

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR STEUBEN 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**:

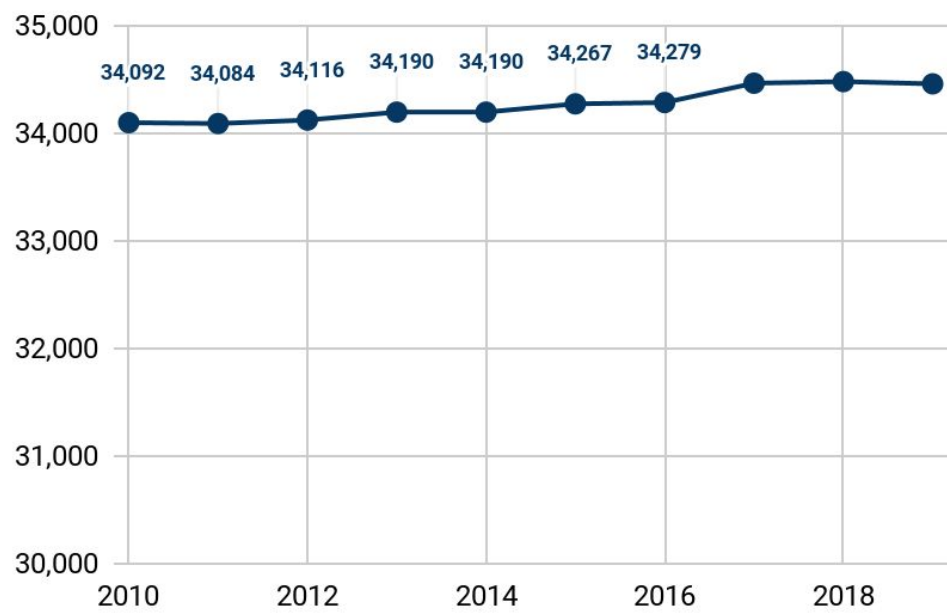
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

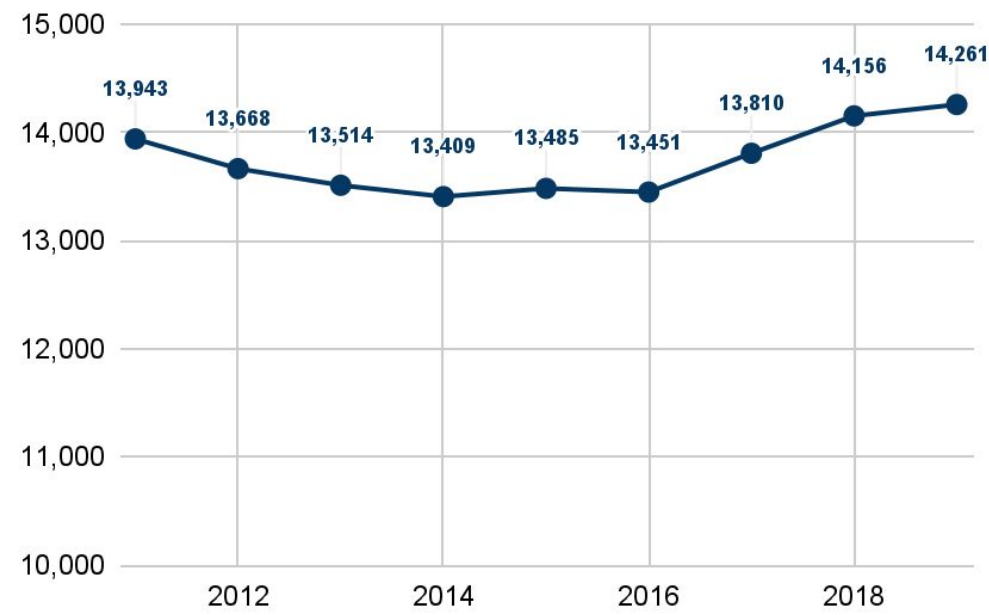
POPULATION | Steuben County's population has increased by 1.06% (361 people) between 2010-2019. In the same time period, the total number of households increased by 2.27% (317 households).

Resident Population
Steuben County | 2010-2019



Source: FRED, U.S. Census Bureau

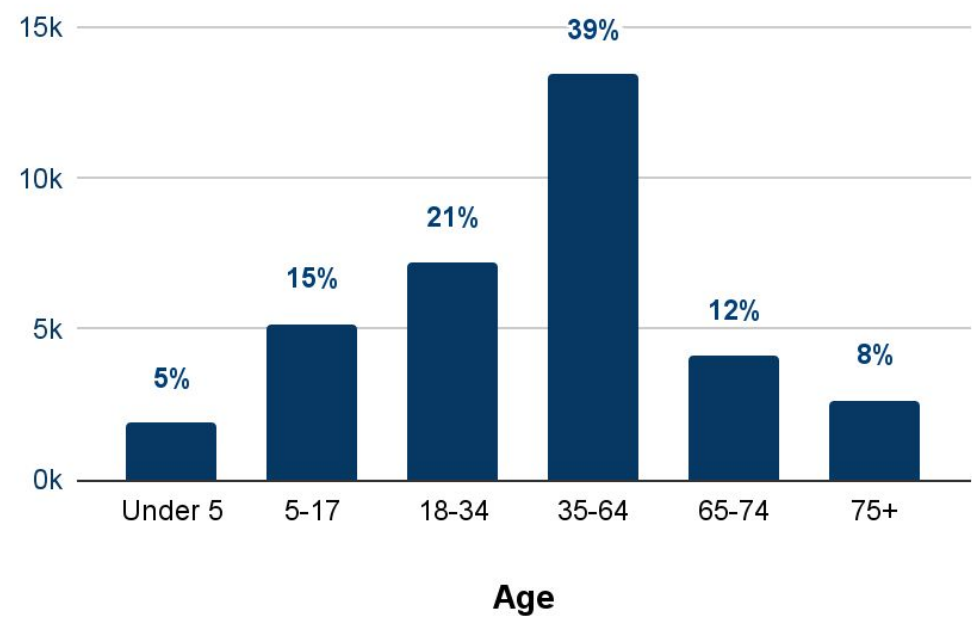
Households
Steuben County | 2010-2019



Source: FRED, U.S. Census Bureau

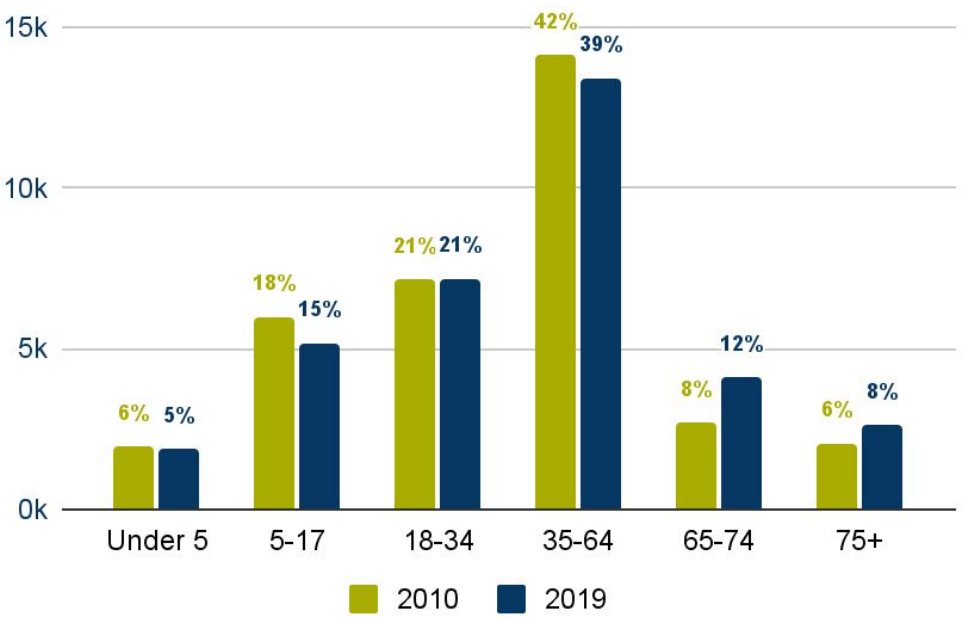
AGE | 20% of people in Steuben County are above the age of 65, while 21% are below 18.

Population by Age
Steuben County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Steuben County | 2010, 2019

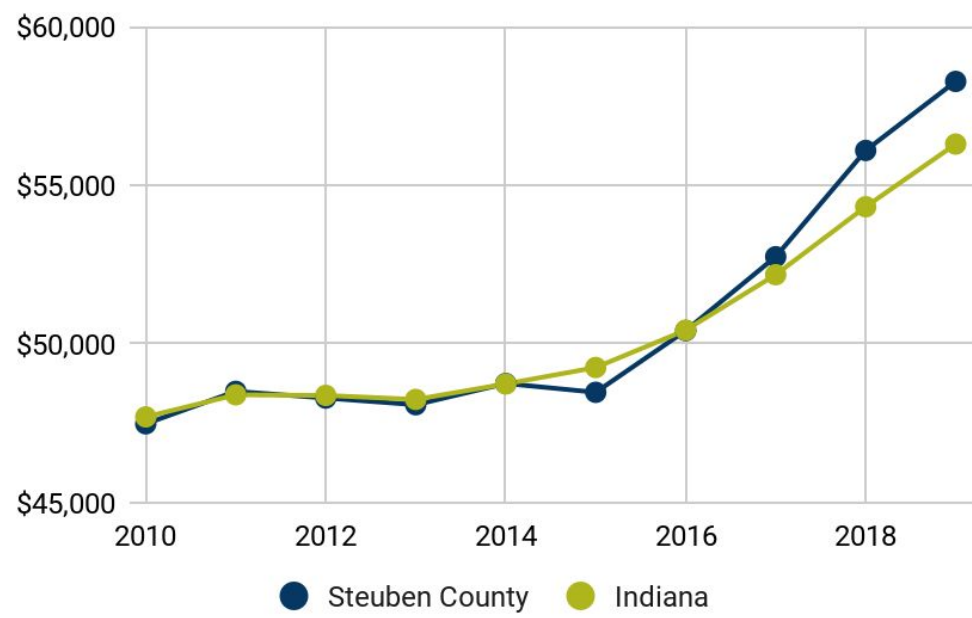


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Steuben County had a median income of \$58,279 in 2019, up 23% since 2010. 26% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

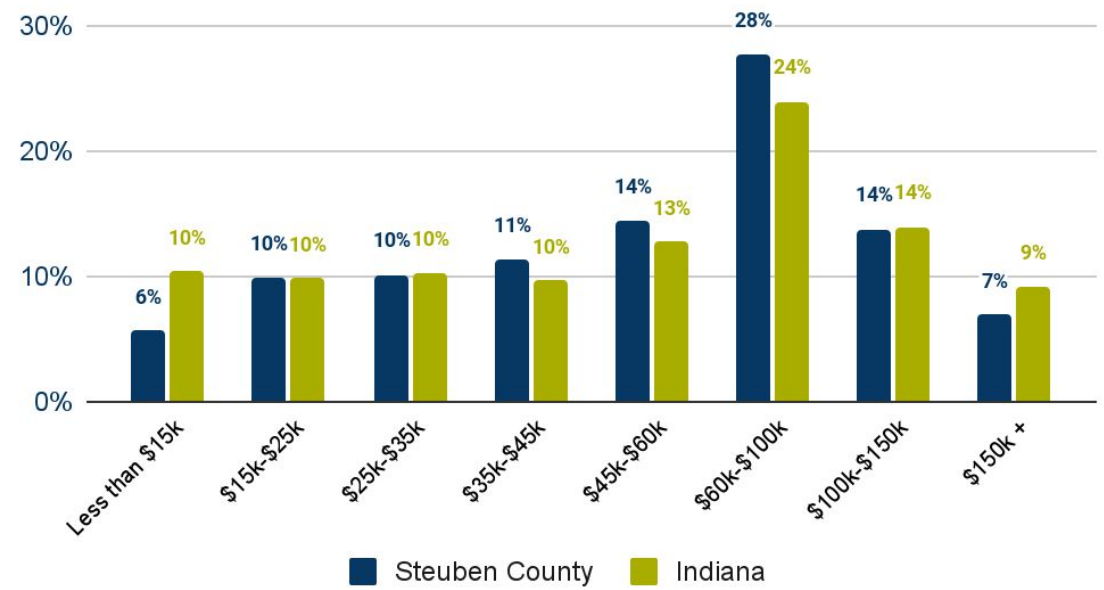
Steuben County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

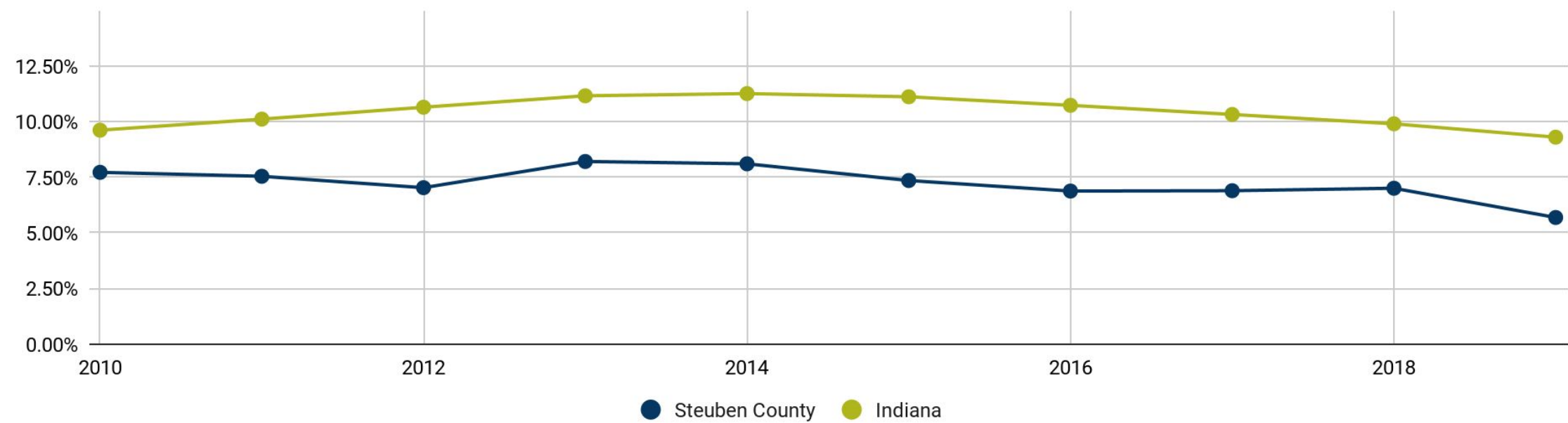
Steuben County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 5.7% of families live in poverty conditions in Steuben County, down 2.03 percentage points from 7.7% in 2010.

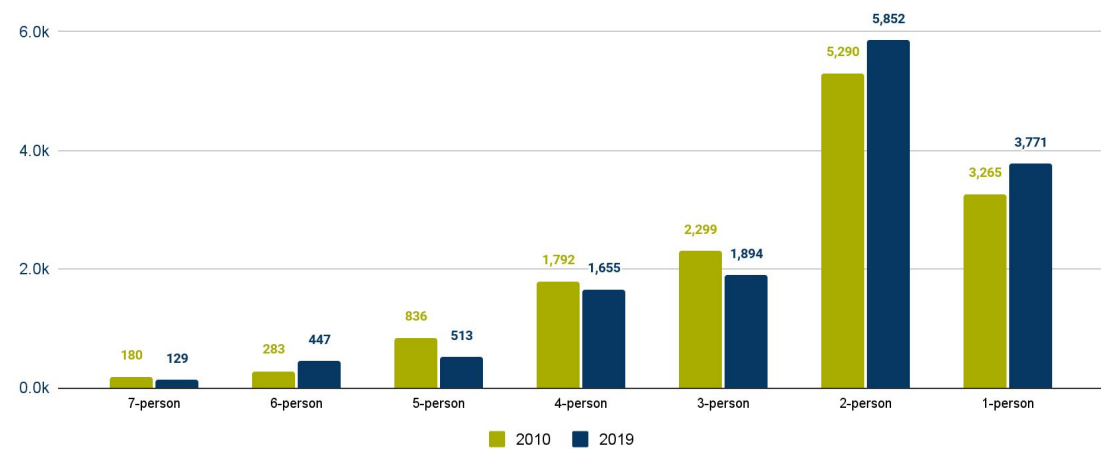
Family Poverty Rate
Steuben County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

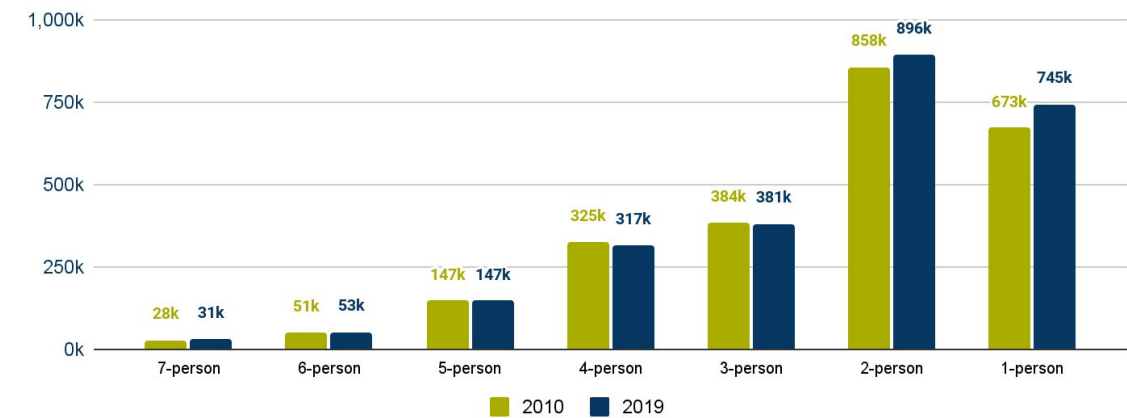
HOUSEHOLD SIZE | The average household size is 2.32 people, compared to 2.52 statewide. The Steuben County average household has shrunk by 0.08 persons since 2010.

Household Size
Steuben County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



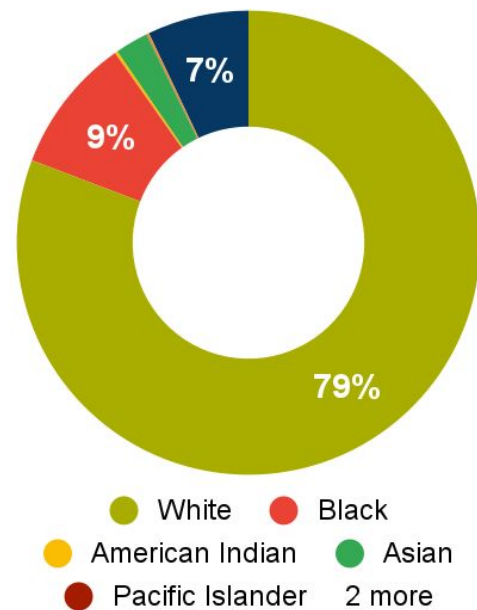
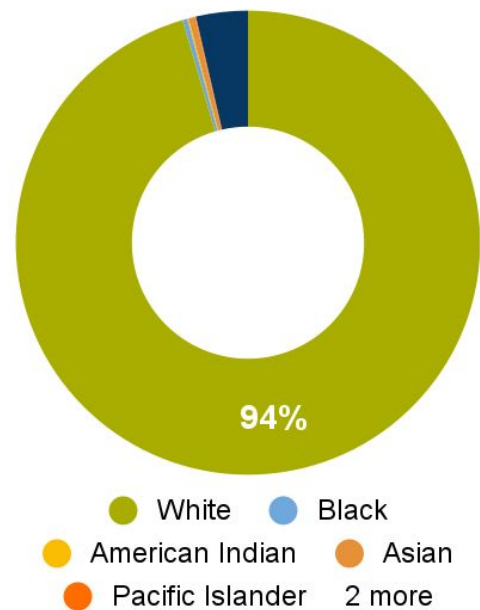
Source: ACS 2010-2019 5-year estimates

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

Racial/Ethnic Distribution

Steuben County | 2019

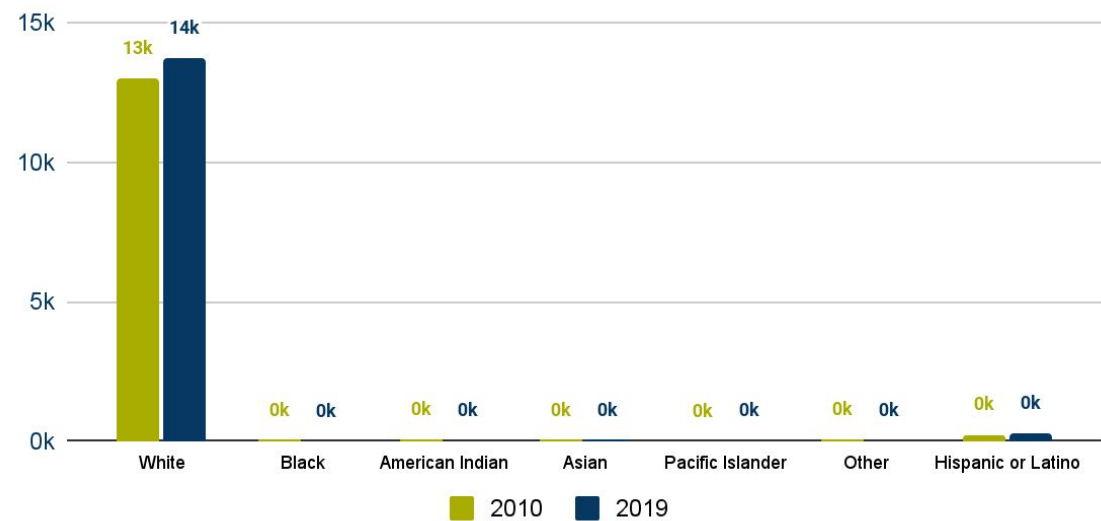
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Steuben County | 2010, 2019



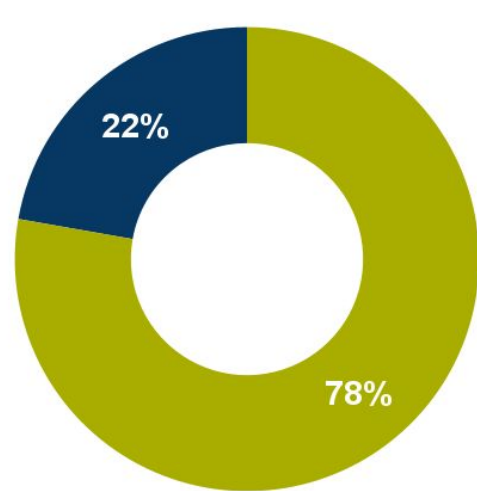
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 22% of households (3,170 households) in Steuben County were renters, while 78% (11,091 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

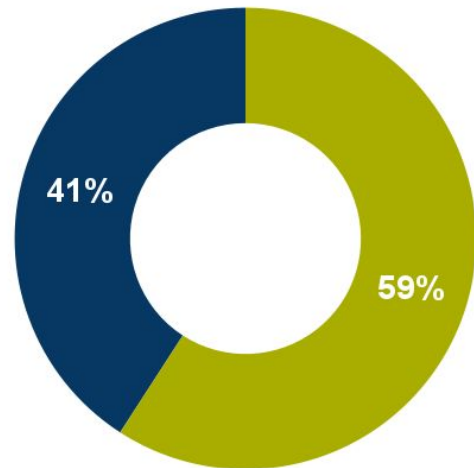
Steuben County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

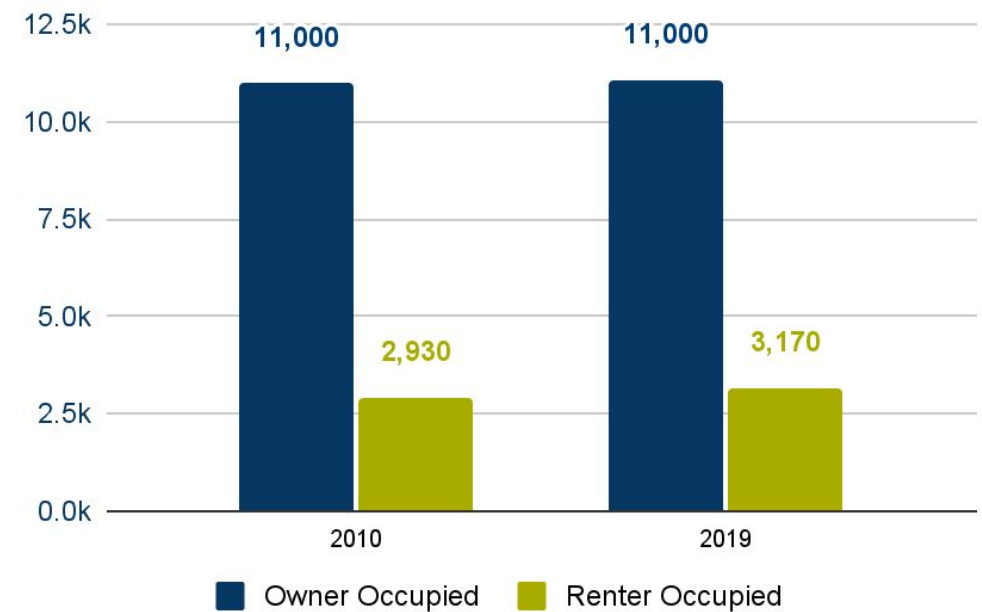
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

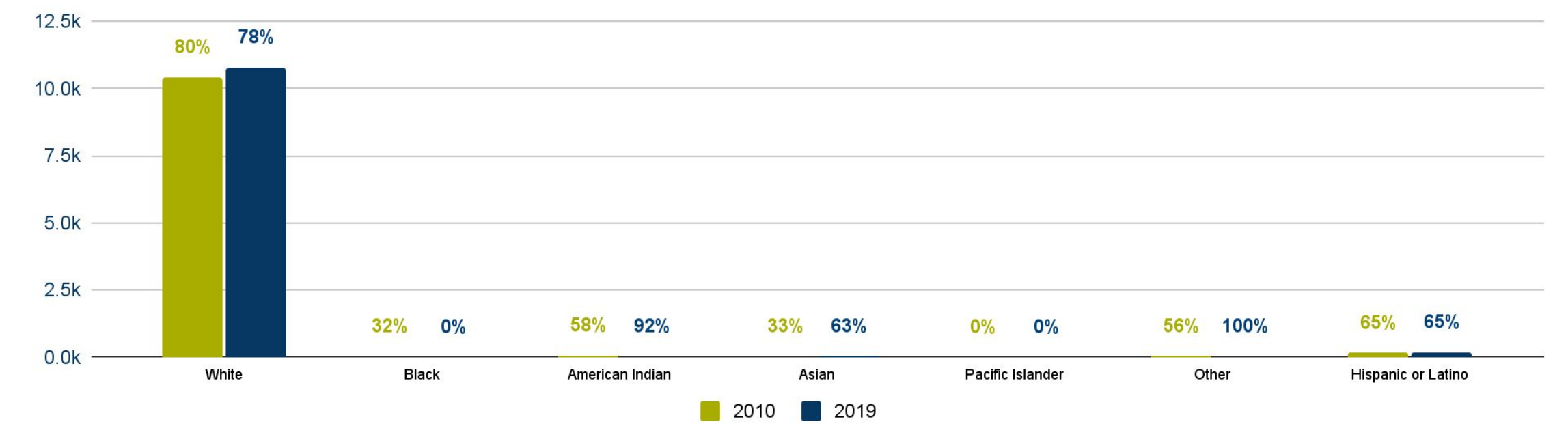
Steuben County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 78%, homeownership is 78% among non-Hispanic White households, 0% for Black households, and 65% for Hispanic or Latino households.

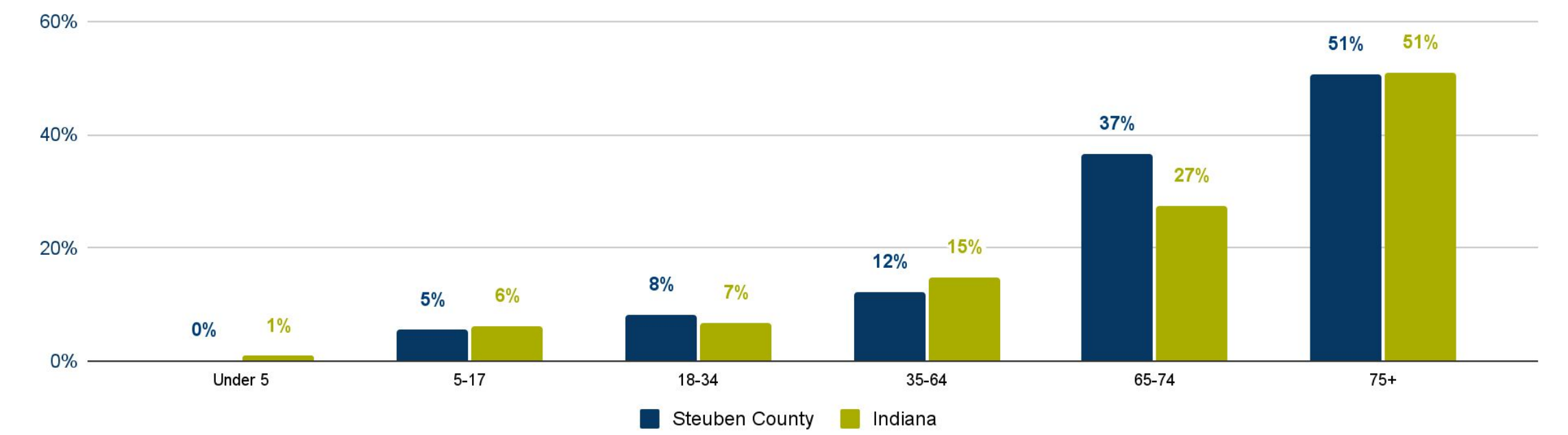
Homeownership by Race
Steuben County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Steuben County live with a disability. For people above 65, the share increases to 42%.

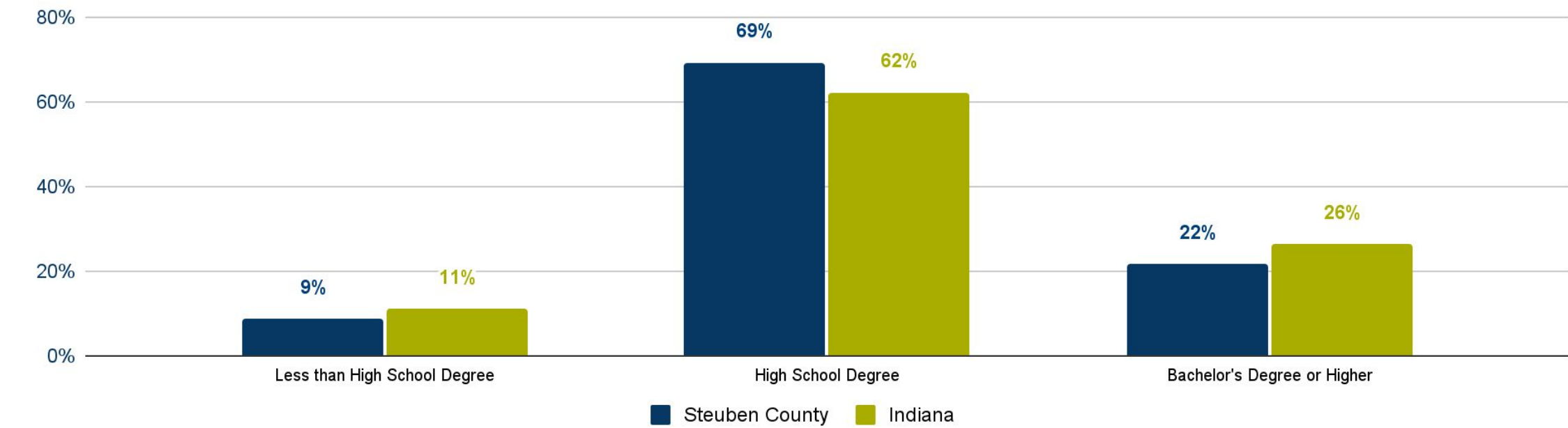
Share of the Population with a Disability by Age
Steuben County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Steuben County, 69% of the population has at least a high school degree and 22% of the population has at least a Bachelor's degree.

Educational Attainment
Steuben County, Indiana | 2019

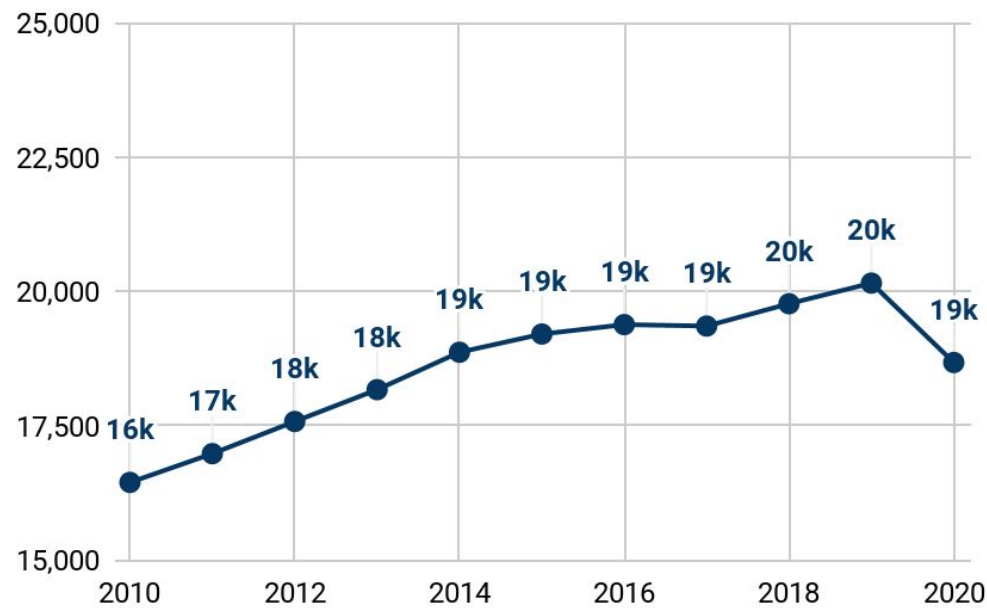


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

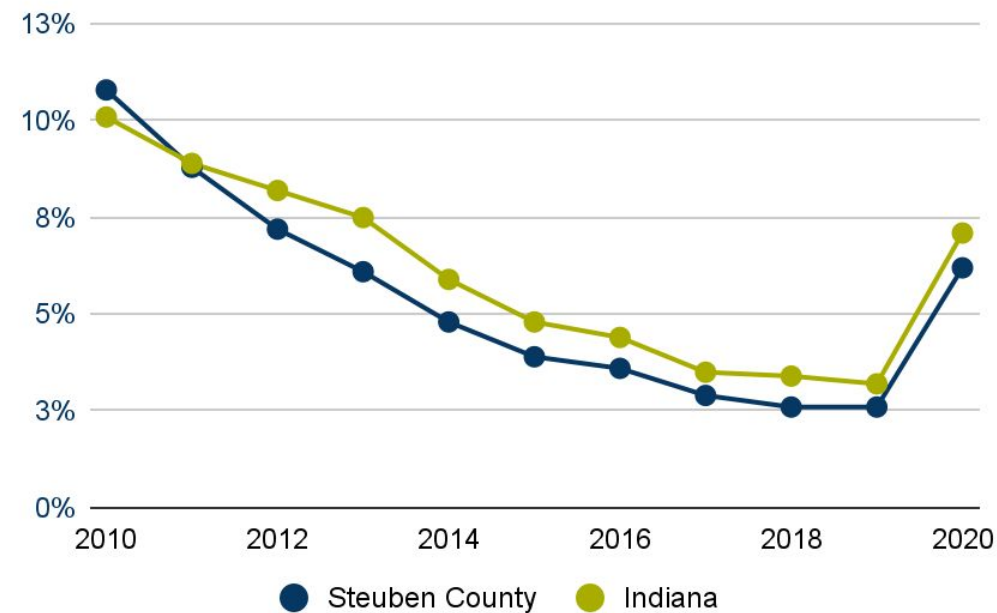
EMPLOYMENT BASE | There are currently 19,000 employed persons in Steuben County, up by 13.59% since 2010. The unemployment rate in 2020 was 6.20%, up 3.60 points from 2019.

Total Employment
Steuben County | 2010-2019



Source: ACS 2010-2019 5-year estimates

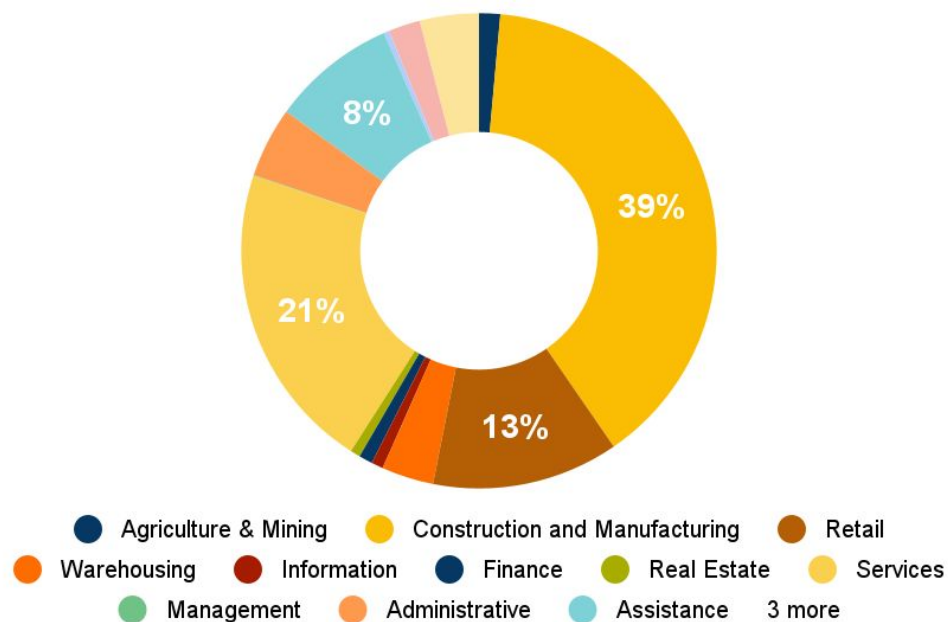
Unemployment Rate
Steuben County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Steuben County, accounting for 36% of all jobs, followed by Retail Trade (11% of all jobs).

Total Jobs by All Industries
Steuben County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$35,742
- 2. Trade, transportation, and utilities | \$37,393
- 3. Goods-producing | \$47,478
- 4. Professional and business services | \$43,171
- 5. Leisure and hospitality | \$17,030

Source: BLS

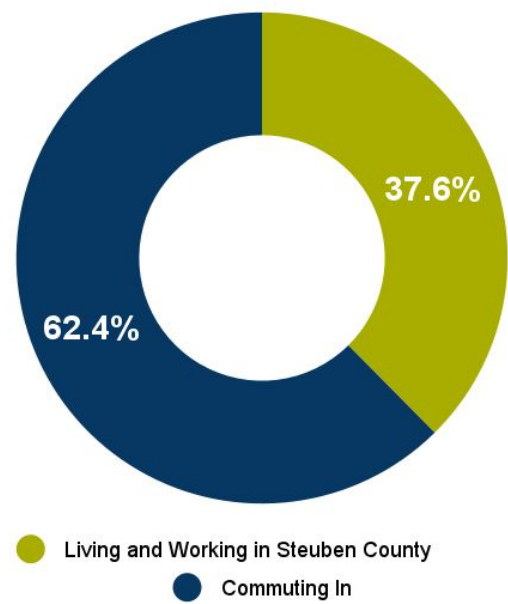
Top 5 Employers

- 1. Rieke Corp (Hamilton)
- 2. Ti Group Automotive Systems (Ashley)
- 3. Tenneco Inc (Angola)
- 4. Cameron Memorial Cmnty Hosp (Angola)
- 5. Miller Poultry (Orland)

Source: BLS

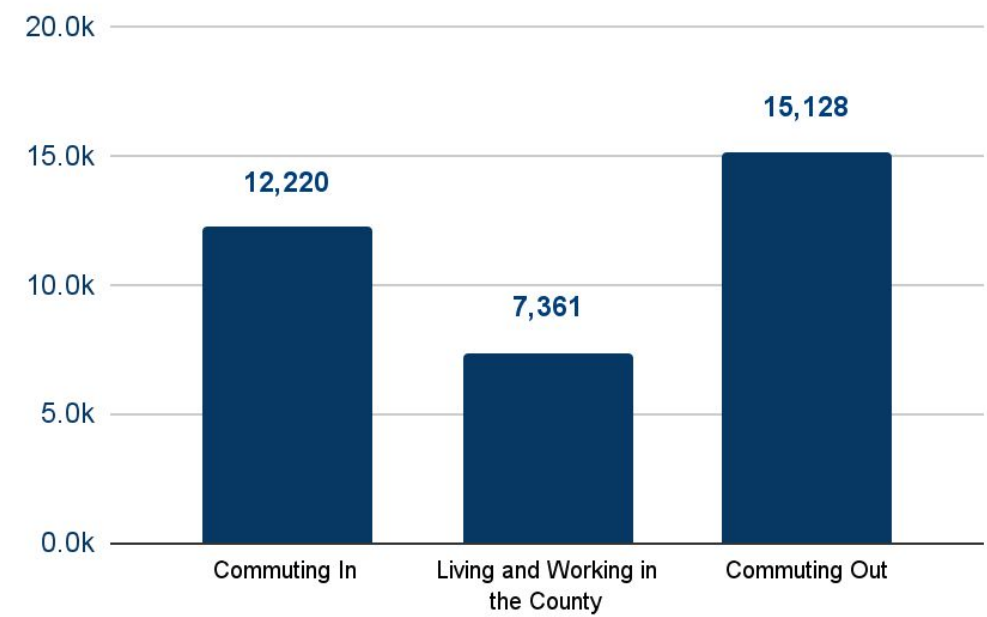
COMMUTER INFLOW / OUTFLOW | 12,000 commuters come into Steuben County for their jobs, while 15,000 employees travel outside of Steuben County for their jobs.

Employment Inflow
Steuben County | 2018



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

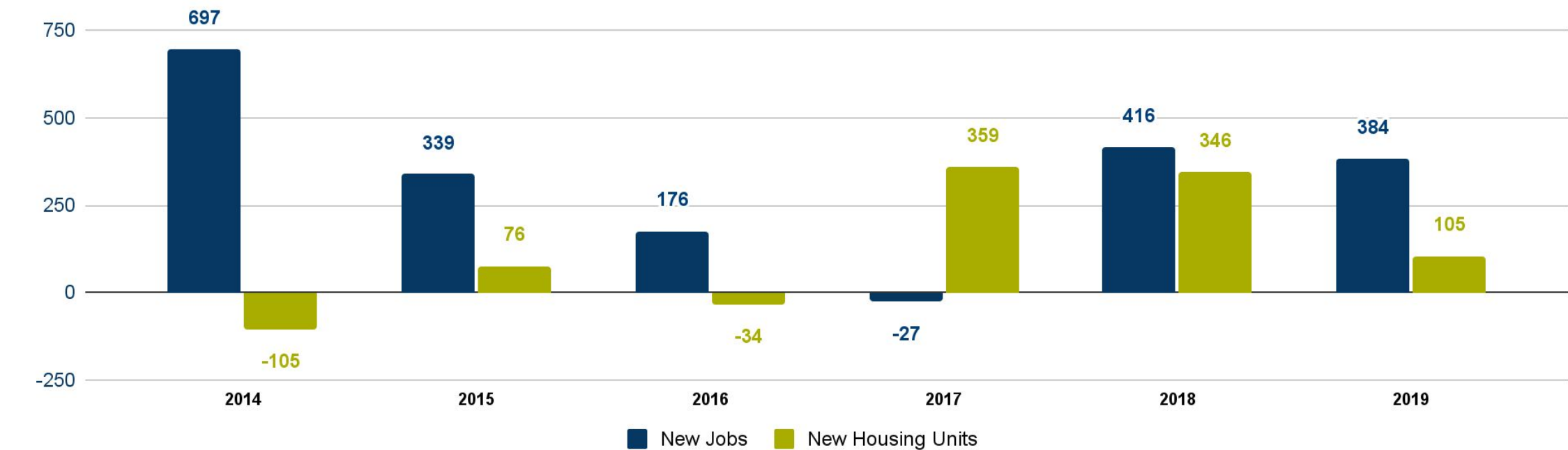
Commuting Patterns
Steuben County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Steuben County has created 1,985 jobs between 2014-2019 and 747 housing units, or 38 units for every 100 jobs created.

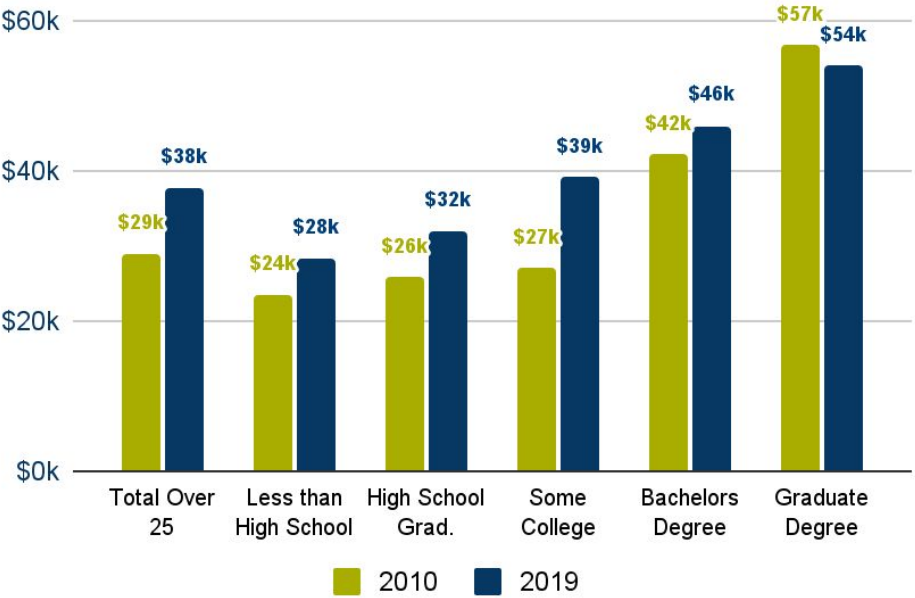
Job Growth and Housing Production
Steuben County | Total Jobs, New Jobs



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

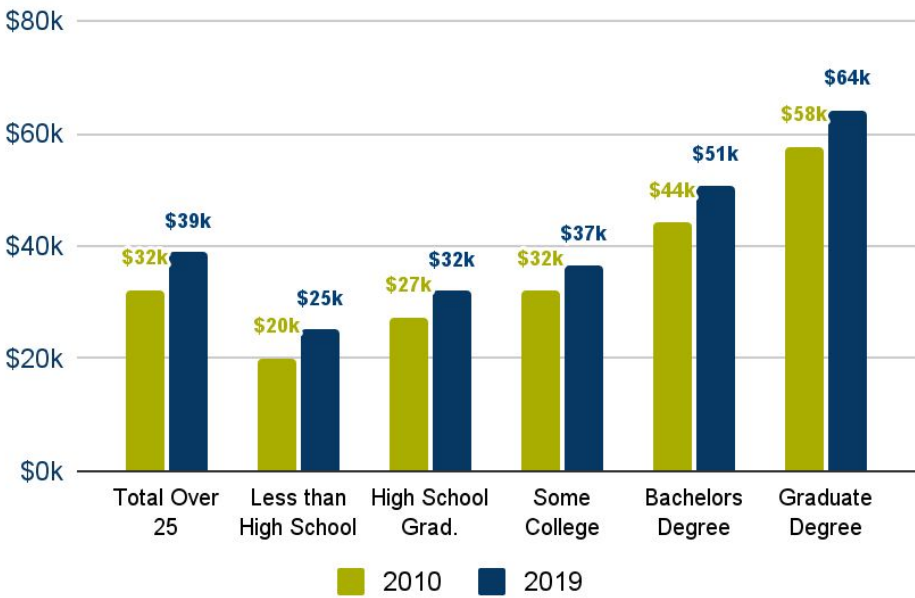
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 31% since 2010 for the total population and increased 24% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Steuben County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

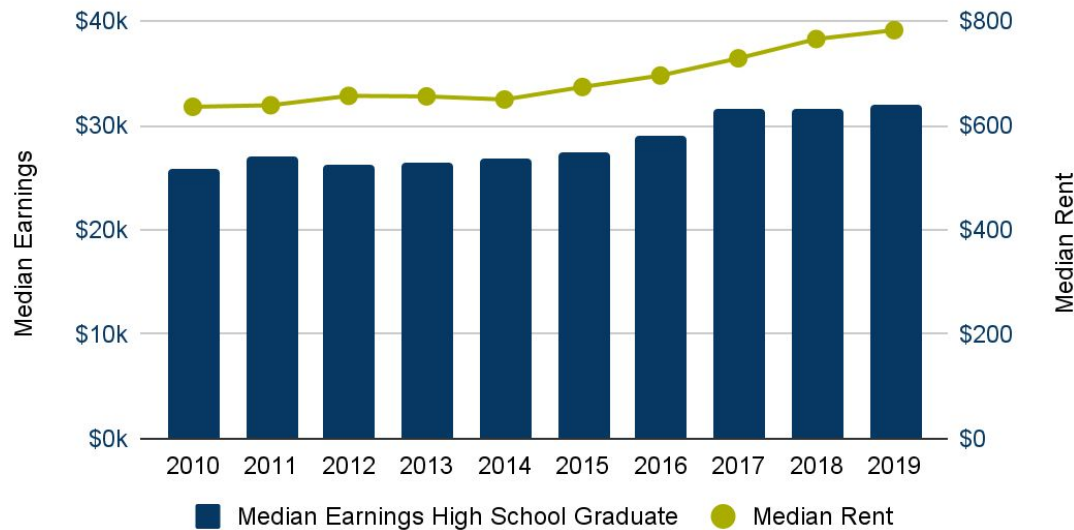
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

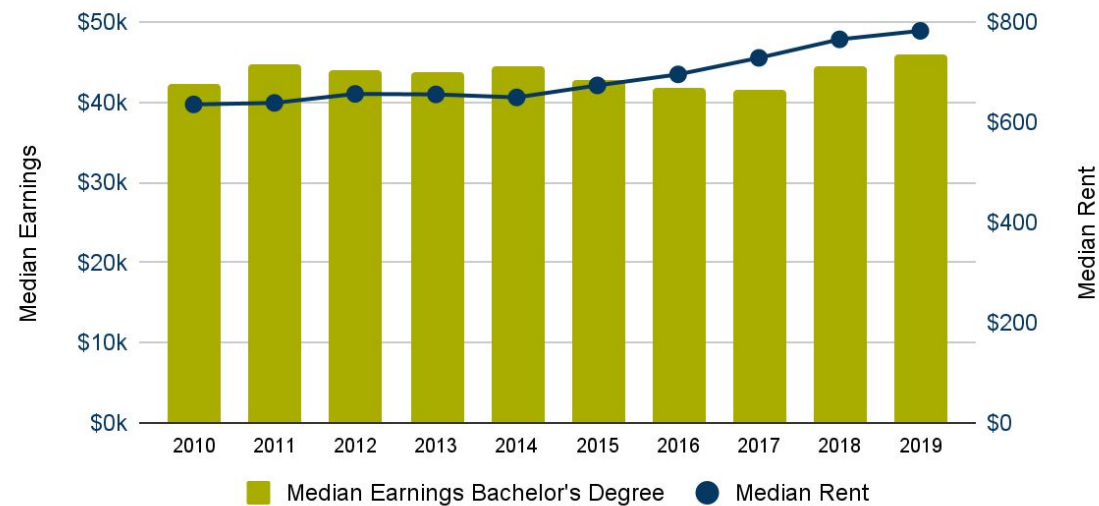
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 23.1%, or 23% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



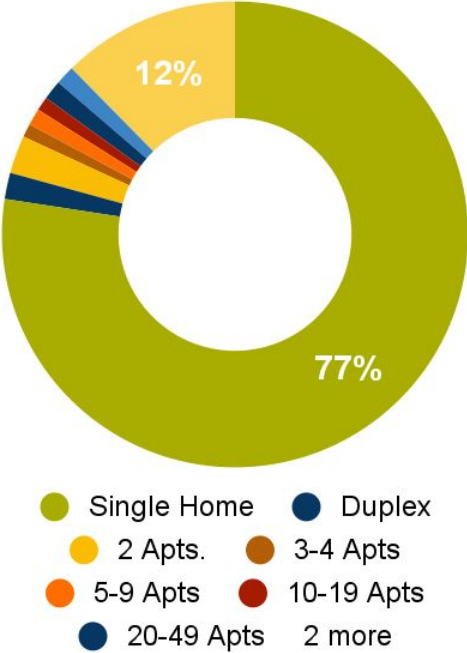
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

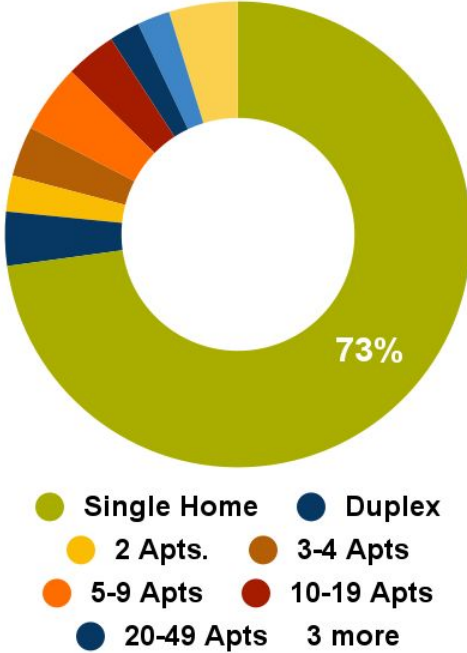
HOUSING TYPOLOGY | 77% of homes in Steuben County are single-family, while 10% are multifamily. Multifamily housing has decreased by 0 homes since 2010.

Housing Typology

Steuben County | 2019



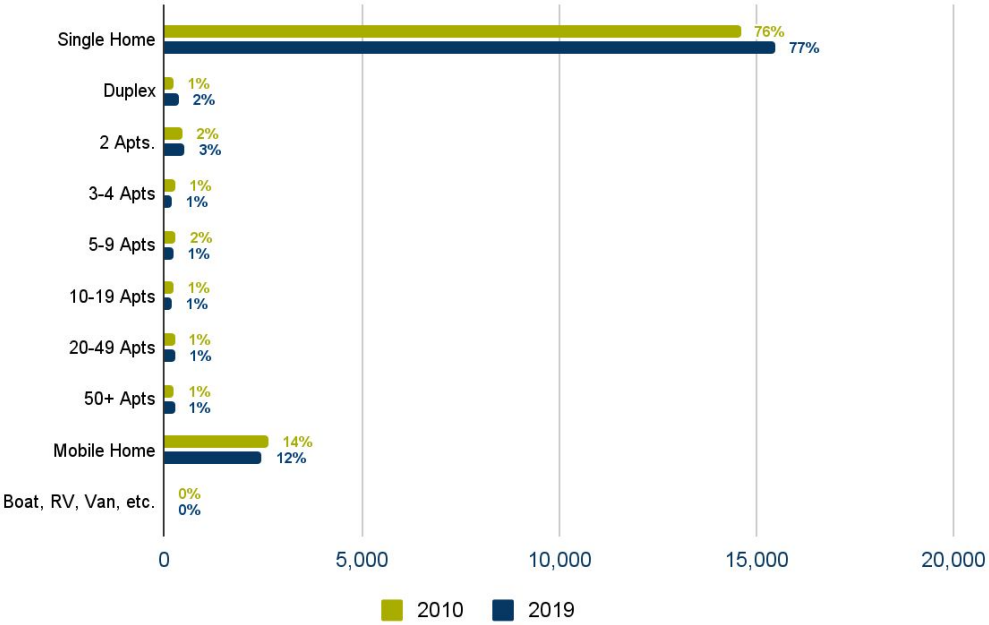
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Steuben County | 2010-2019



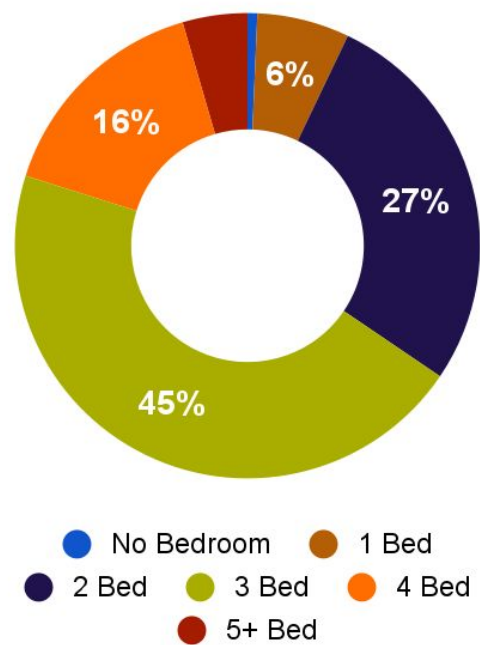
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Steuben County contain 2.32 bedrooms, with 66% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Steuben County | 2019

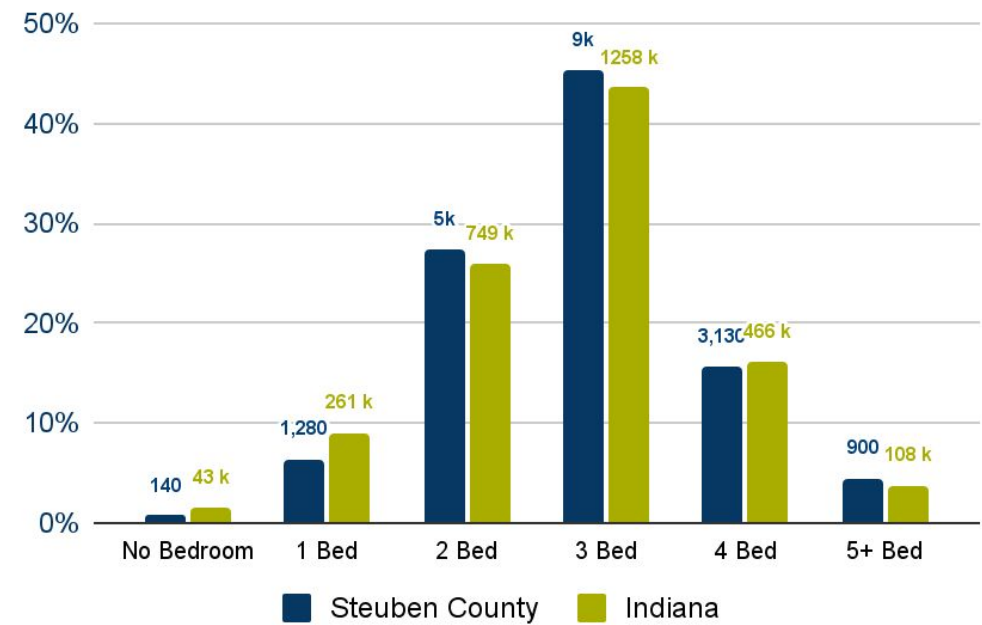
Indiana | 2019



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

Share of Housing Stock by Bedroom

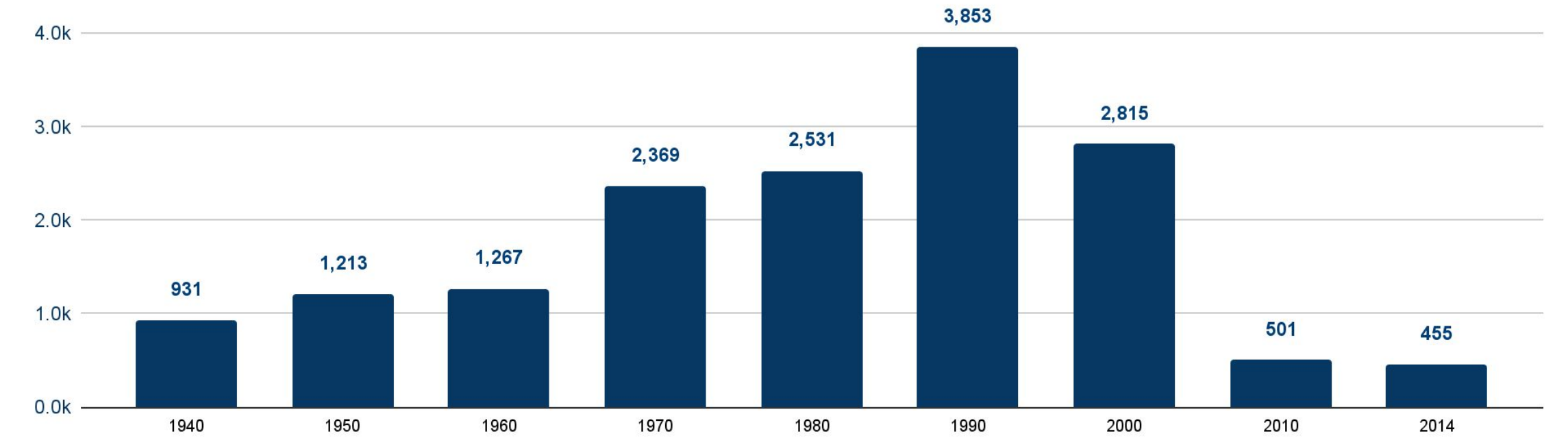
Steuben County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 81% of homes were built before 1990, with a plurality of homes built before 1940.

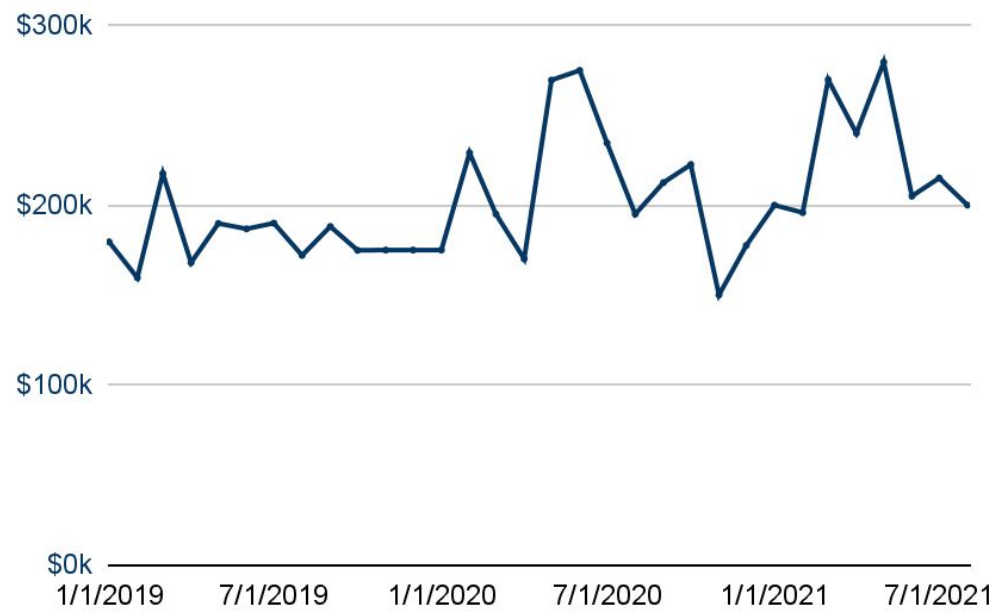
Homes by Year Built
Steuben County | 2019



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

MEDIAN LISTING PRICE | Homes in Steuben County have a median listing price of \$199,900. Home prices have increased by 11% since 2019.

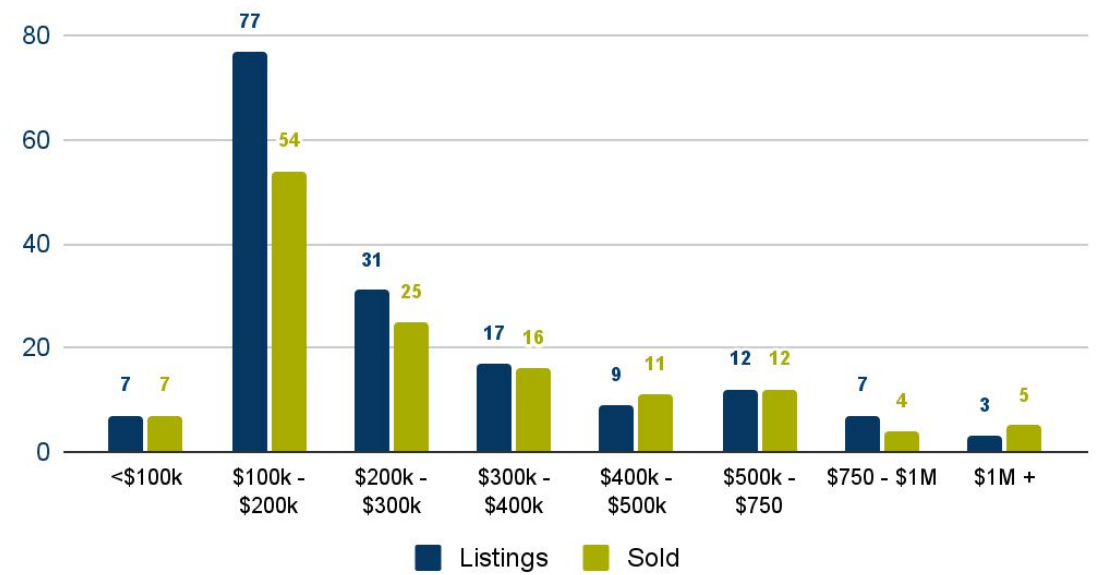
Median Listing Price
Steuben County | 2019-2021



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)
Steuben County | 2021

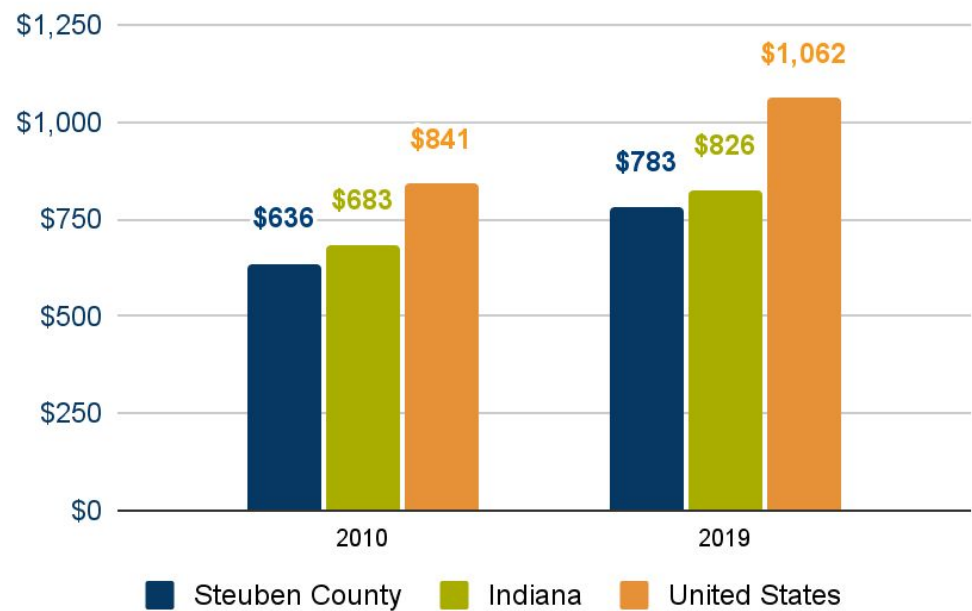


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$783 in 2019.

Median Rent

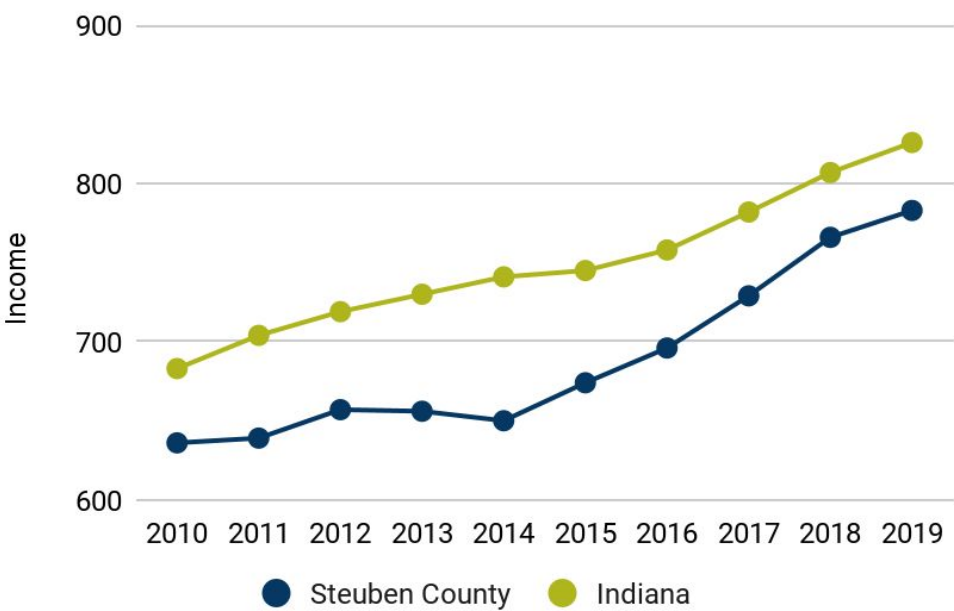
Steuben County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

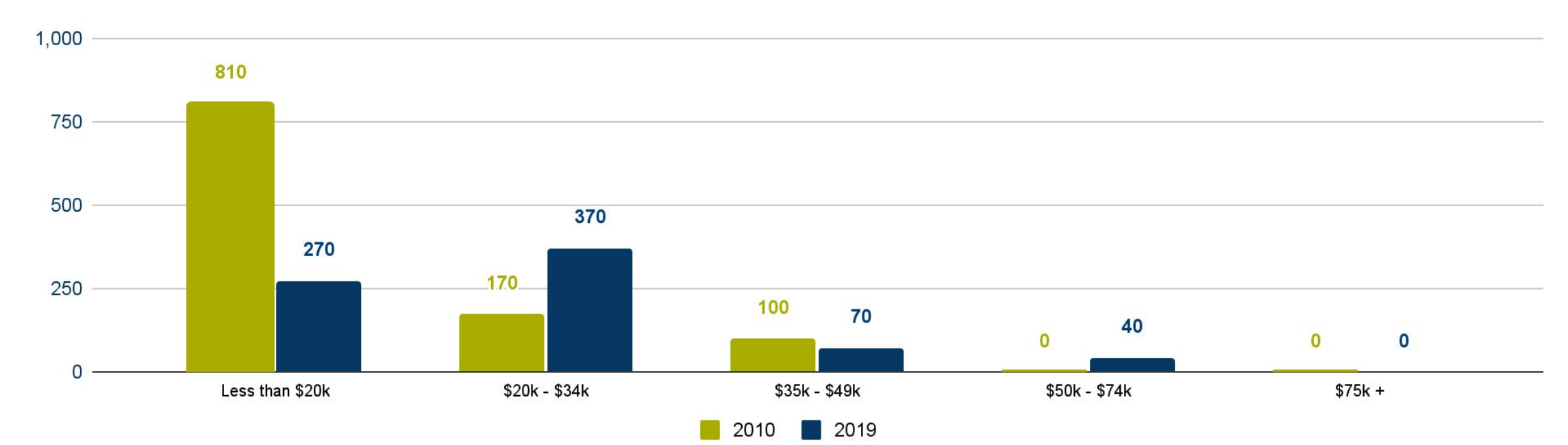
Steuben County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 27% of renter households are housing cost burdened in Steuben County, down -34% since 2010. 51% of households earning below \$50,000 are housing cost burdened.

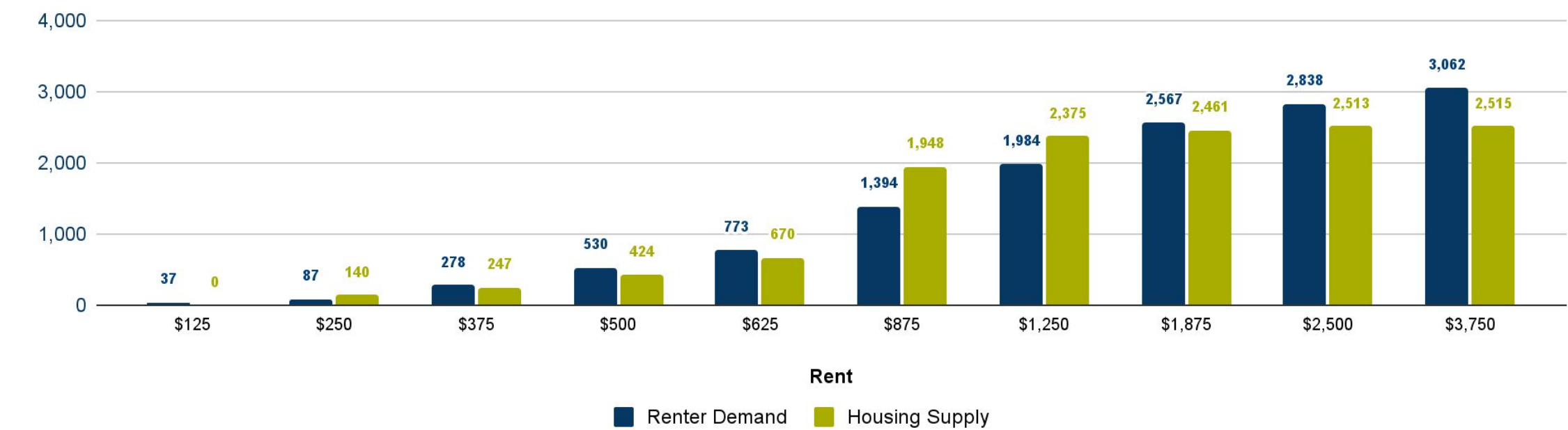
Renter Housing Cost Burden
Steuben County, Indiana | 2010 - 2019



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
Steuben County, Indiana | 2010-2019

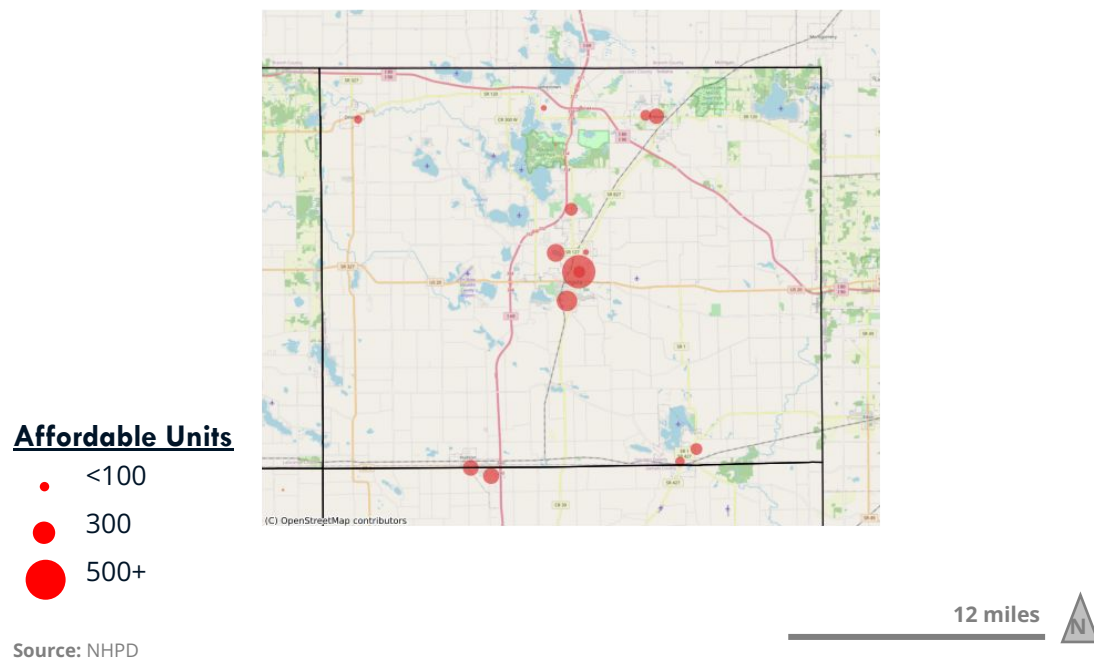


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

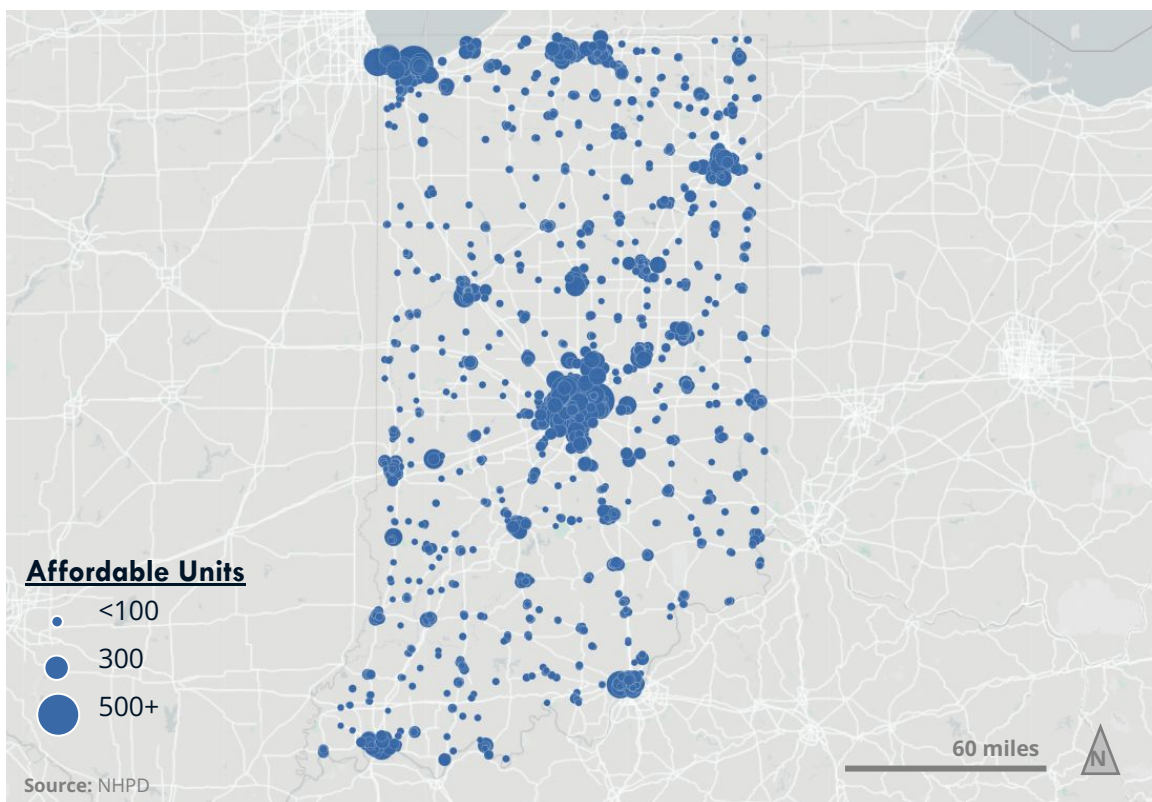
Affordable Housing Inventory

Steuben County | 2020



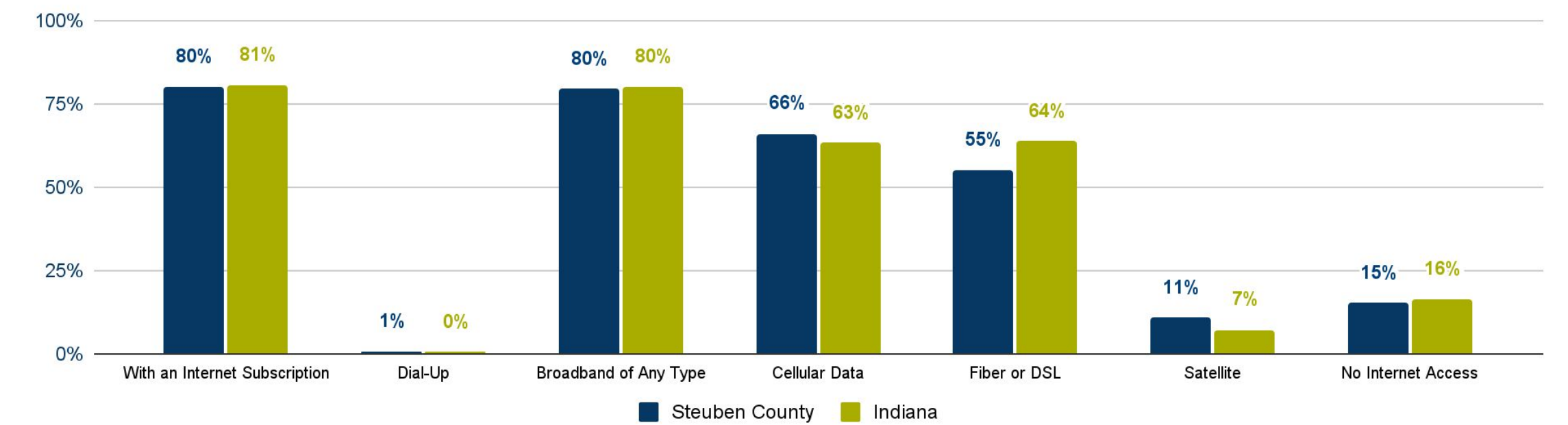
Affordable Housing Inventory

State of Indiana | 2020



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

Broadband Access
Steuben County | 2020

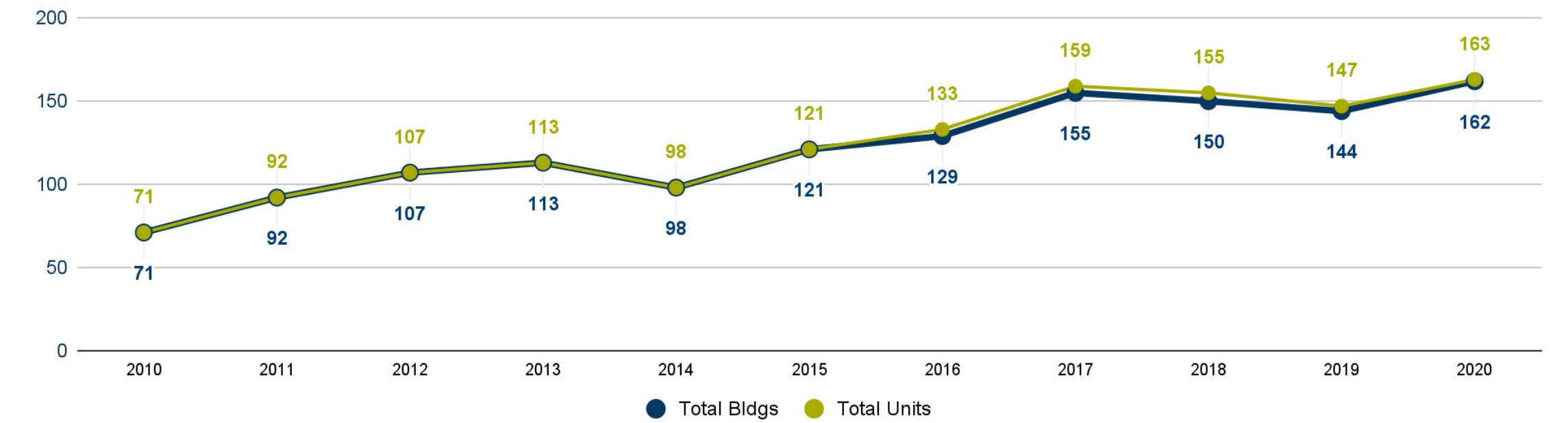


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 162 new housing starts in 2020 in Steuben County, with 1,342 total building permits authorized since 2010.

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



Source: St. Louis Fed.

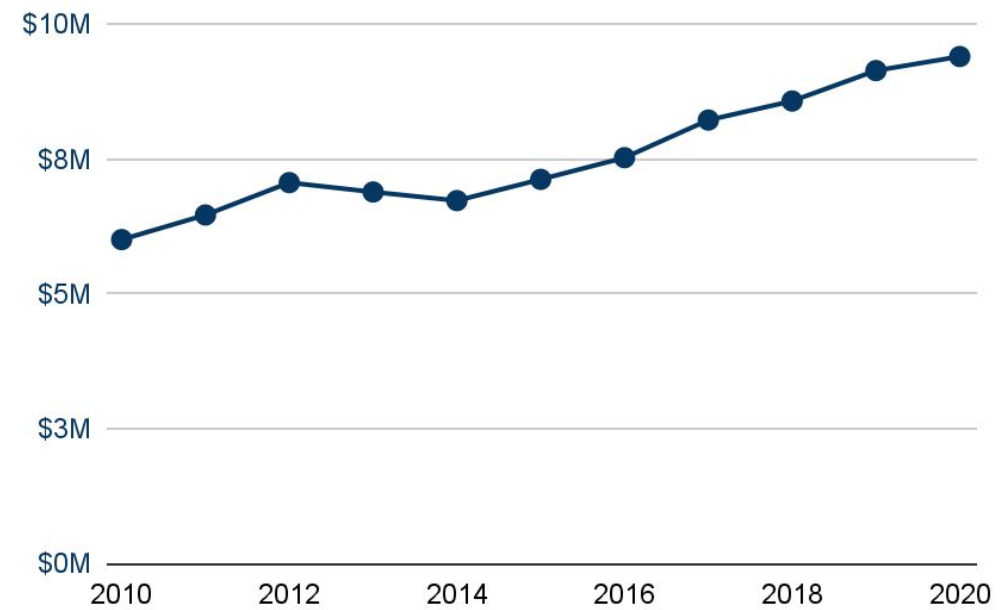
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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