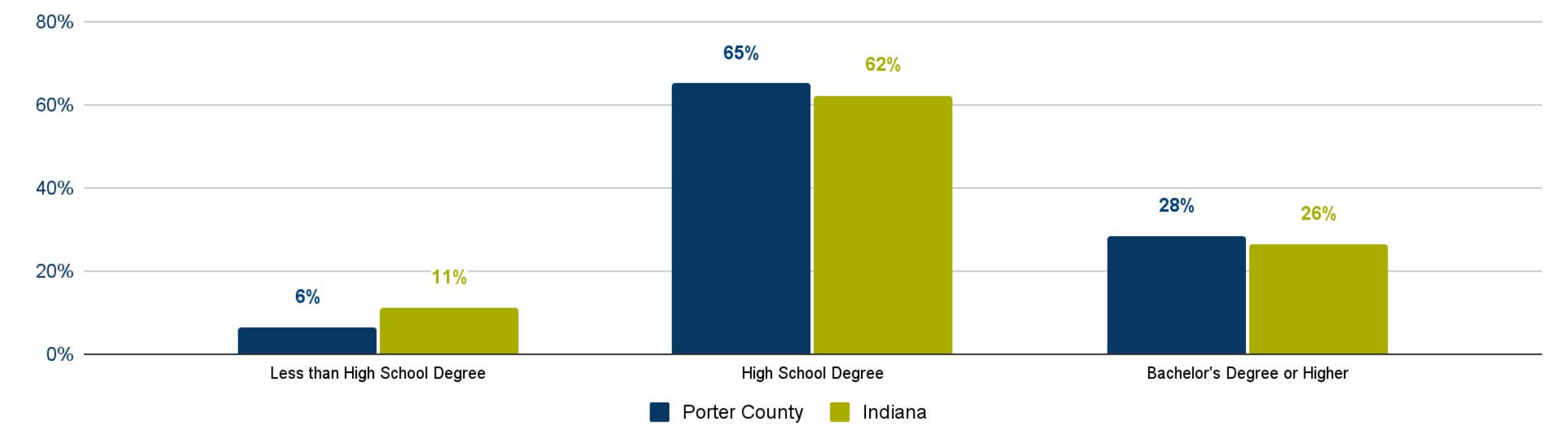
Share of the Population with a Disability by Age
Porter County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Porter County, 65% of the population has at least a high school degree and 28% of the population has at least a Bachelor's degree.

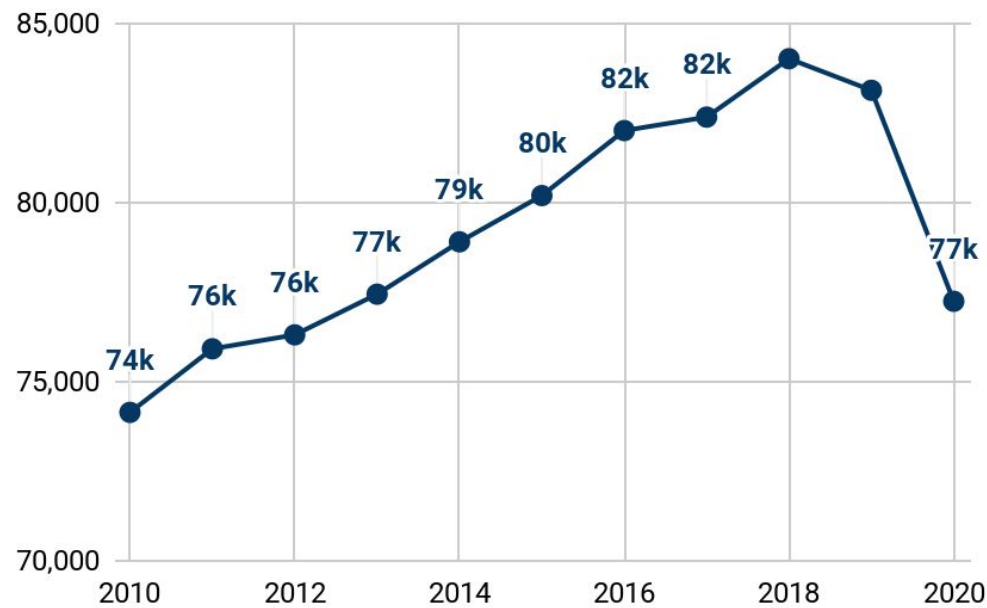## Educational Attainment
Porter County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates
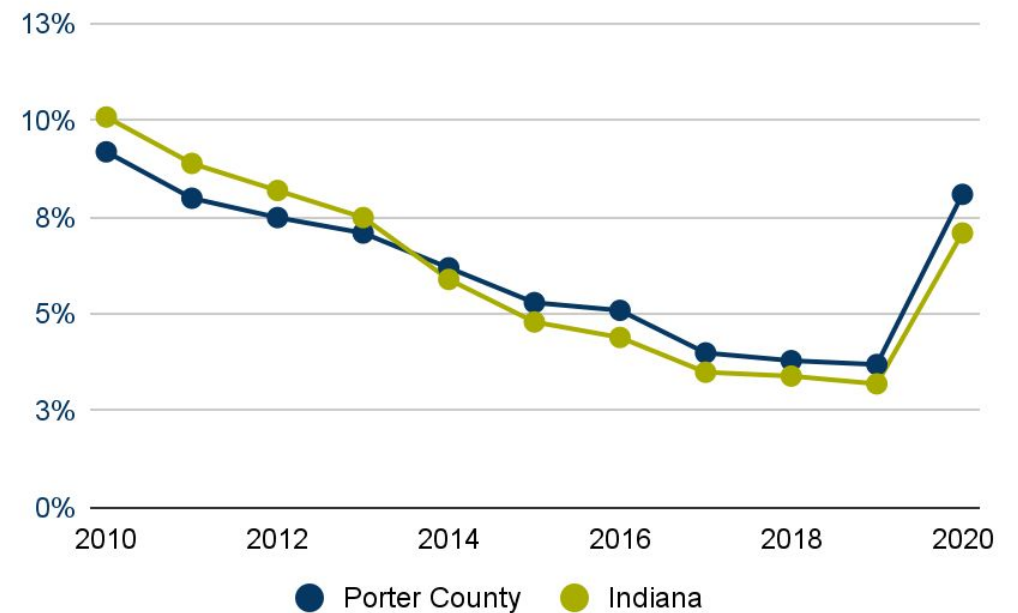
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 77,000 employed persons in Porter County, up by 4.19% since 2010. The unemployment rate in 2020 was 8.10%, up 4.40 points from 2019.

Total Employment
Porter County | 2010-2019

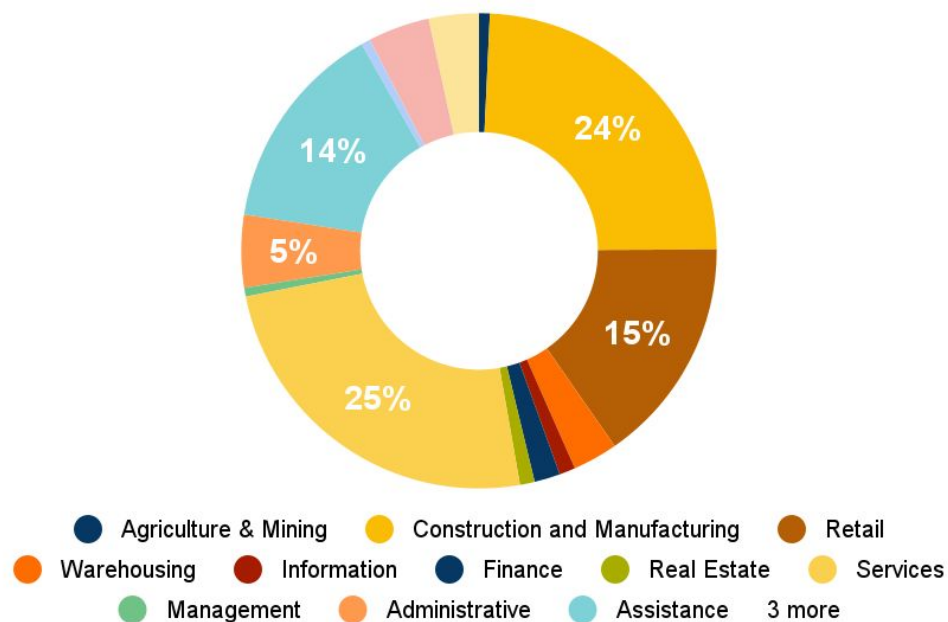Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Porter County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Porter County, accounting for 17% of all jobs, followed by Health Care and Social Assistance (14% of all jobs).

Total Jobs by All Industries

Porter County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance
- 3 more

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

Top 5 Industries and Median Annual Wages

1. **Service-providing** | **$41,055**
2. **Trade, transportation, and utilities** | **$41,861**
3. **Professional and business services** | **$51,164**
4. **Goods-producing** | **$70,109**
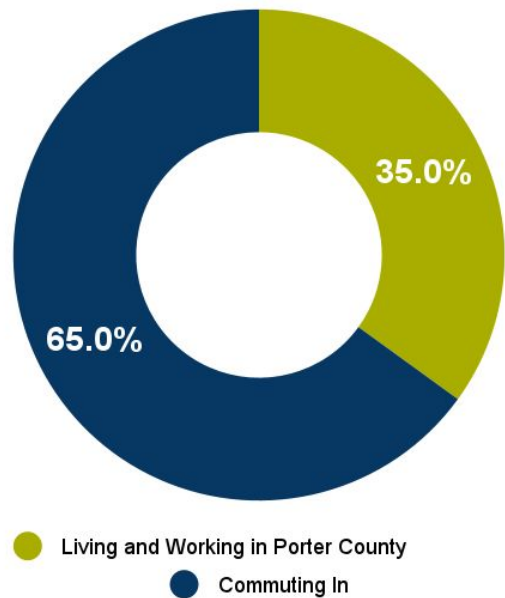5. **Education and health services** | **$45,676**

Source: BLS

Top 5 Employers

1. **Arcelormittal (Burns Harbor)**
2. **Us Steel Corp (Portage)**
3. **St Mary Med Ctr Wound Clinic (Portage)**
4. **Regal Power Trans Solutions (Valparaiso)**
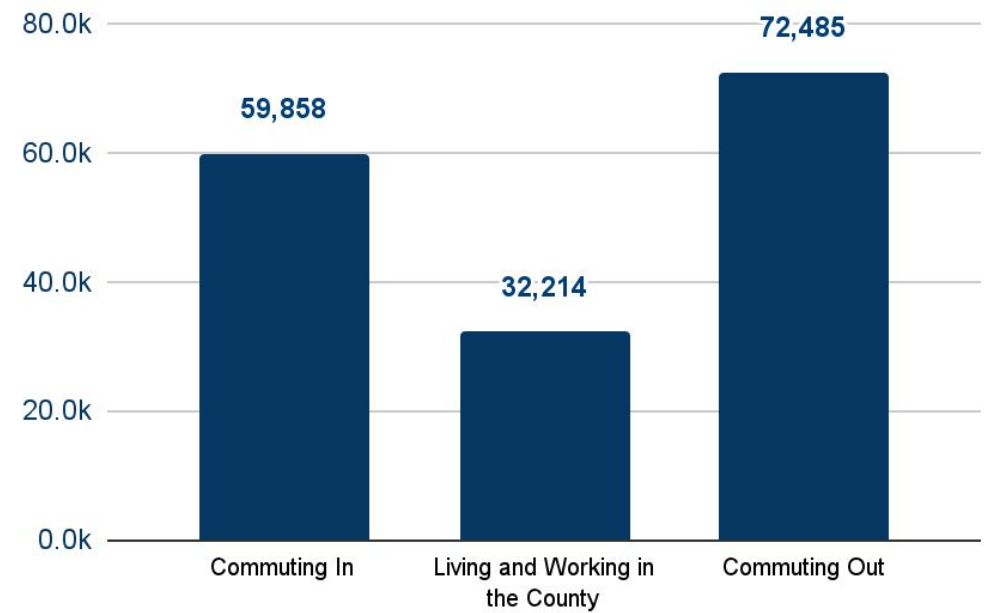5. **Nitco (Hebron)**

Source: BLS

COMMUTER INFLOW / OUTFLOW | 60,000 commuters come into Porter County for their jobs, while 72,000 employees travel outside of Porter County for their jobs.

Employment Inflow
Porter County | 2018

- **35.0%** Living and Working in Porter County
- **65.0%** Commuting In

Living and Working in Porter County
Commuting In

Commuting Patterns
Porter County | 2018

	Commuting In	Living and Working in the County	Commuting Out
	59,858	32,214	72,485

JOB GROWTH AND HOUSING PRODUCTION | Porter County has created 5,698 jobs between 2014-2019 and 3,015 housing units, or 53 units for every 100 jobs created.

Job Growth and Housing Production
Porter County | Total Jobs, New Jobs
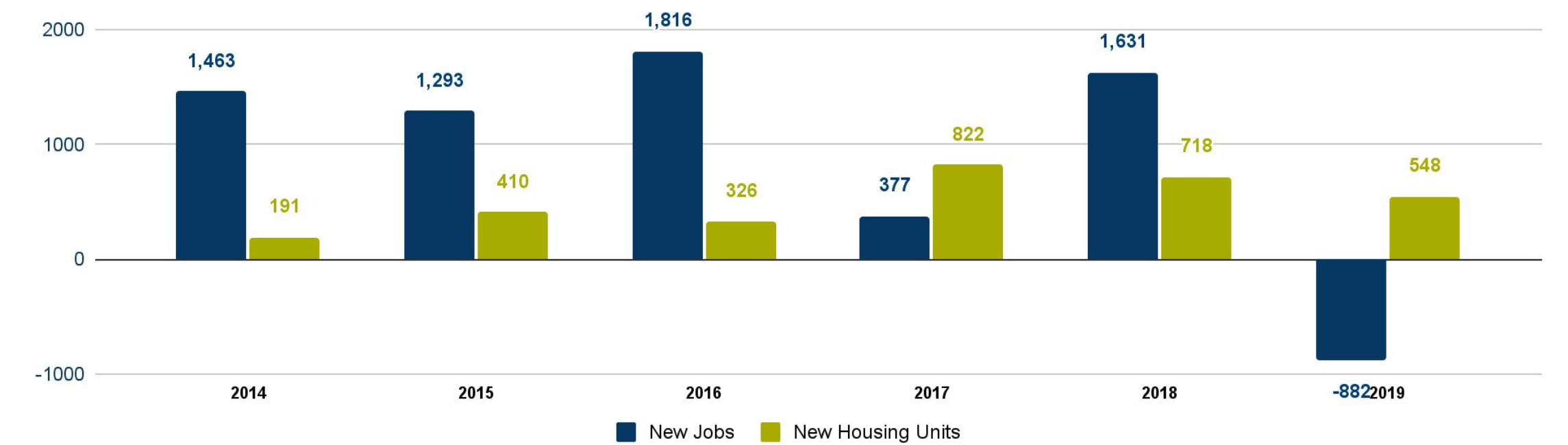
Housing Units Includes all existing units, single family and multifamily.
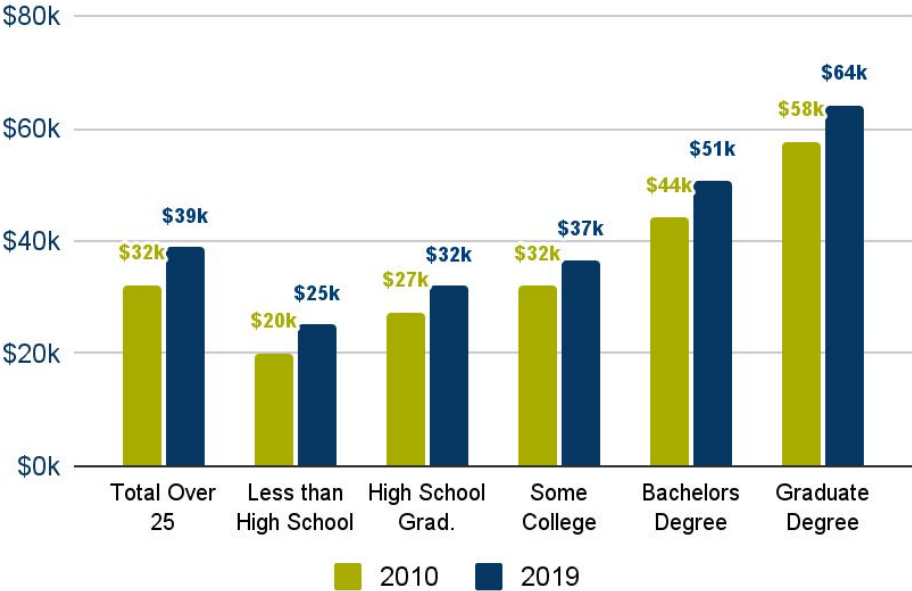**Source:** ACS 2010-2019 5-year estimates

JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 17% since 2010 for the total population and increased 25% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Porter County | 2010, 2019
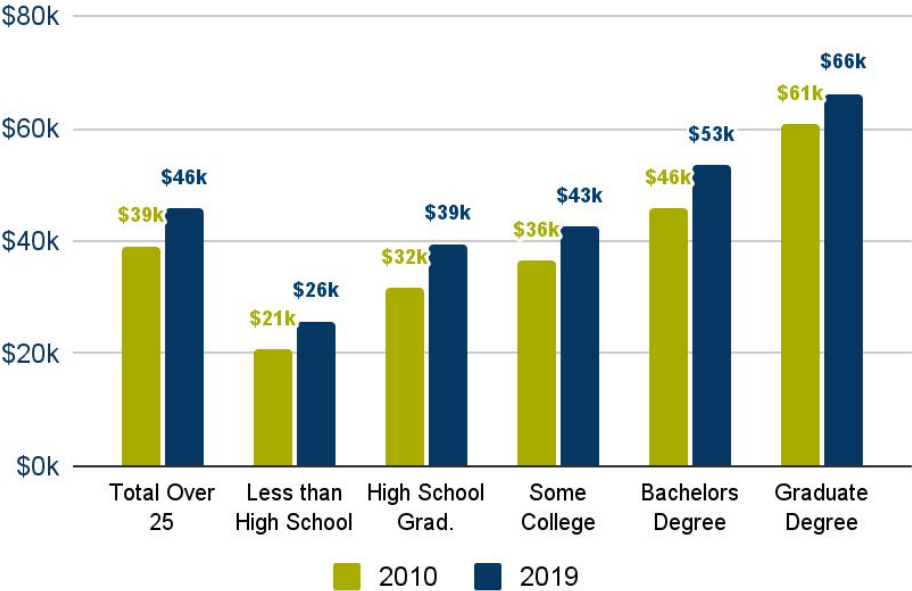
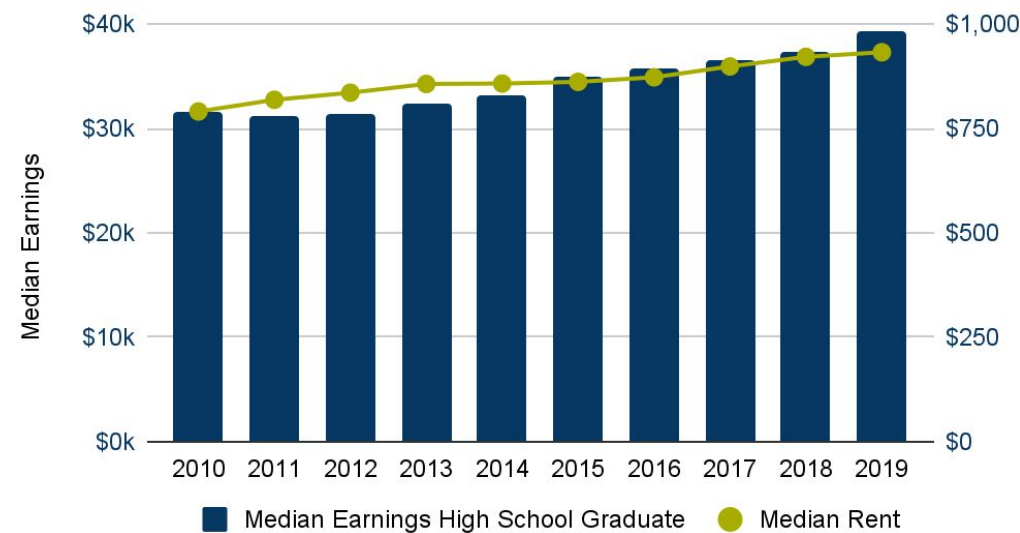
Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

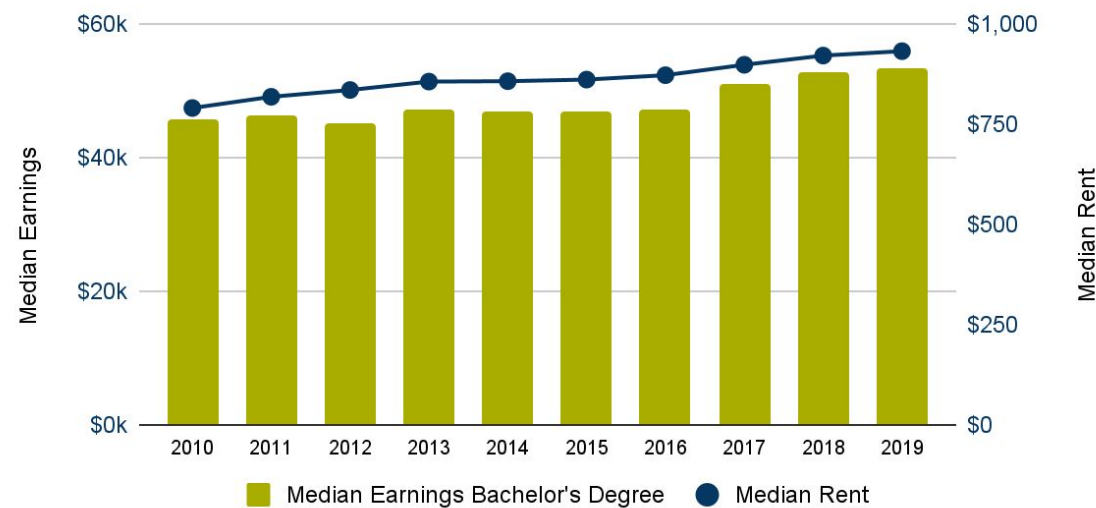Source: ACS 2010-2019 5-year estimates

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 18.0%, or 18% since 2010.

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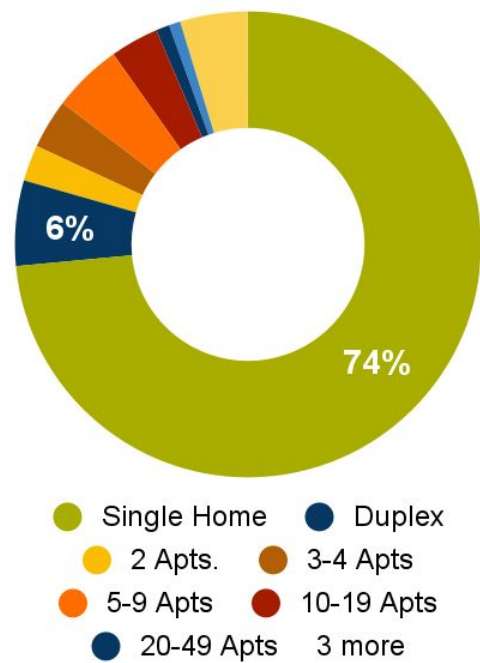**Porter County | 2010-2019**

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

HOUSING TRENDS

HOUSING TYPOLOGY | 74% of homes in Porter County are single-family, while 22% are multifamily. Multifamily housing has increased by 1914 homes since 2010.
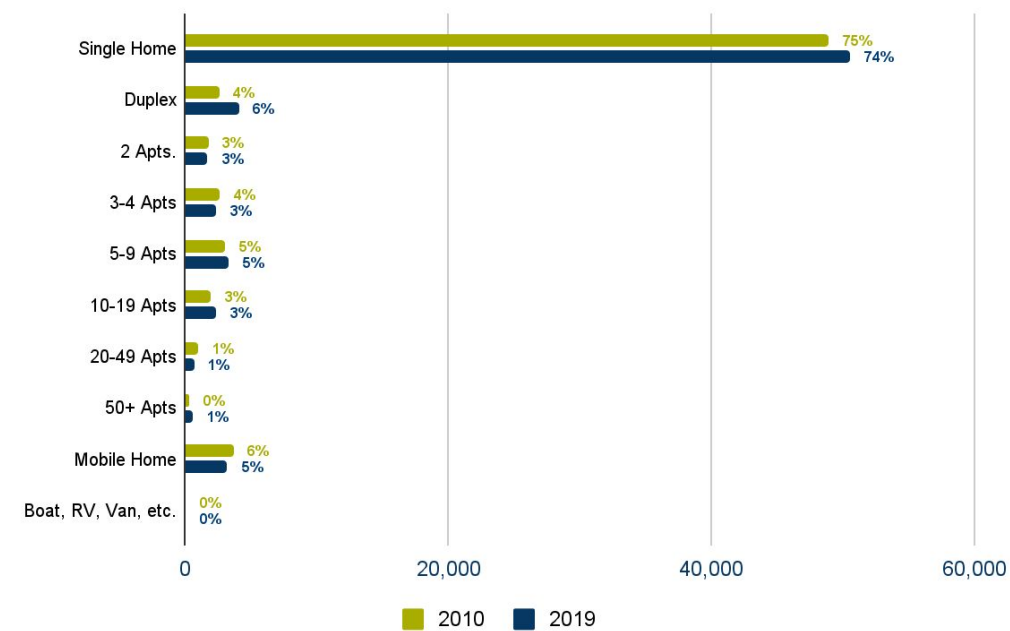
Housing Typology

Porter County | 2019

Indiana | 2019

74%

6%

73%

Single Home — Duplex
2 Apts. — 3-4 Apts
5-9 Apts — 10-19 Apts
20-49 Apts — 3 more

Single Home — Duplex
2 Apts. — 3-4 Apts
5-9 Apts — 10-19 Apts
20-49 Apts — 3 more

Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Porter County | 2010-2019

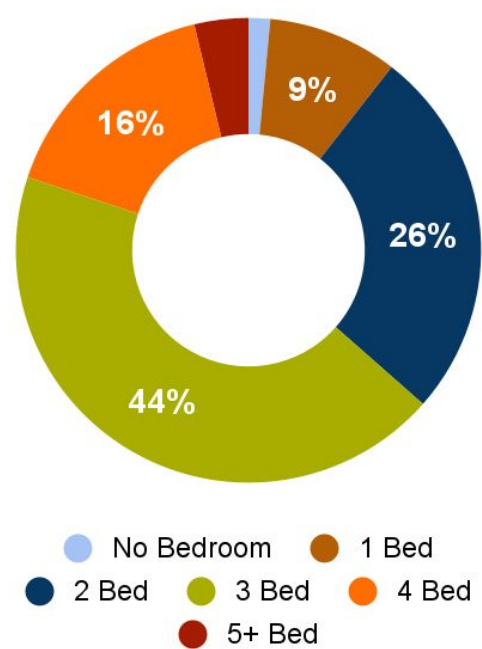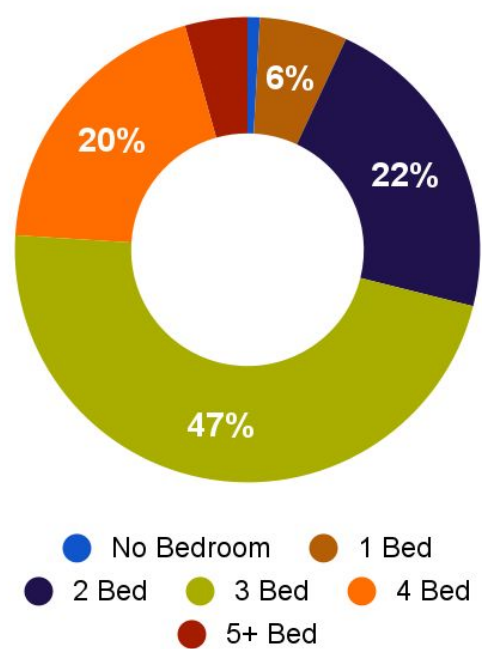| Category	2010	2019
Single Home	75%	74%
Duplex	4%	6%
2 Apts.	3%	3%
3-4 Apts	4%	3%
5-9 Apts	5%	5%
10-19 Apts	3%	3%
20-49 Apts	1%	1%
50+ Apts	0%	1%
Mobile Home	6%	5%
Boat, RV, Van, etc.	0%	0%

2010   2019

Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Porter County contain 2.55 bedrooms, with 71% of units containing 3 bedrooms or more.

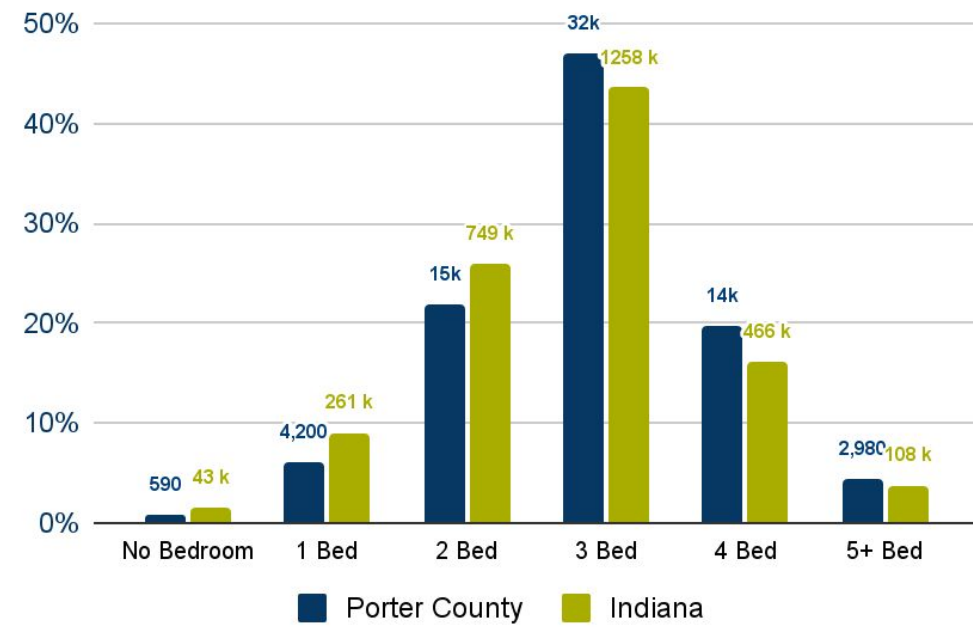## Housing Stock by Bedrooms

Porter County | 2019

No Bedroom • 1 Bed
2 Bed • 3 Bed • 4 Bed
5+ Bed

Indiana | 2019

No Bedroom • 1 Bed
2 Bed • 3 Bed • 4 Bed
5+ Bed

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

Share of Housing Stock by Bedroom
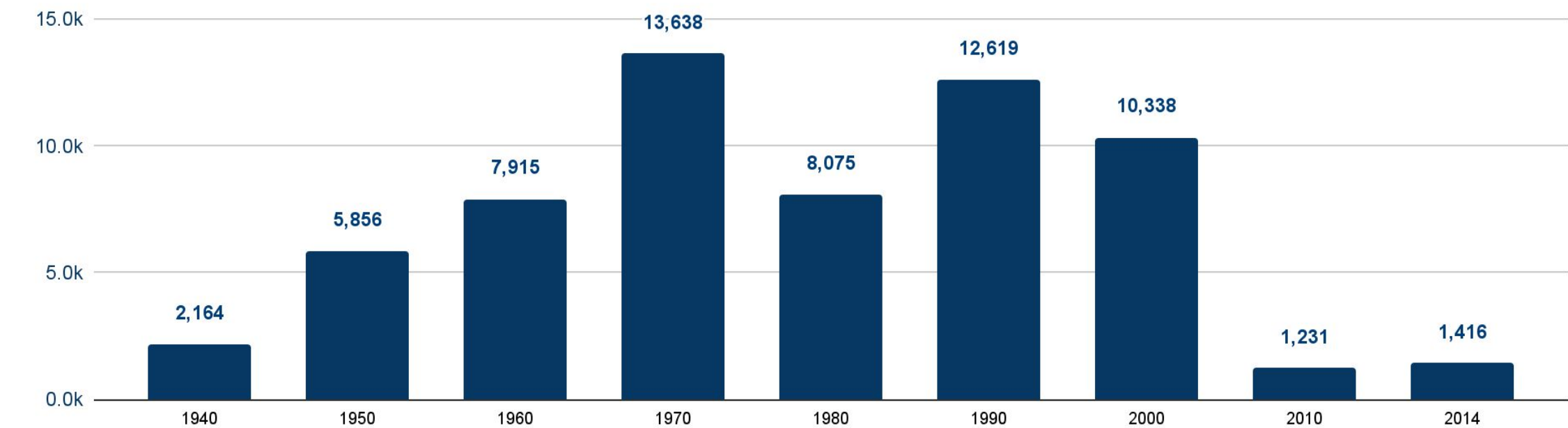
Porter County, Indiana | 2019

Porter County ■ Indiana

Source: ACS 2010-2019 5-year estimates

# HOUSING AGE | 81% of homes were built before 1990, with a plurality of homes built in 1970.

Homes by Year Built

Porter County | 2019

Year	Homes
1940	2,164
1950	5,856
1960	7,915
1970	13,638
1980	8,075
1990	12,619
2000	10,338
2010	1,231
2014	1,416

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

Median Listing Price
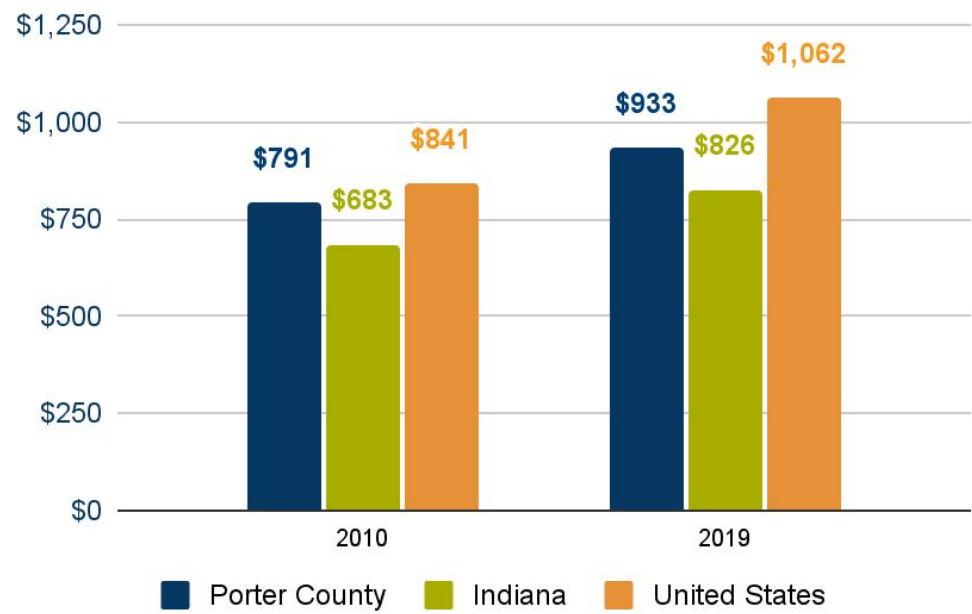**Porter County | 2019-2021**
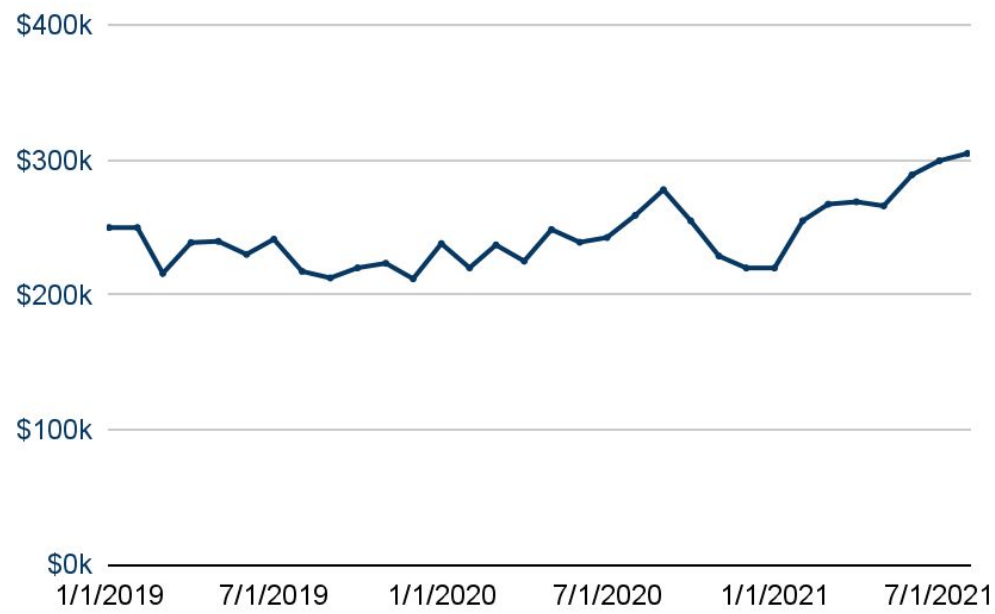
Listings and Sales (last 24 months)
Porter County | 2021
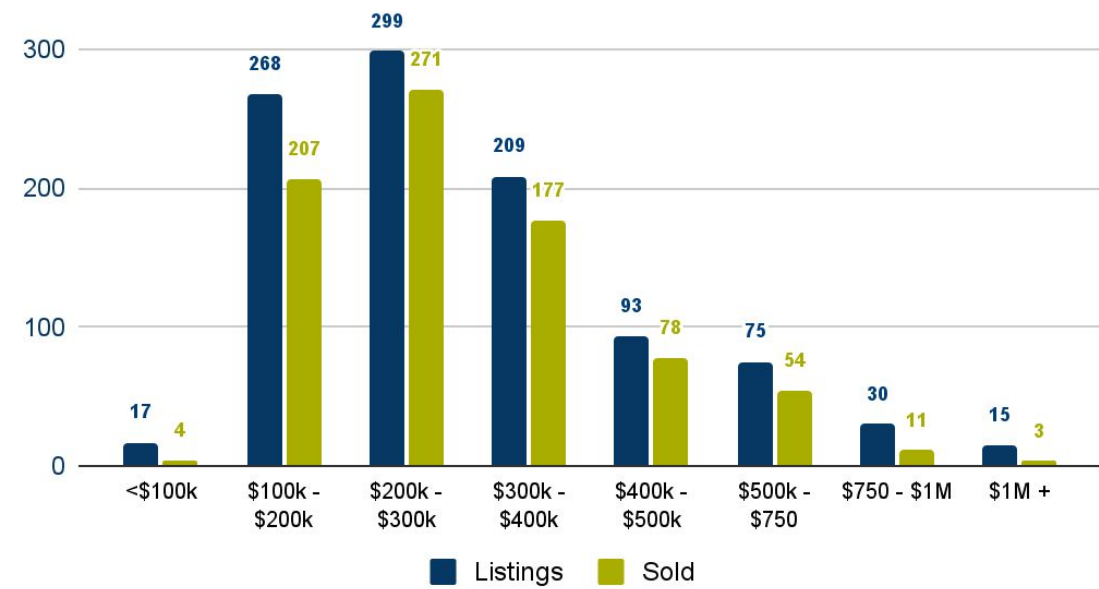
MEDIAN RENTS | Median rents have increased by 18% since 2010, with average rents at $933 in 2019.
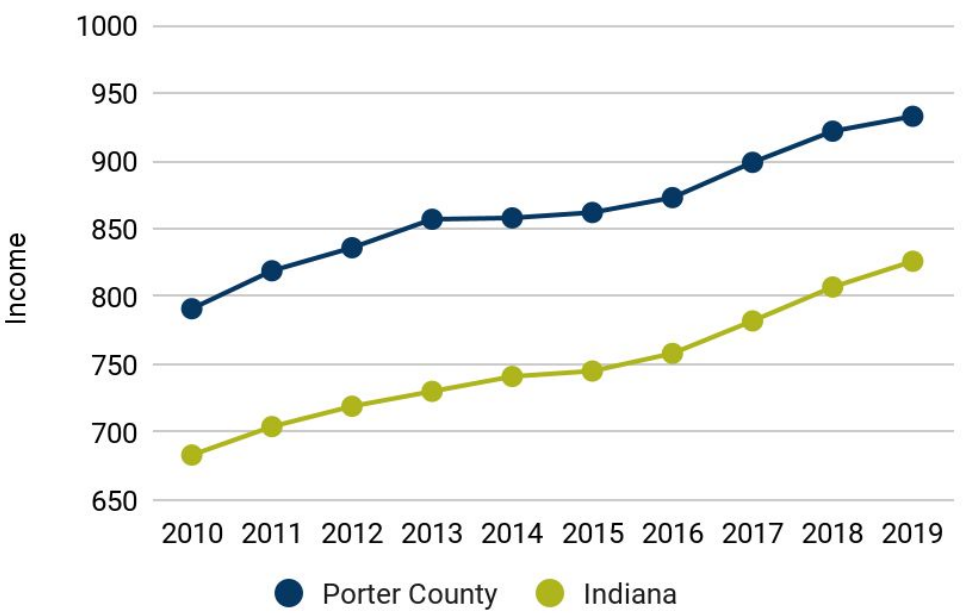
Median Rent
Porter County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates
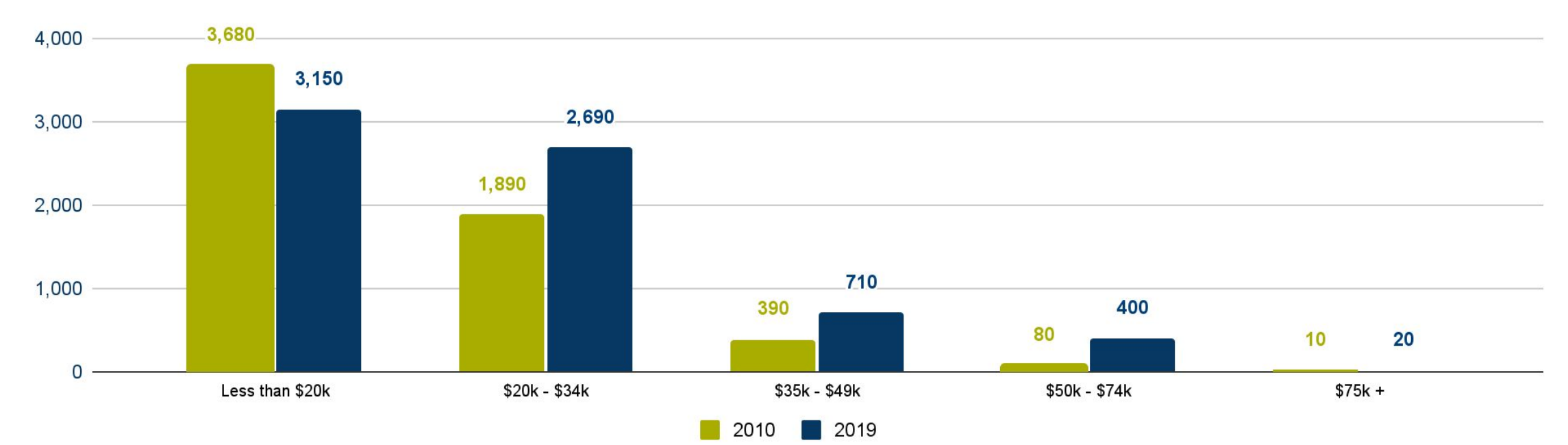
Median Rent Over Time
Porter County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

COST BURDEN | 47% of renter households are housing cost burdened in Porter County, down -1% since 2010. 65% of households earning below $50,000 are housing cost burdened.

Renter Housing Cost Burden
Porter 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 12000 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

Porter County, Indiana | 2010-2019

Rent

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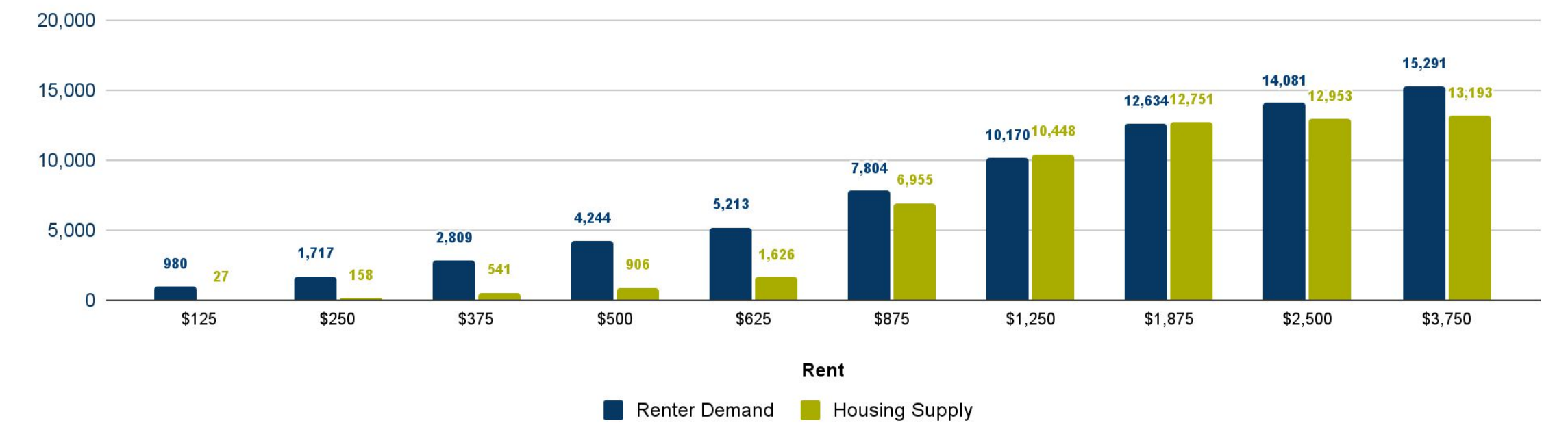
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

AFFORDABLE HOUSING | The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Porter County.
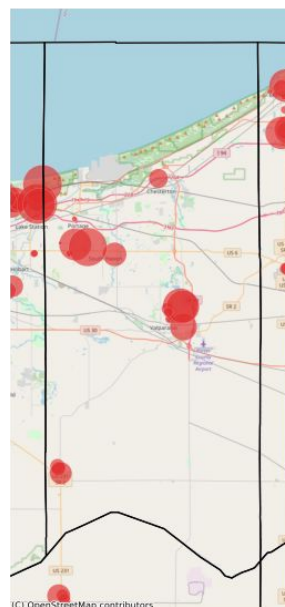
Affordable Housing Inventory
Porter County | 2020

Affordable Units
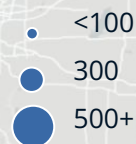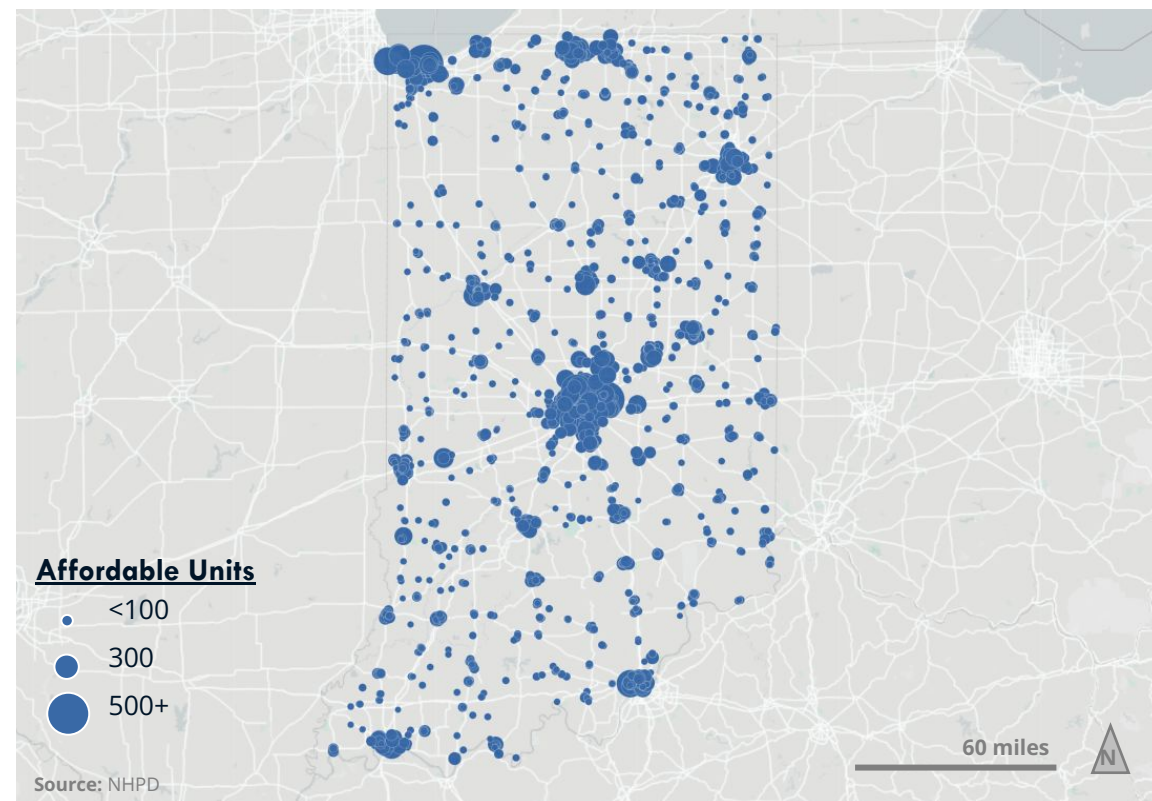- <100
- 300
- 500+

12 miles

Source: NHPD

Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
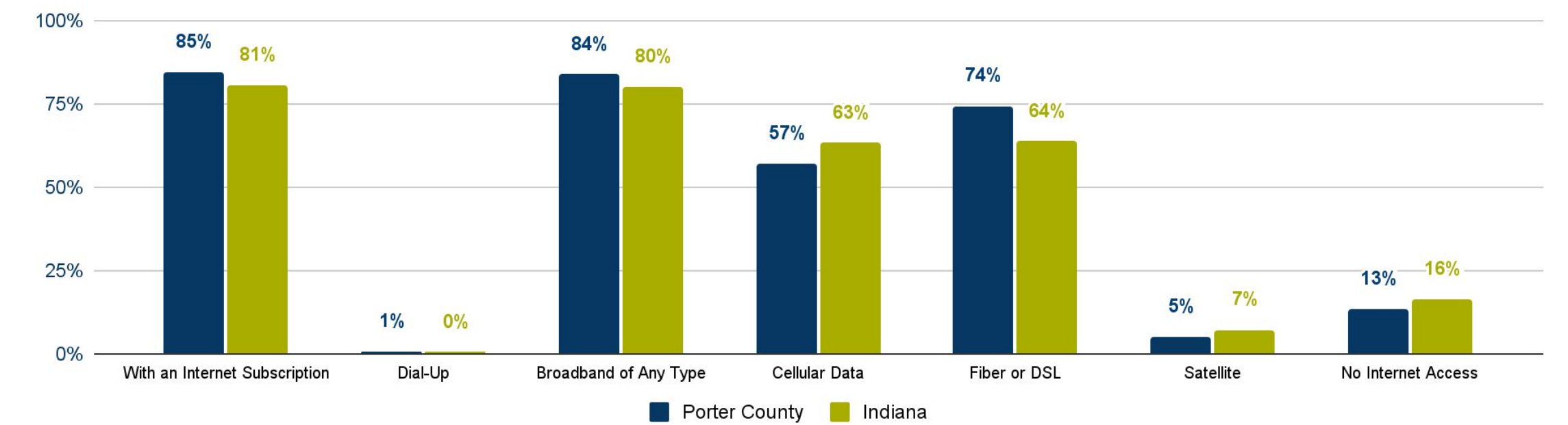- 500+

60 miles

Source: NHPD

HOUSING AMENITIES | 84% of housing units have access to broadband compared to 80% state-wide.

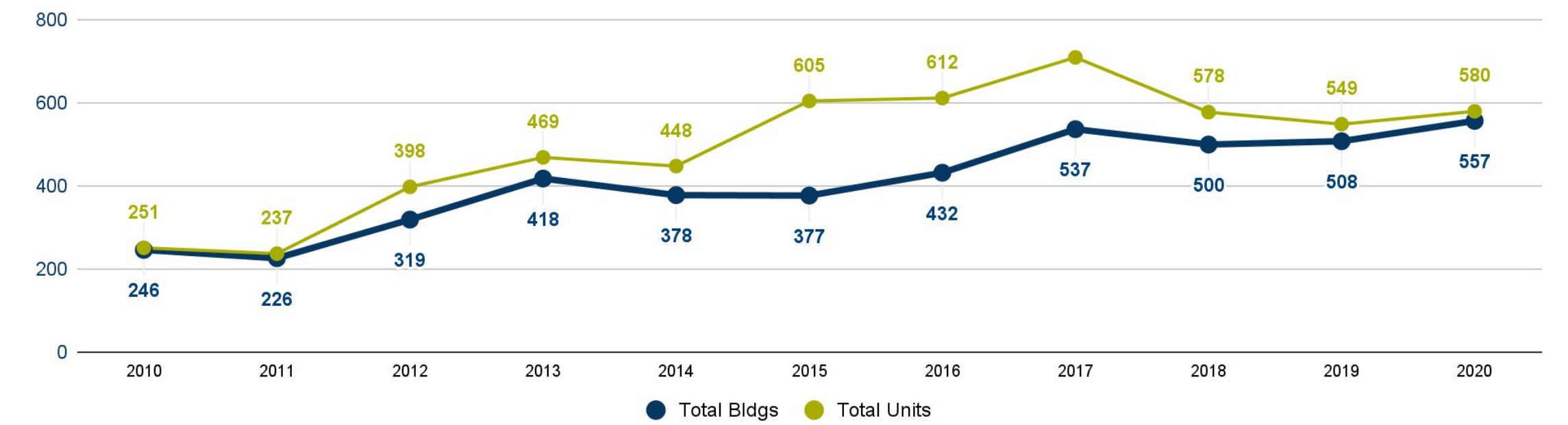### Broadband Access
Porter County | 2020

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 557 new housing starts in 2020 in Porter County, with 4,498 total building permits authorized since 2010.

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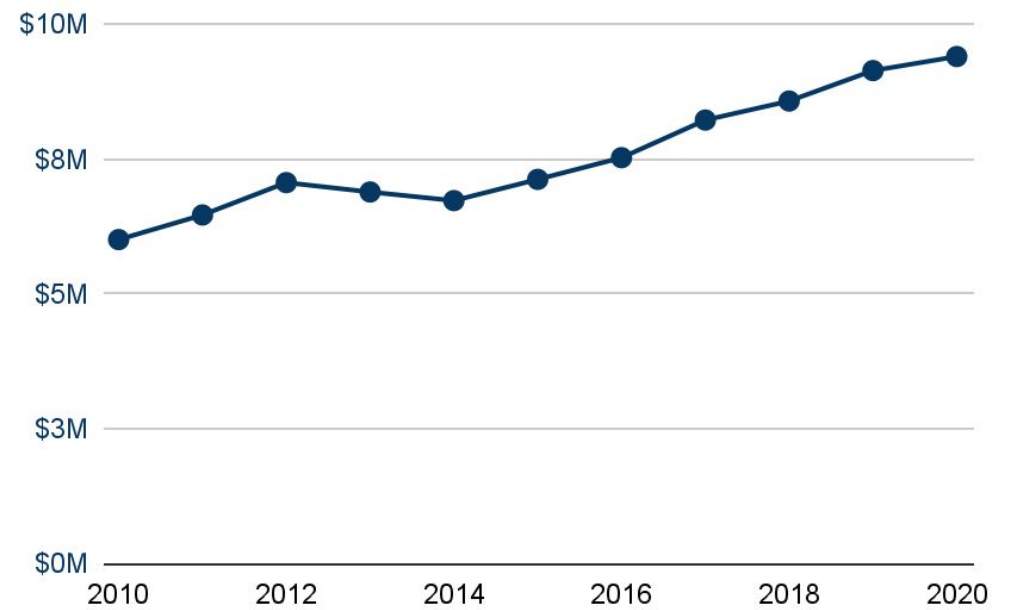

Total Bldgs · Total Units

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

Gross Construction Wages
Indiana | 2010-2020

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics

Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics