

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR HUNTINGTON 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

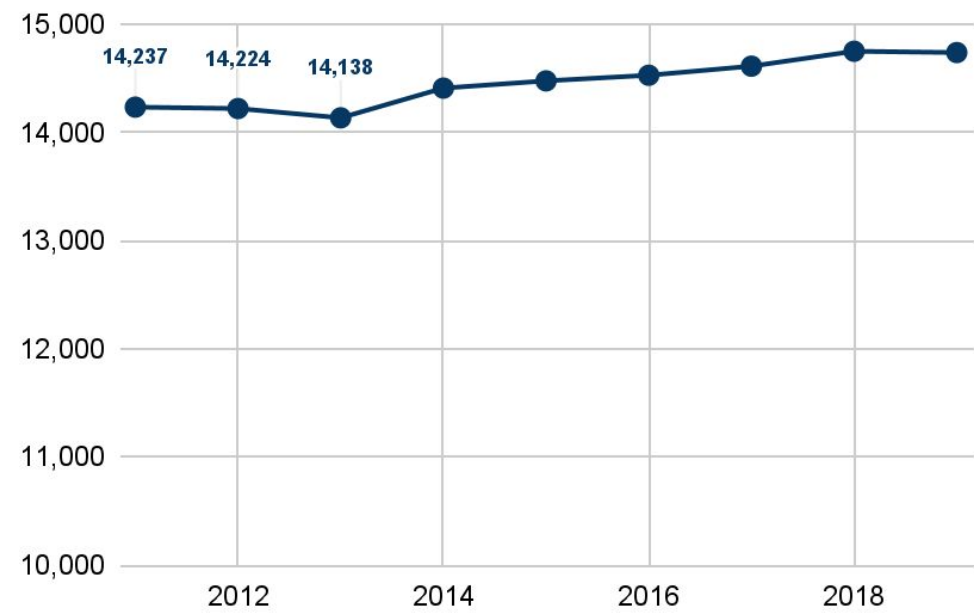
POPULATION | Huntington County's population has decreased by 2.58% (962 people) between 2010-2019. In the same time period, the total number of households increased by 3.64% (518 households).

Resident Population
Huntington County | 2010-2019



Source: FRED, U.S. Census Bureau

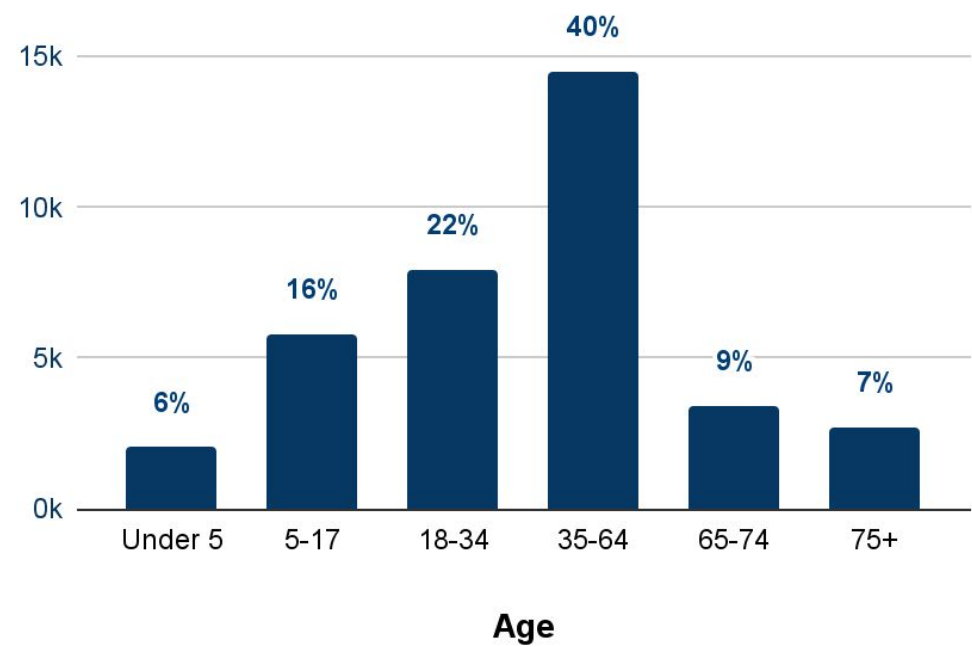
Households
Huntington County | 2010-2019



Source: FRED, U.S. Census Bureau

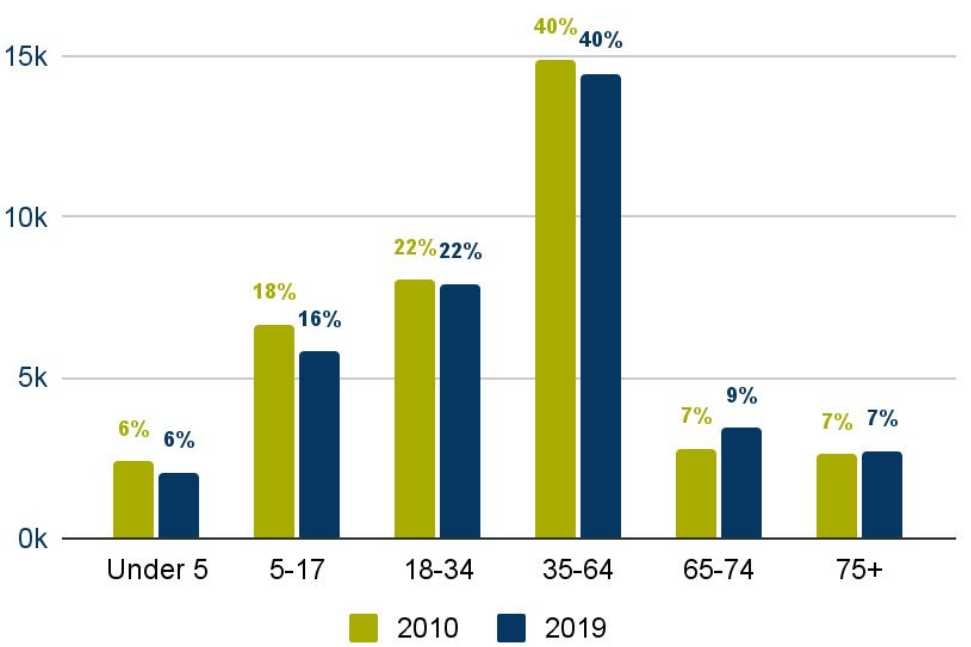
AGE | 17% of people in Huntington County are above the age of 65, while 22% are below 18.

Population by Age
Huntington County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Huntington County | 2010, 2019

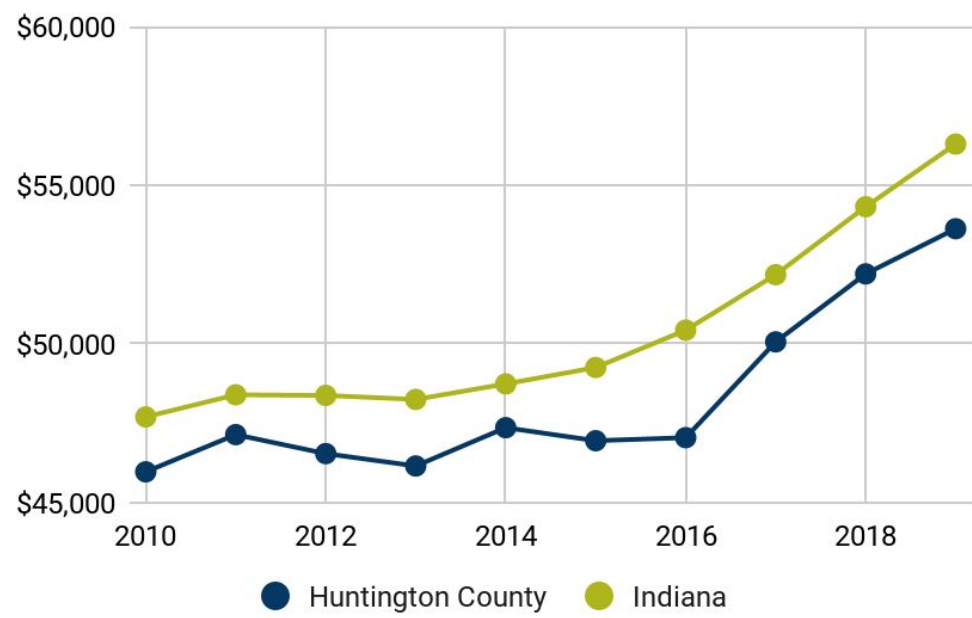


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Huntington County had a median income of \$53,632 in 2019, up 17% since 2010. 31% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

Median Income

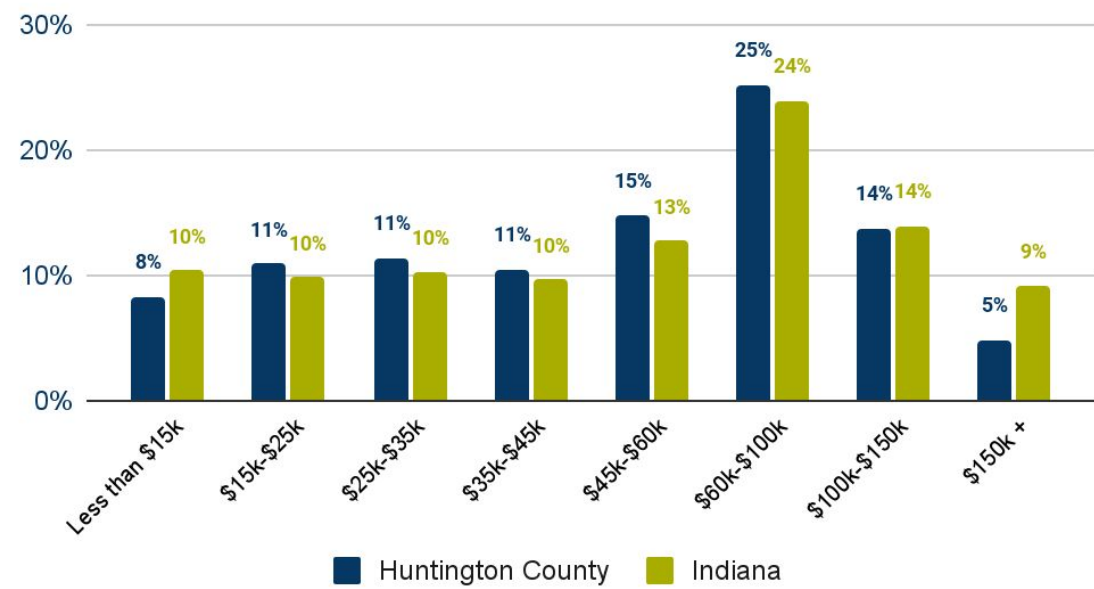
Huntington County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

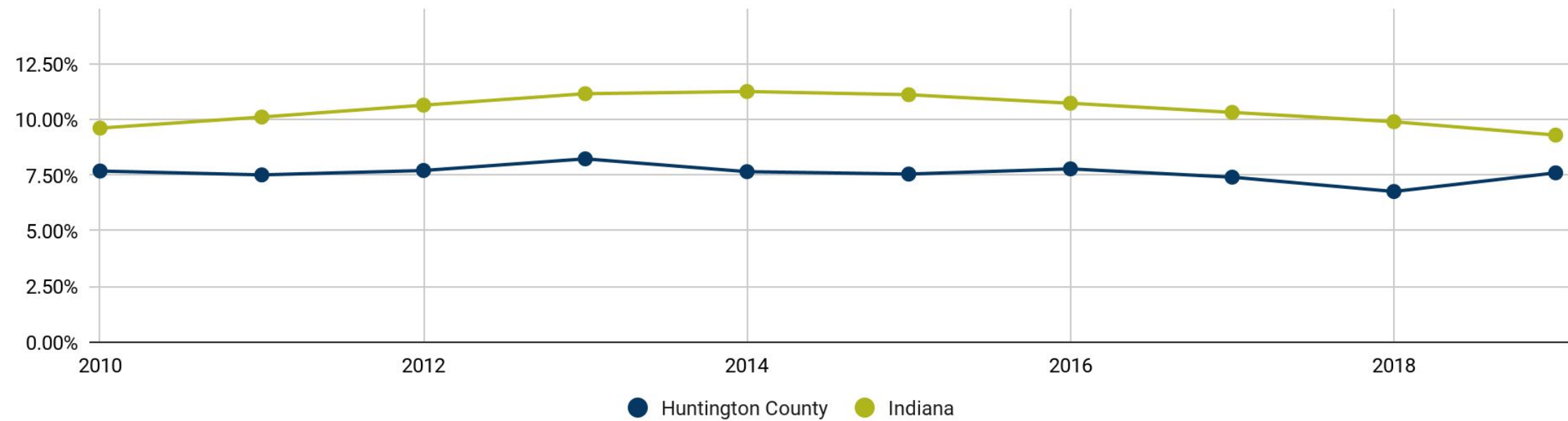
Huntington County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.6% of families live in poverty conditions in Huntington County, down 0.08 percentage points from 7.7% in 2010.

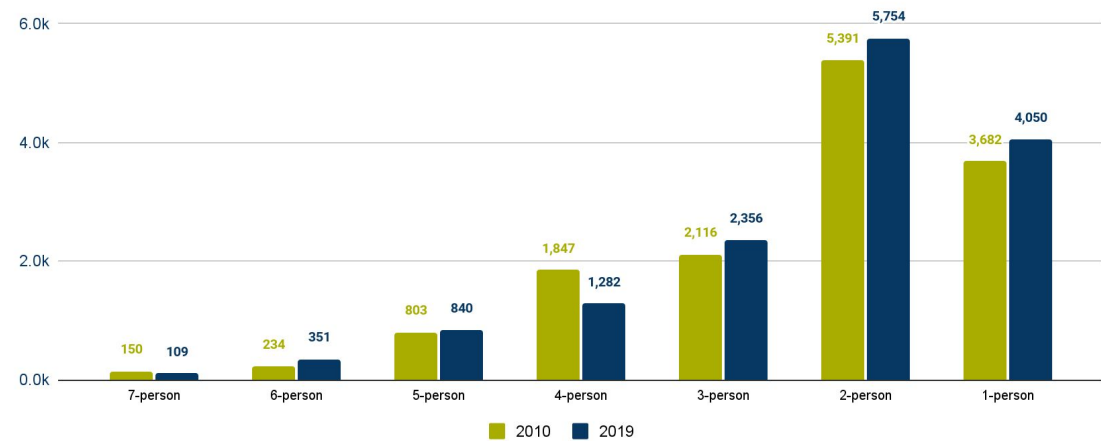
Family Poverty Rate
Huntington County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.37 people, compared to 2.52 statewide. The Huntington County average household has shrunk by 0.17 persons since 2010.

Household Size
Huntington County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

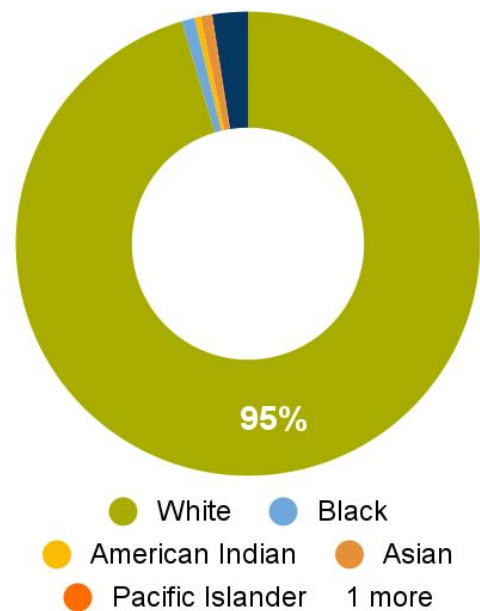


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Huntington County is 95% white, 1% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

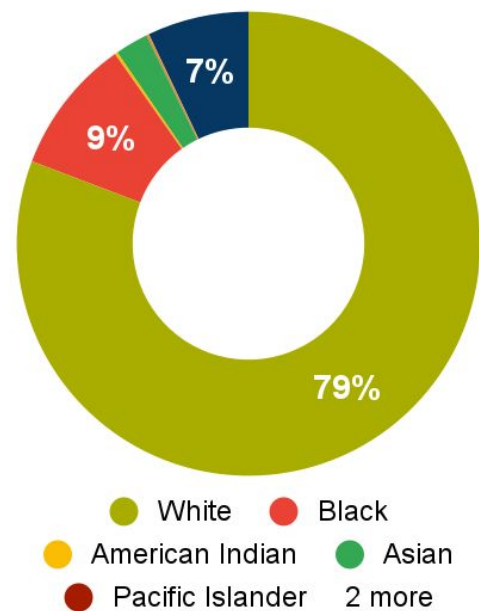
Racial/Ethnic Distribution

Huntington County | 2019



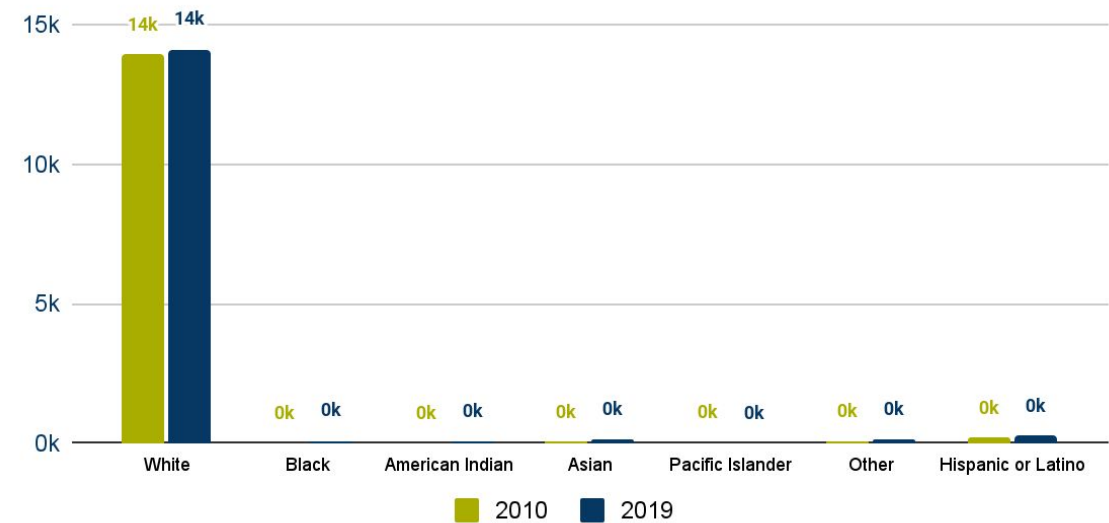
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Huntington County | 2010, 2019



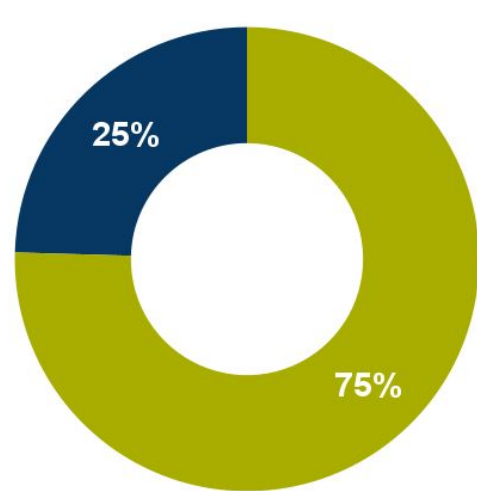
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 25% of households (3,617 households) in Huntington County were renters, while 75% (11,125 households) were owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

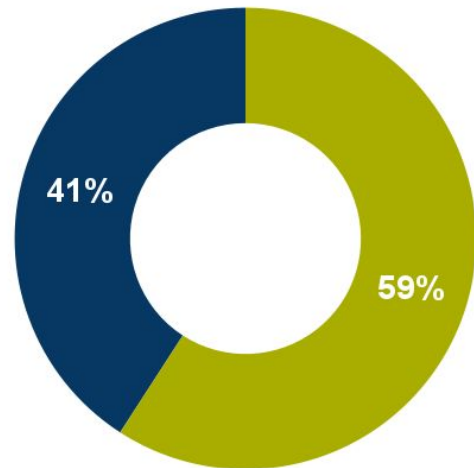
Huntington County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

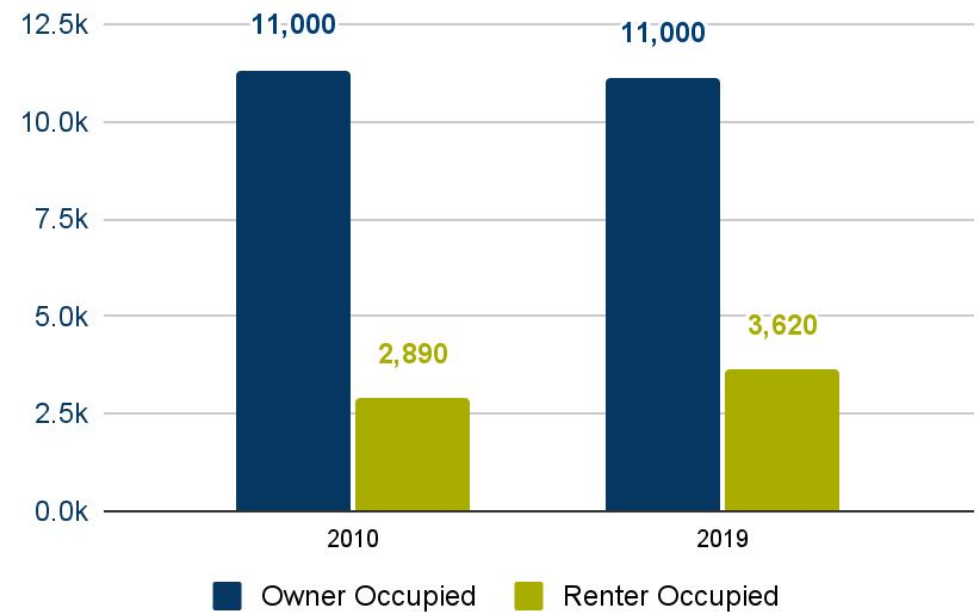
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

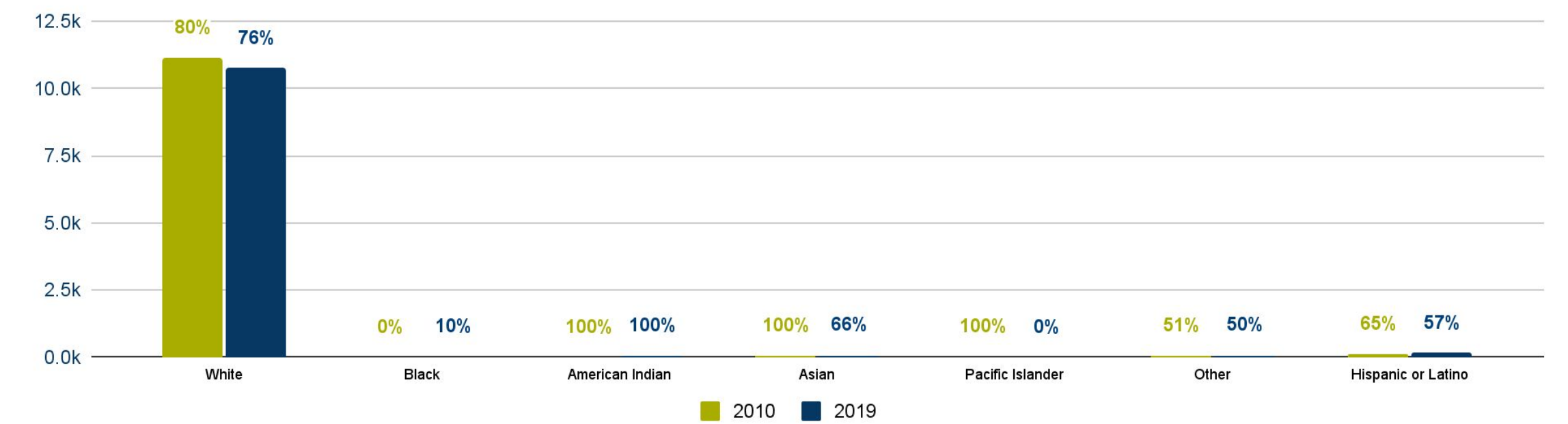
Huntington County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 76% among non-Hispanic White households, 10% for Black households, and 57% for Hispanic or Latino households.

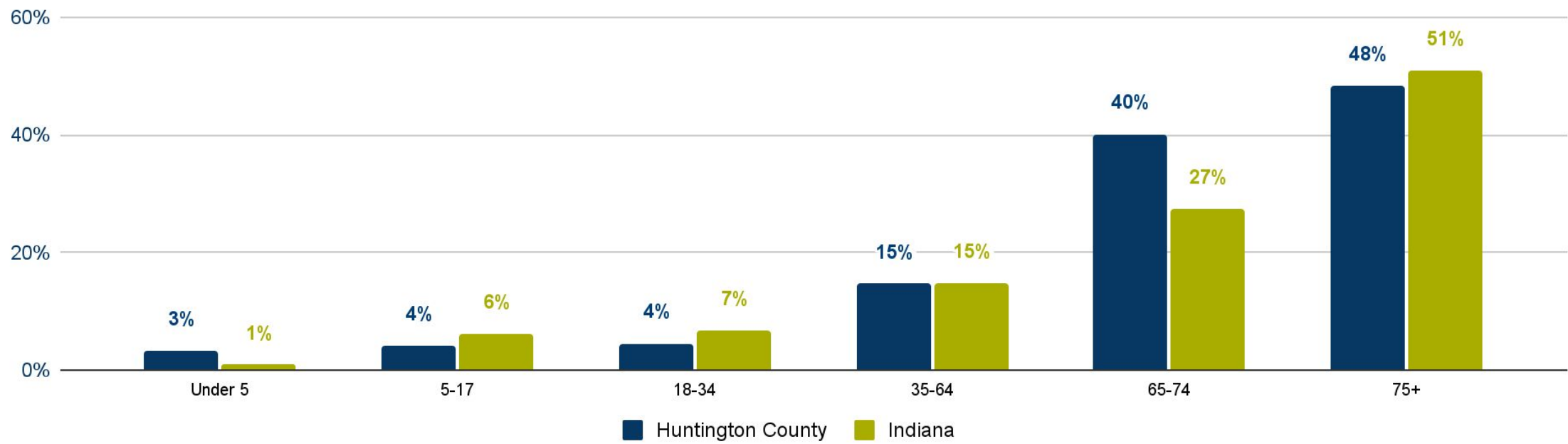
Homeownership by Race
Huntington County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Huntington County live with a disability. For people above 65, the share increases to 44%.

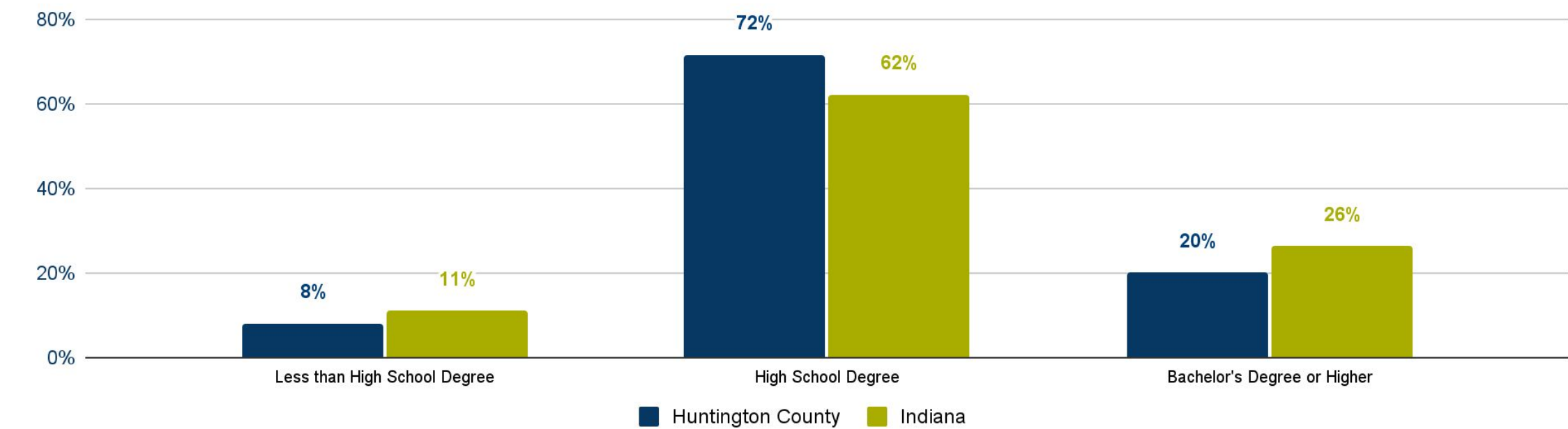
Share of the Population with a Disability by Age
Huntington County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Huntington County, 72% of the population has at least a high school degree and 20% of the population has at least a Bachelor's degree.

Educational Attainment
Huntington County, Indiana | 2019

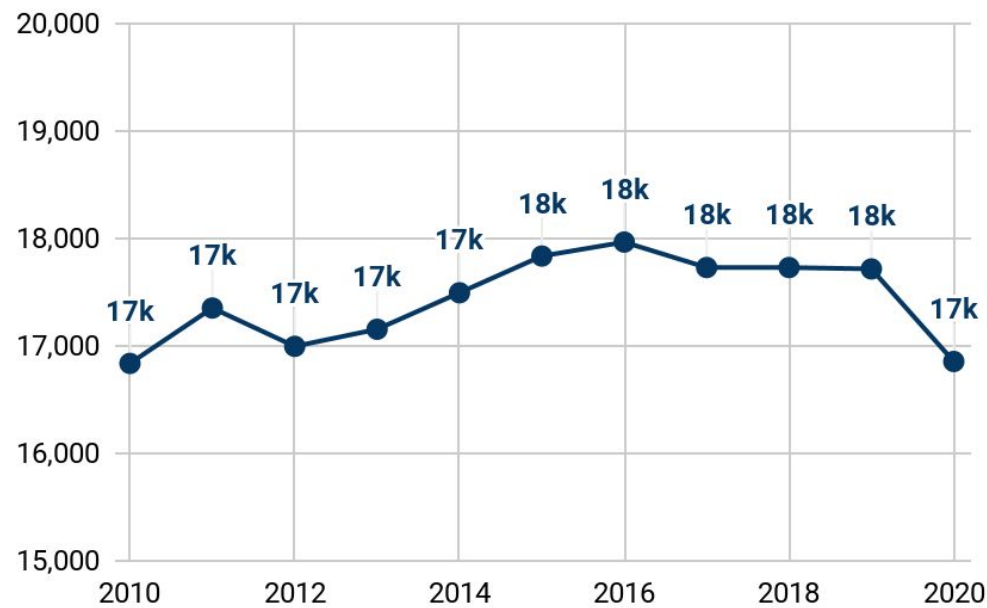


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

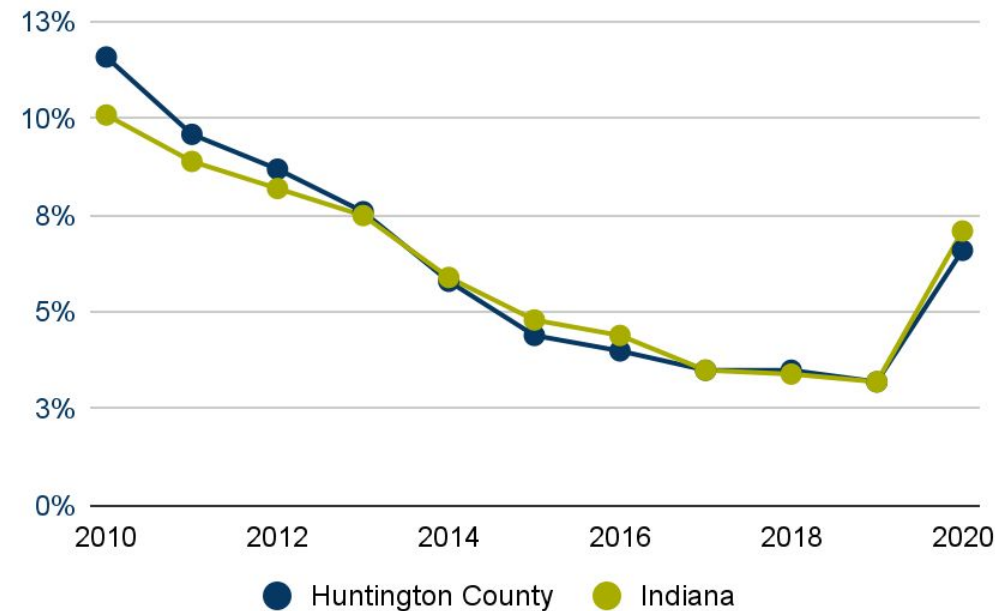
EMPLOYMENT BASE | There are currently 17,000 employed persons in Huntington County, up by 0.11% since 2010. The unemployment rate in 2020 was 6.60%, up 3.40 points from 2019.

Total Employment
Huntington County | 2010-2019



Source: ACS 2010-2019 5-year estimates

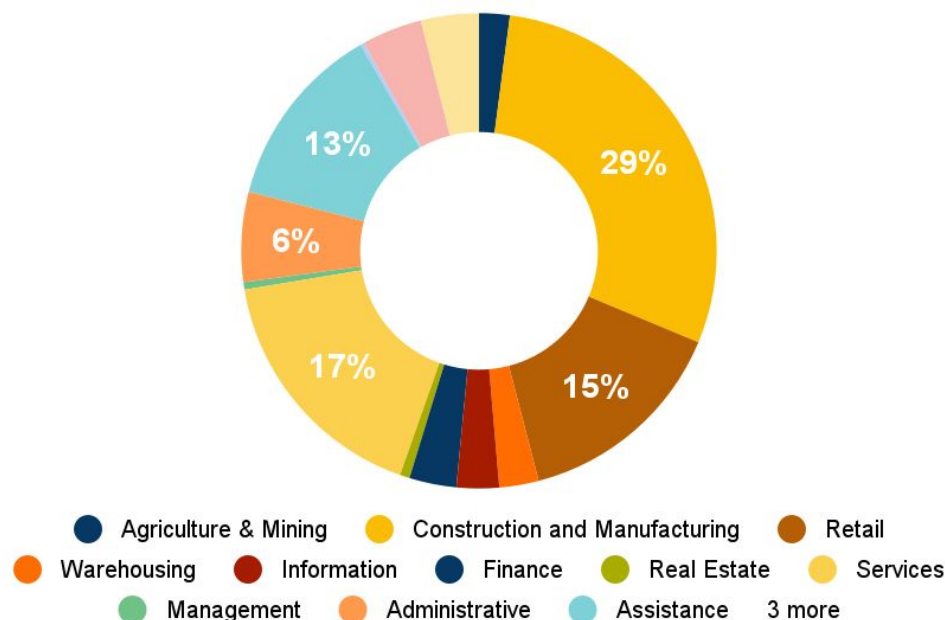
Unemployment Rate
Huntington County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Huntington County, accounting for 25% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
Huntington County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$36,670
- 2. Trade, transportation, and utilities | \$42,577
- 3. Goods-producing | \$50,507
- 4. Financial activities | \$57,673
- 5. Leisure and hospitality | \$14,366

Source: BLS

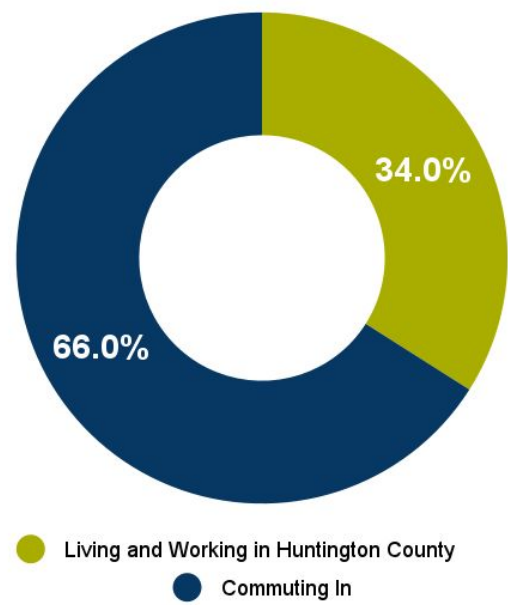
Top 5 Employers

- 1. General Motors Fort Wayne (Roanoke)
- 2. United Technologies Elctro (Huntington)
- 3. Vera Bradley Inc (Roanoke)
- 4. Bendix Commercial Vehicles (Huntington)
- 5. Our Sunday Visitor Inc (Huntington)

Source: BLS

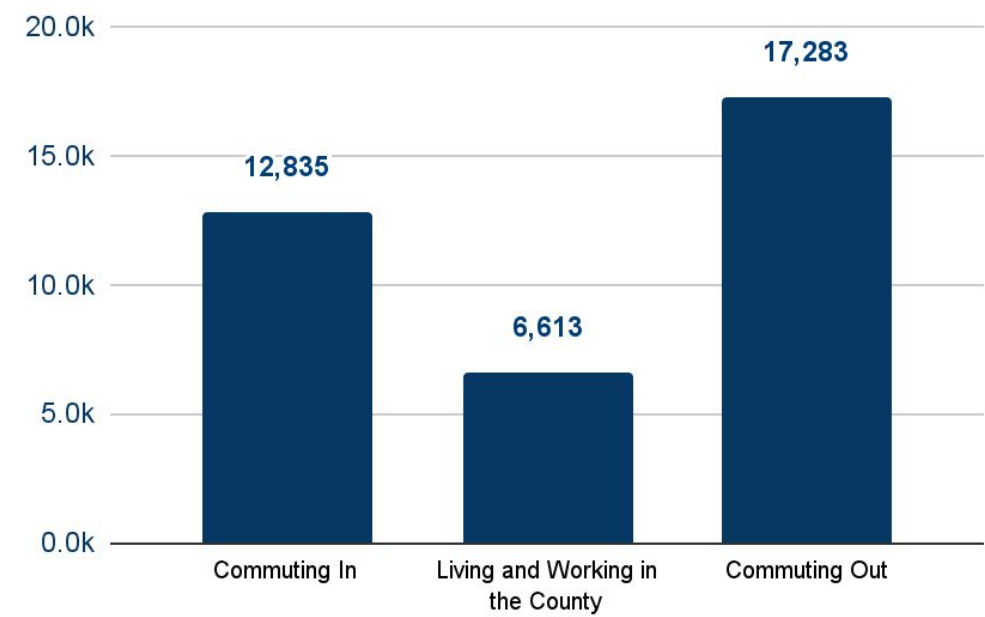
COMMUTER INFLOW / OUTFLOW | 13,000 commuters come into Huntington County for their jobs, while 17,000 employees travel outside of Huntington County for their jobs.

Employment Inflow
Huntington County | 2018



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

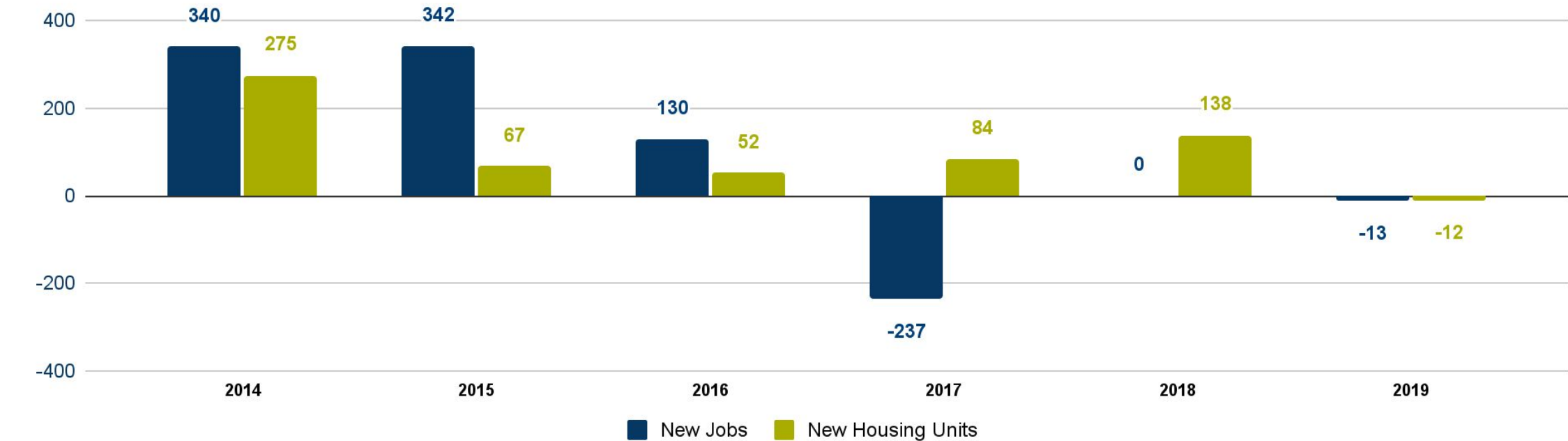
Commuting Patterns
Huntington County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Huntington County has created 562 jobs between 2014-2019 and 604 housing units, or 107 units for every 100 jobs created.

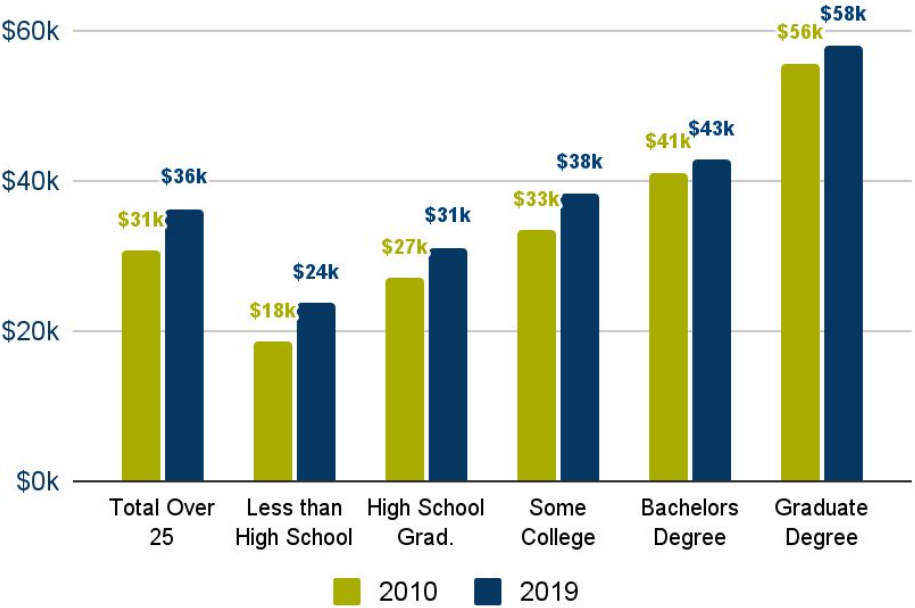
Job Growth and Housing Production
Huntington County | Total Jobs, New Jobs



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

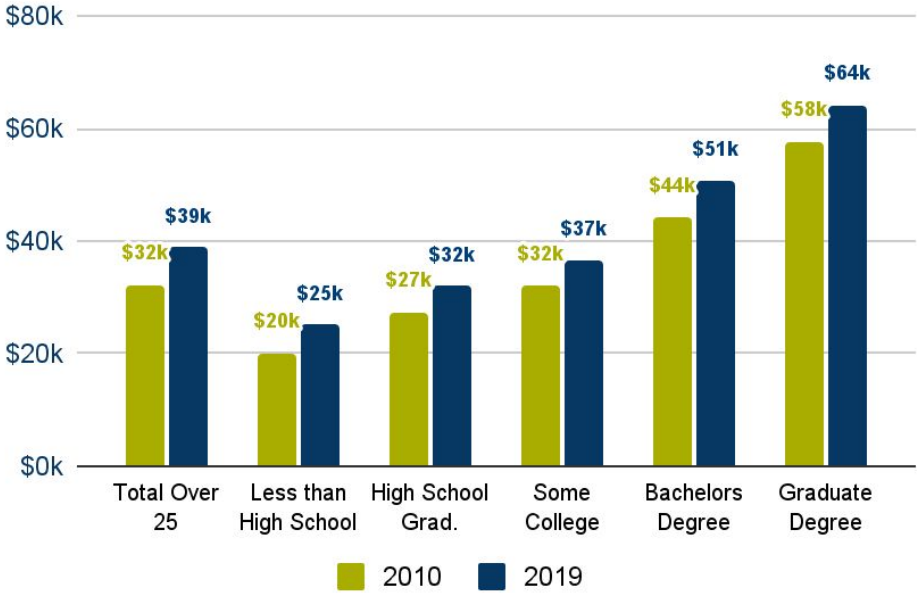
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 19% since 2010 for the total population and increased 16% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Huntington 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

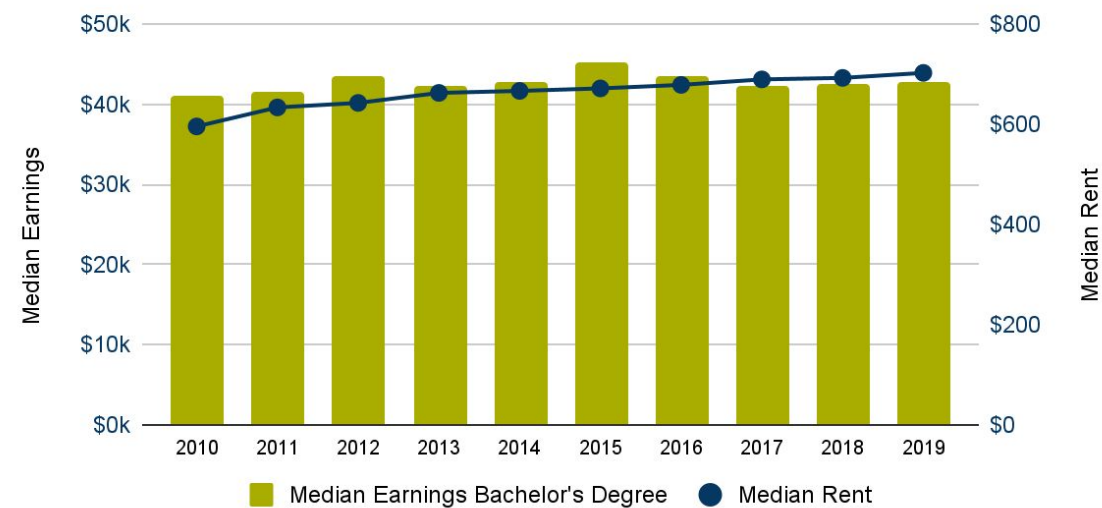
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 18.0%, or 18% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



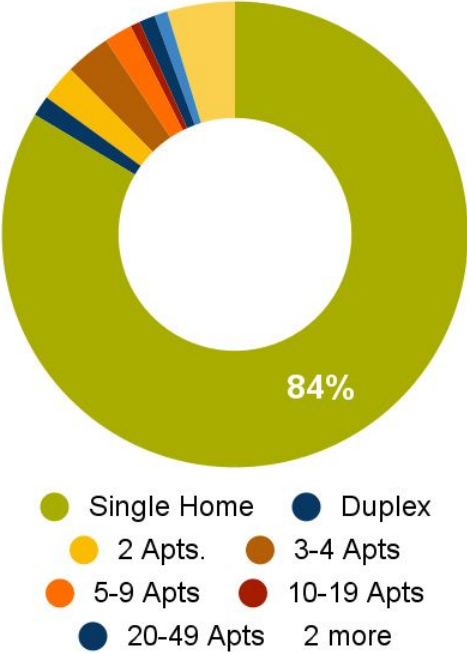
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 84% of homes in Huntington County are single-family, while 12% are multifamily. Multifamily housing has decreased by 73 homes since 2010.

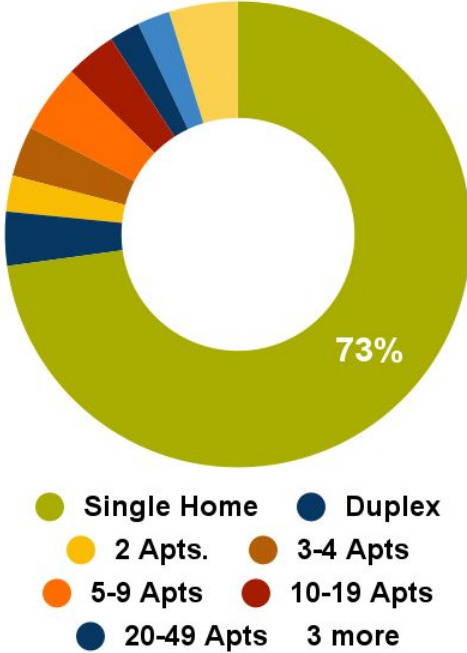
Housing Typology

Huntington County | 2019



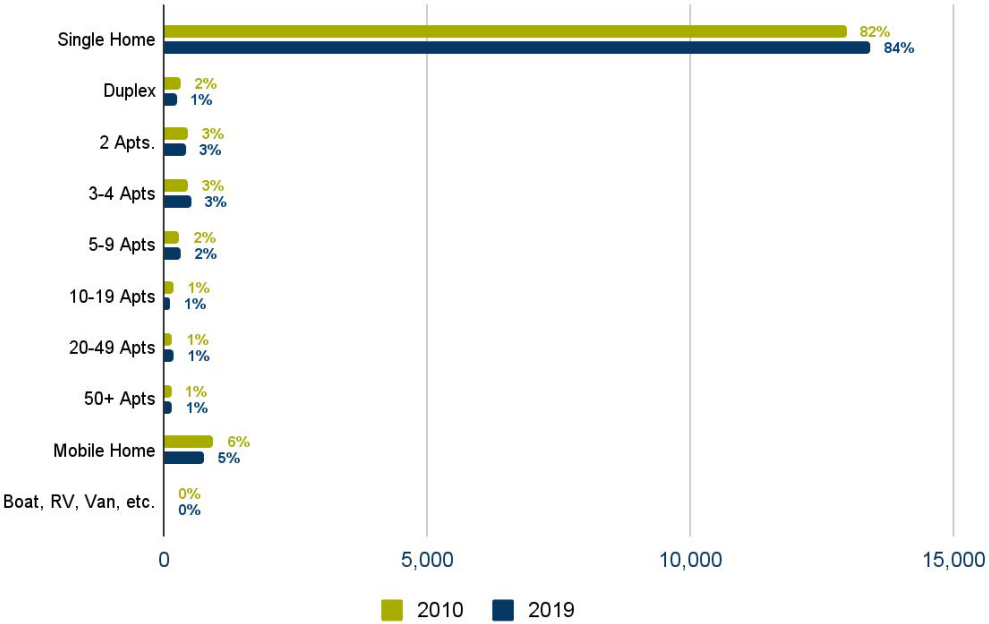
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Huntington County | 2010-2019



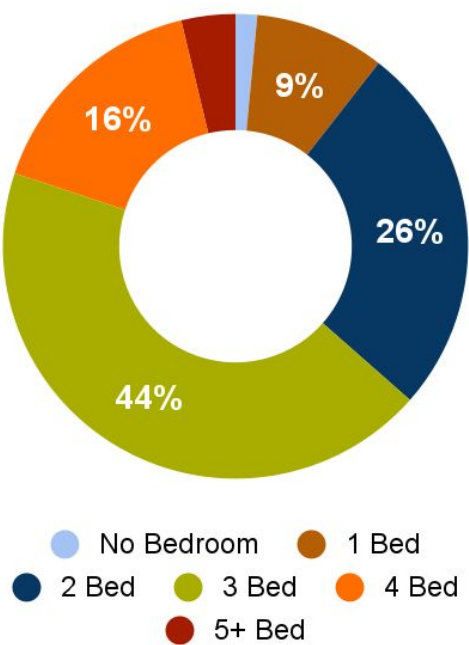
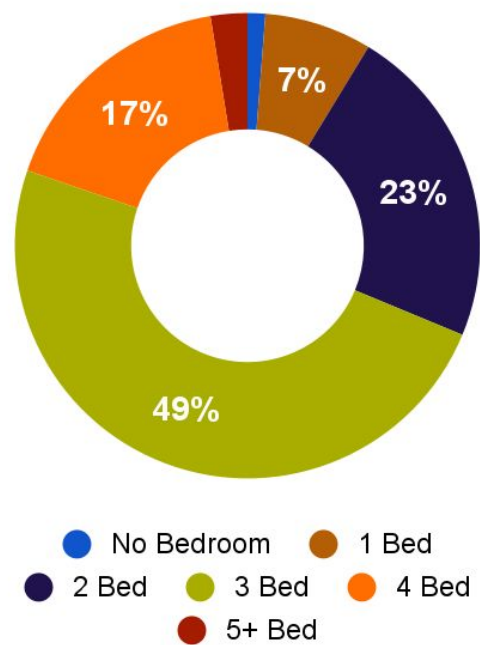
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Huntington County contain 2.37 bedrooms, with 69% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Huntington County | 2019

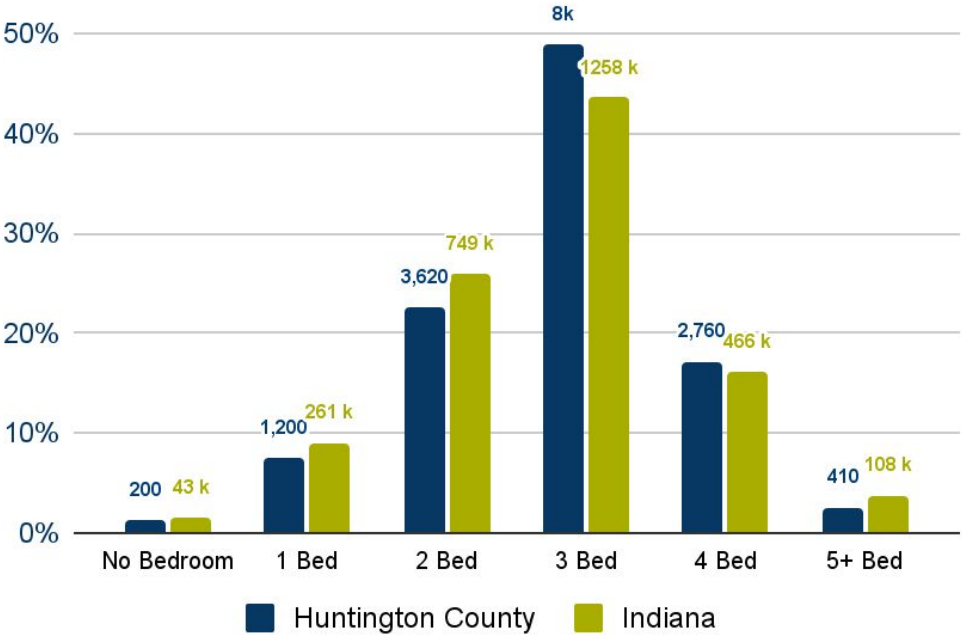
Indiana | 2019



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

Share of Housing Stock by Bedroom

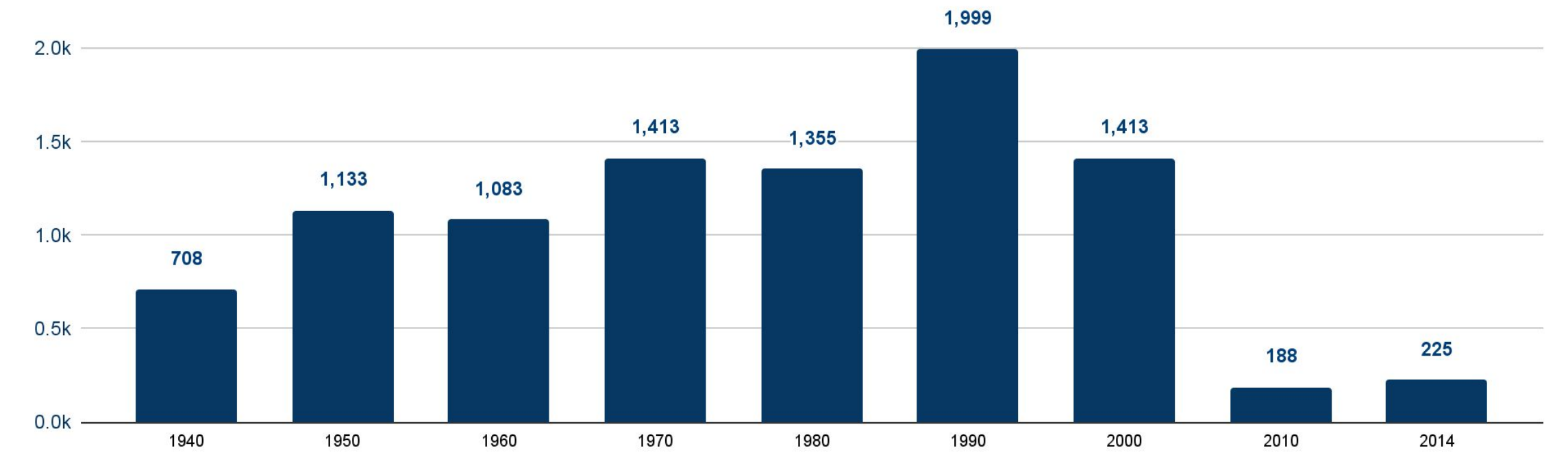
Huntington County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 89% of homes were built before 1990, with a plurality of homes built before 1940.

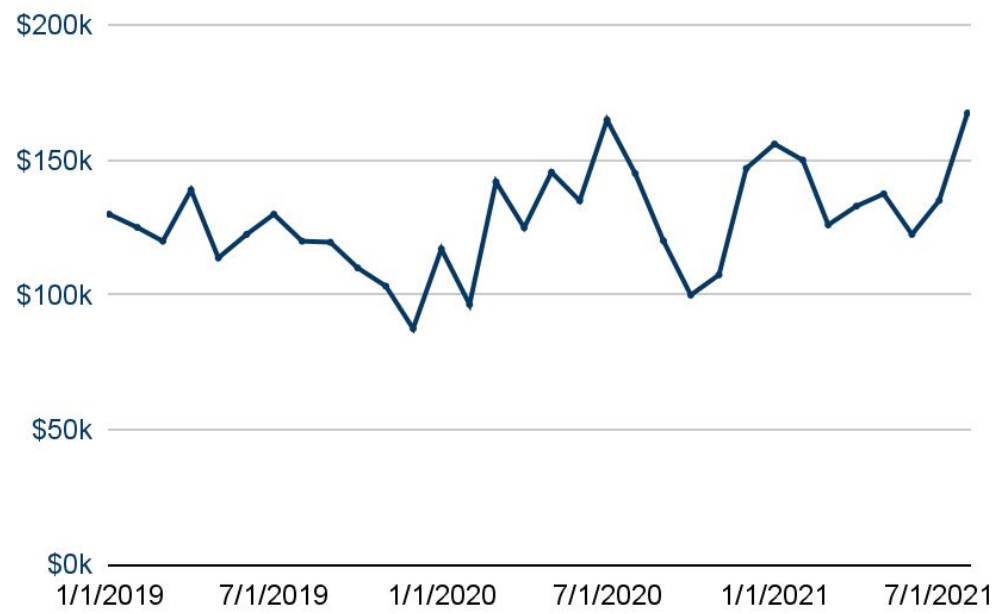
Homes by Year Built
Huntington County | 2019



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

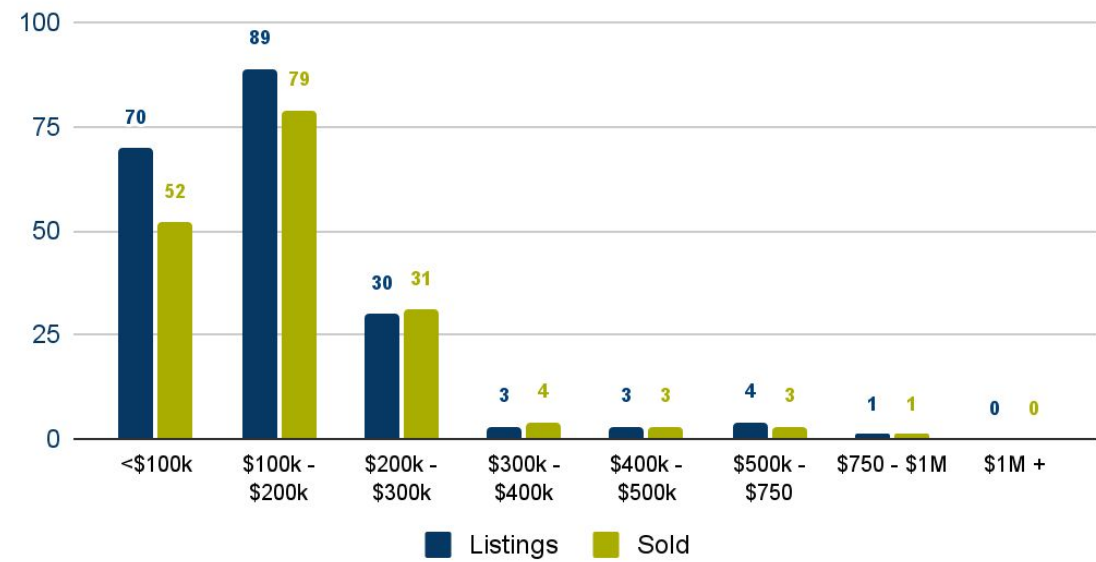
MEDIAN LISTING PRICE | Homes in Huntington County have a median listing price of \$167,450. Home prices have increased by 29% since 2019.

Median Listing Price
Huntington 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)
Huntington County | 2021

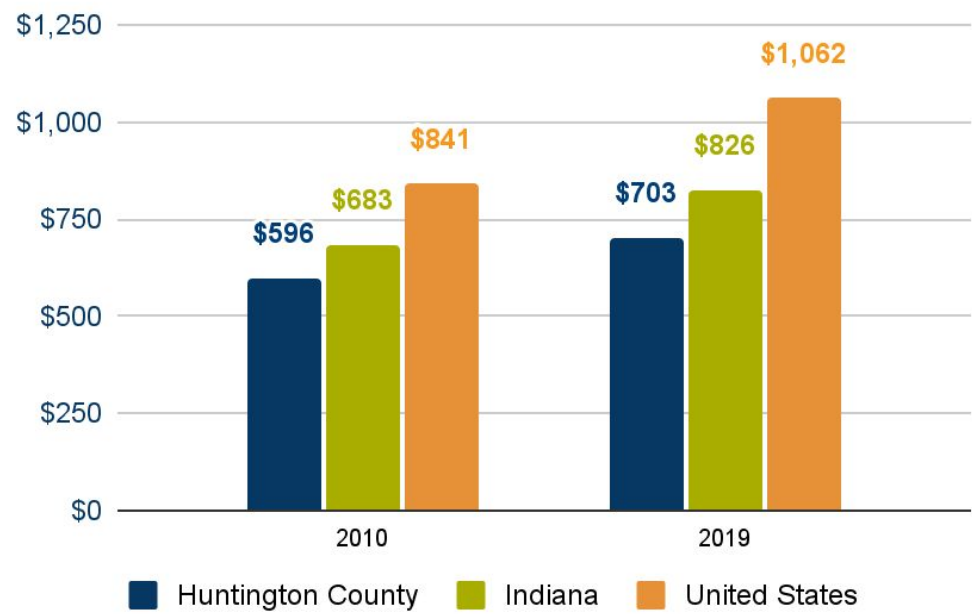


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 18% since 2010, with average rents at \$703 in 2019.

Median Rent

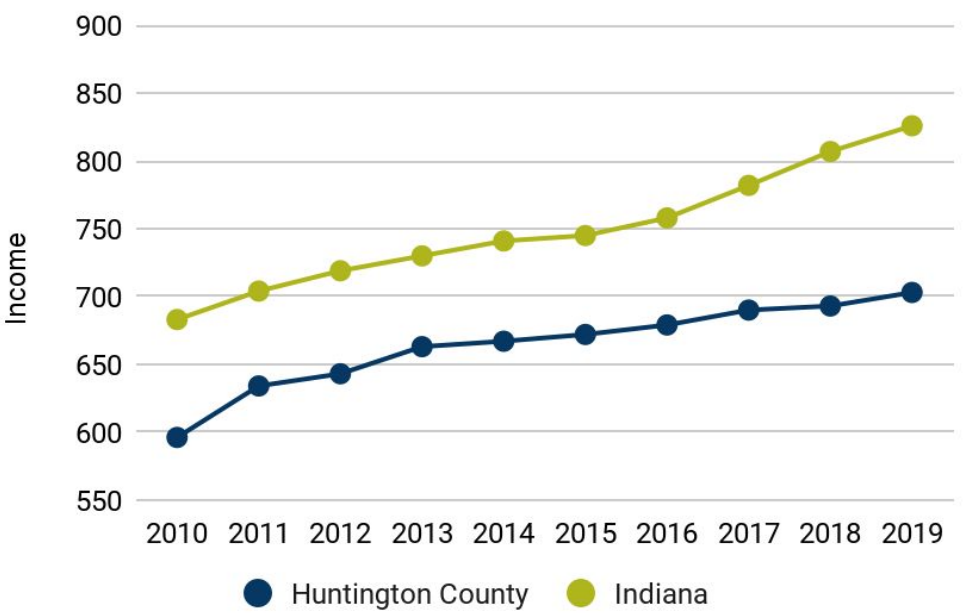
Huntington County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

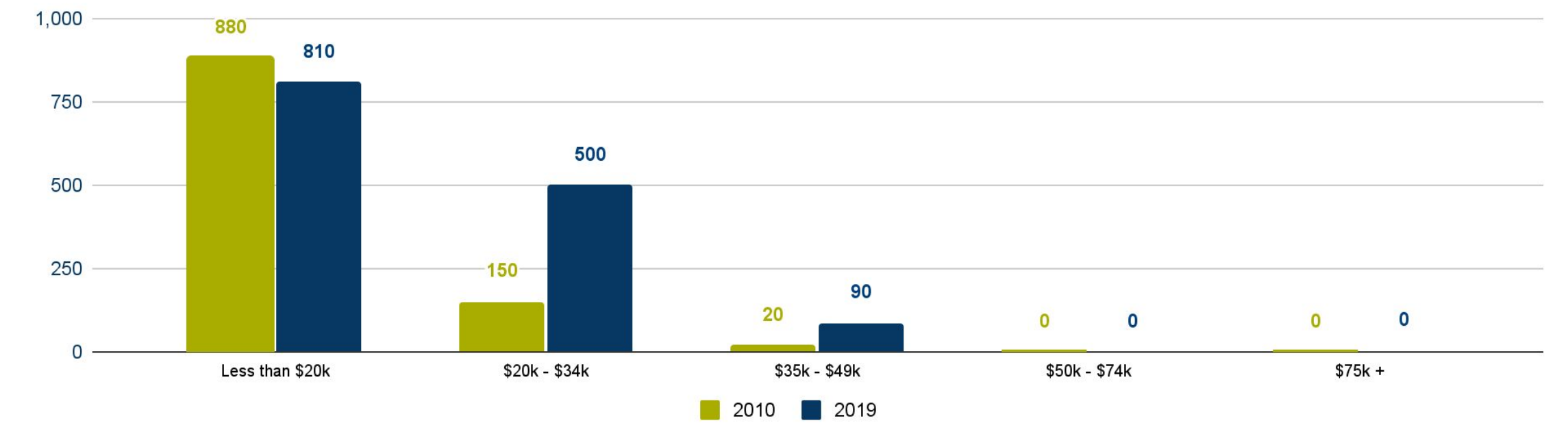
Huntington County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 43% of renter households are housing cost burdened in Huntington County, up 5% since 2010. 52% of households earning below \$50,000 are housing cost burdened.

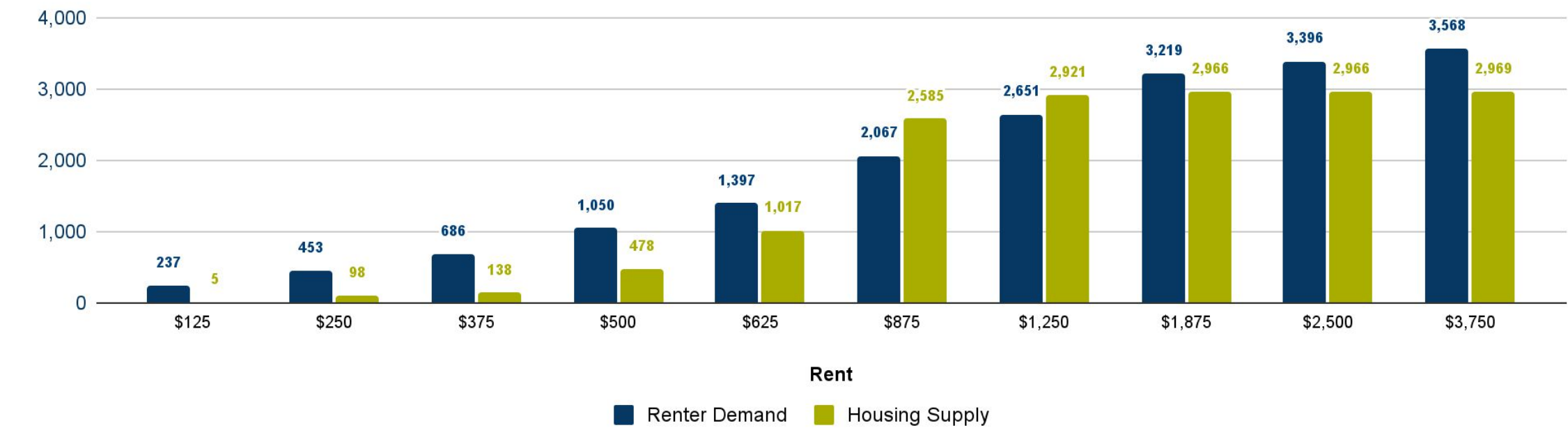
Renter Housing Cost Burden
Huntington County, Indiana | 2010 - 2019



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.

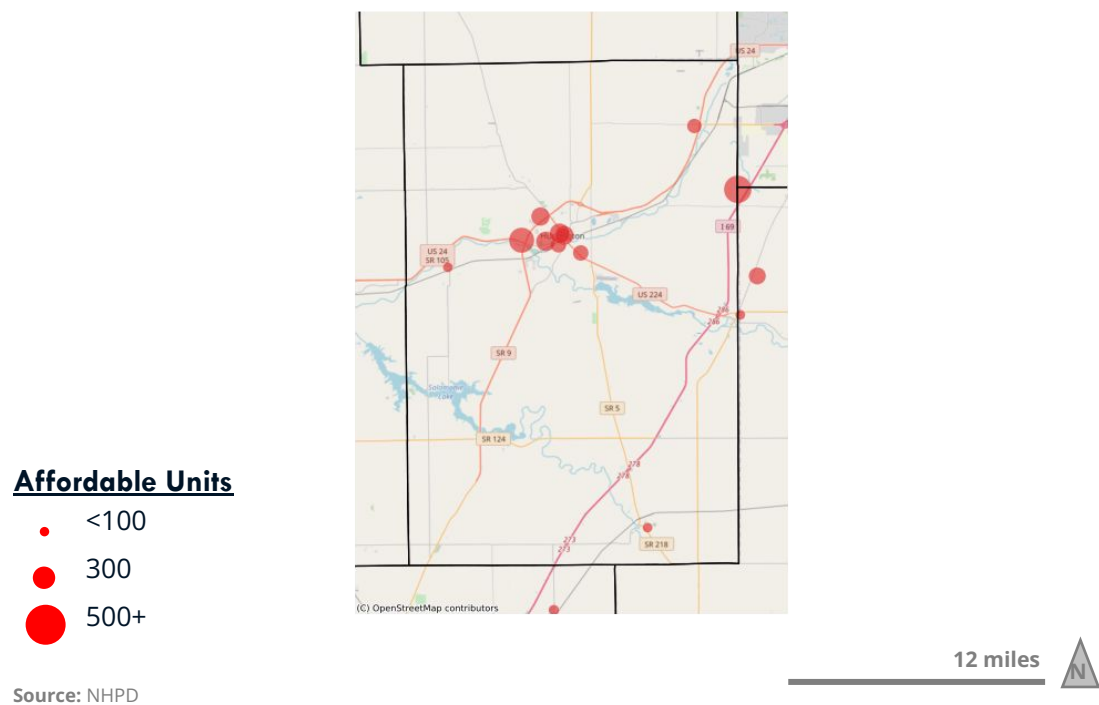
Cumulative Housing Gap
Huntington County, Indiana | 2010-2019



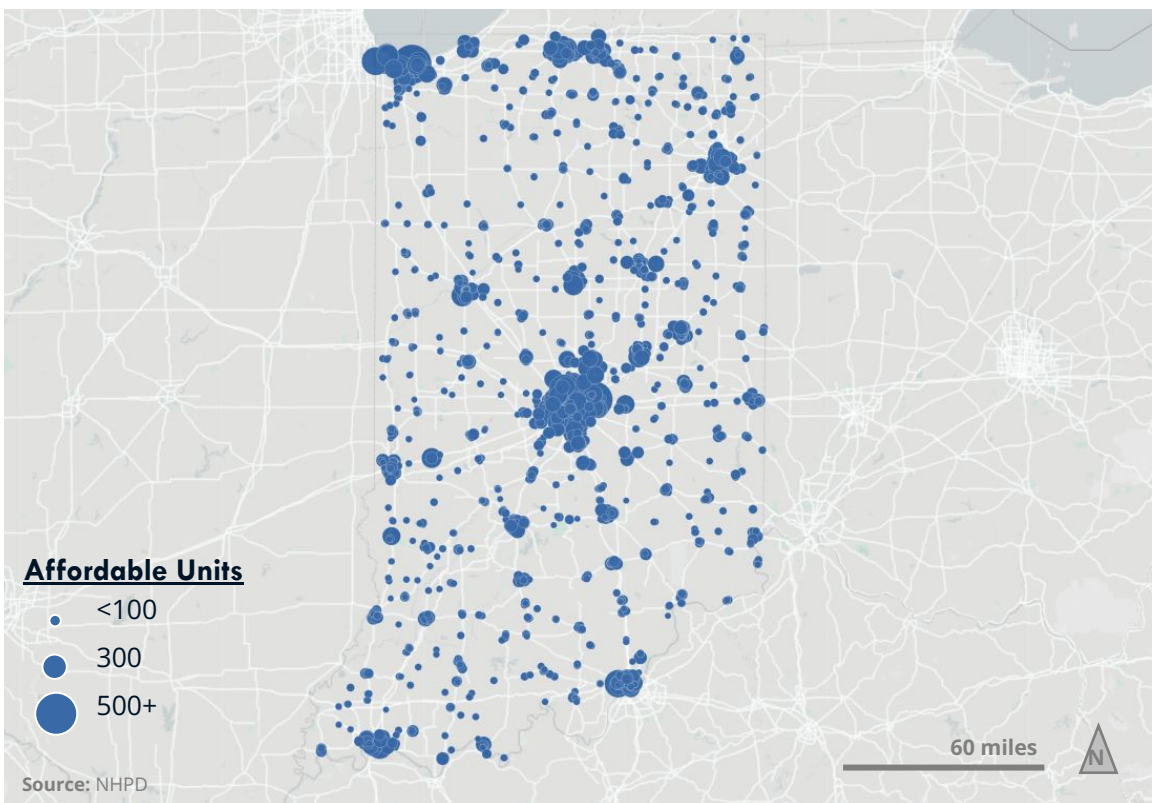
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Huntington County | 2020

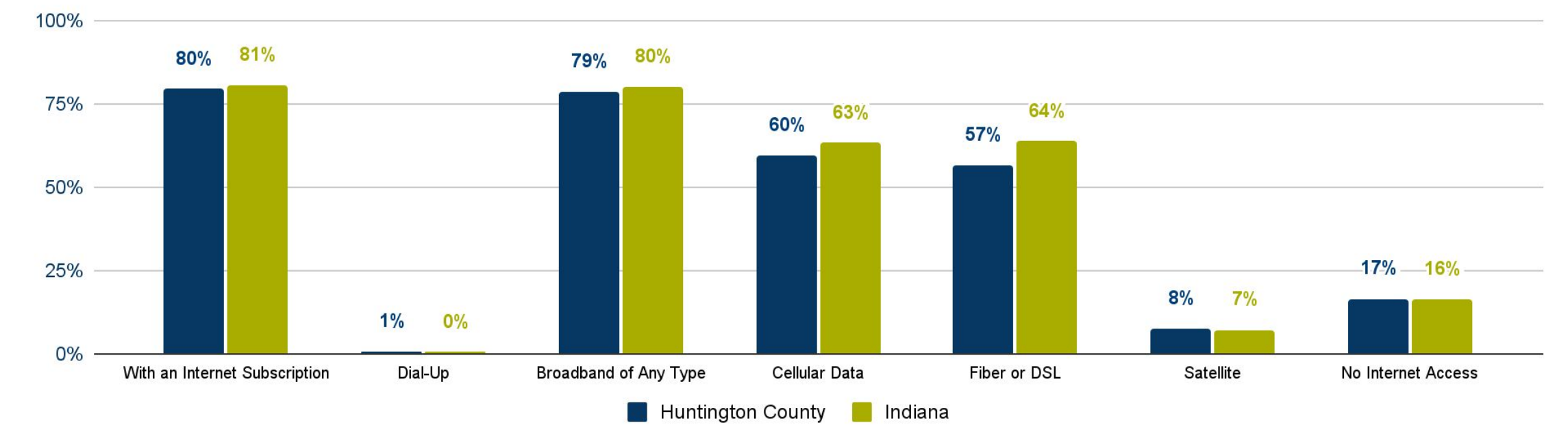


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 79% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Huntington County | 2020

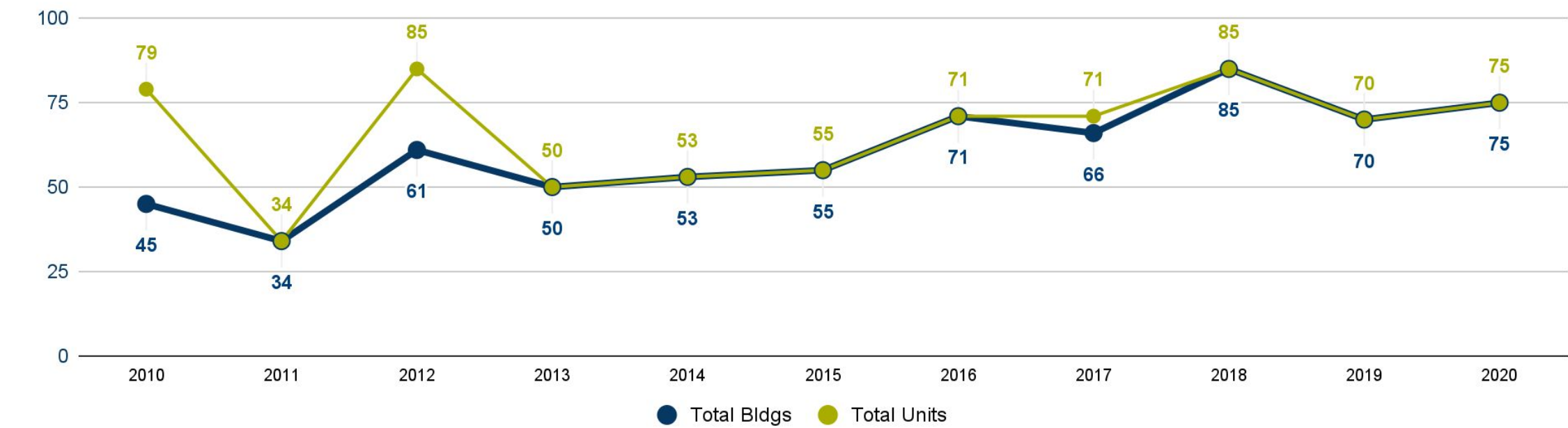


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 75 new housing starts in 2020 in Huntington County, with 665 total building permits authorized since 2010.

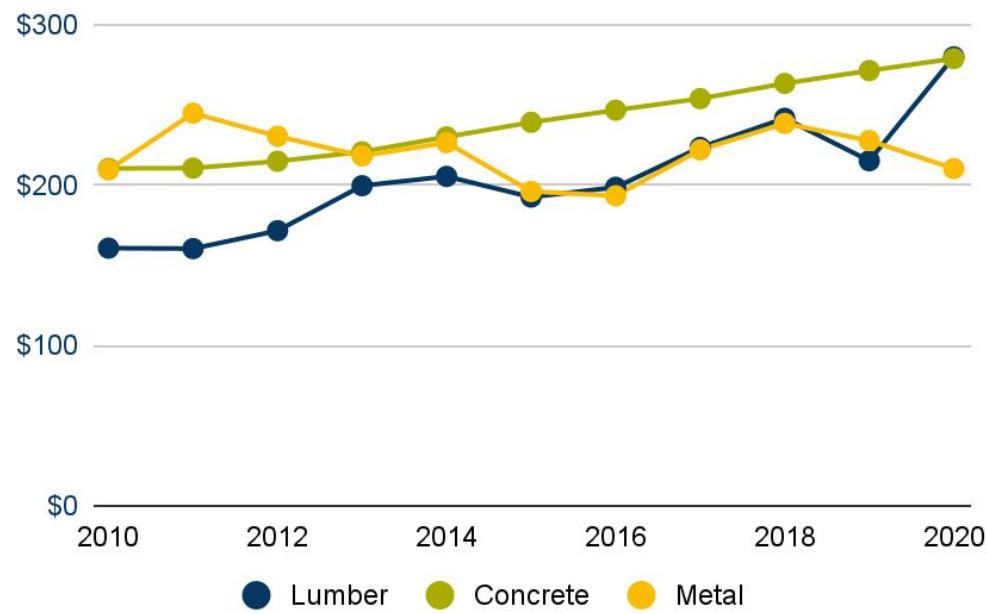
New Housing Structures Authorized by Building Permits
Huntington County | 2017-2020



Source: St. Louis Fed.

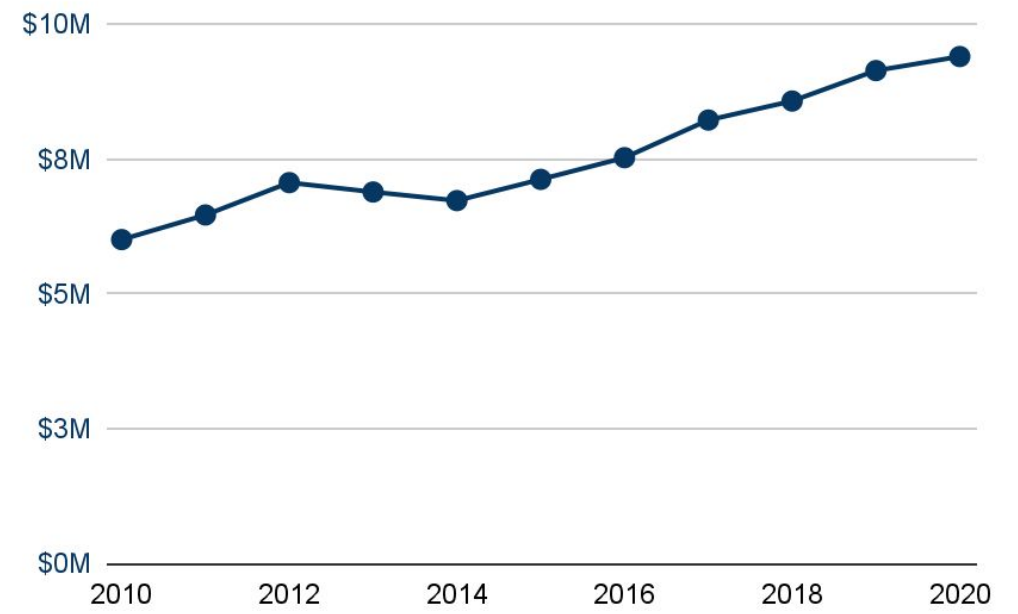
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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