

**Indiana Housing  
Working Group**



# INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR HOWARD 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.

Desma Belsaas  
David Bottorff  
Megan Coler-Hasser  
Rhonda Cook  
Dax Denton  
Carmen Files  
Carol Gassen  
Jodi Golden  
Ryan Hoff  
Gina Leckron  
Charyl Luth

Mike McQuillen  
Maggie McShane  
Lynne Peterson  
Annette Richard  
John Roeder  
Erin Sheridan  
Jacob Sipe  
Rick Wajdarick  
Jeffrey Whiting  
Mary Beth Wott

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

---

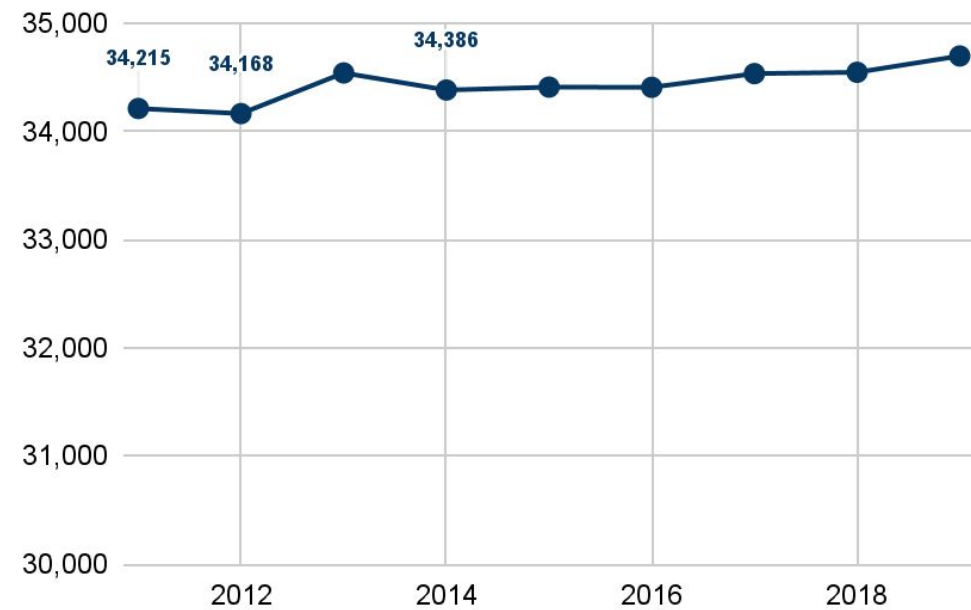
**POPULATION** | Howard County's population has decreased by 1.19% (995 people) between 2010-2019. In the same time period, the total number of households increased by 1.08% (371 households).

**Resident Population**  
Howard County | 2010-2019



Source: FRED, U.S. Census Bureau

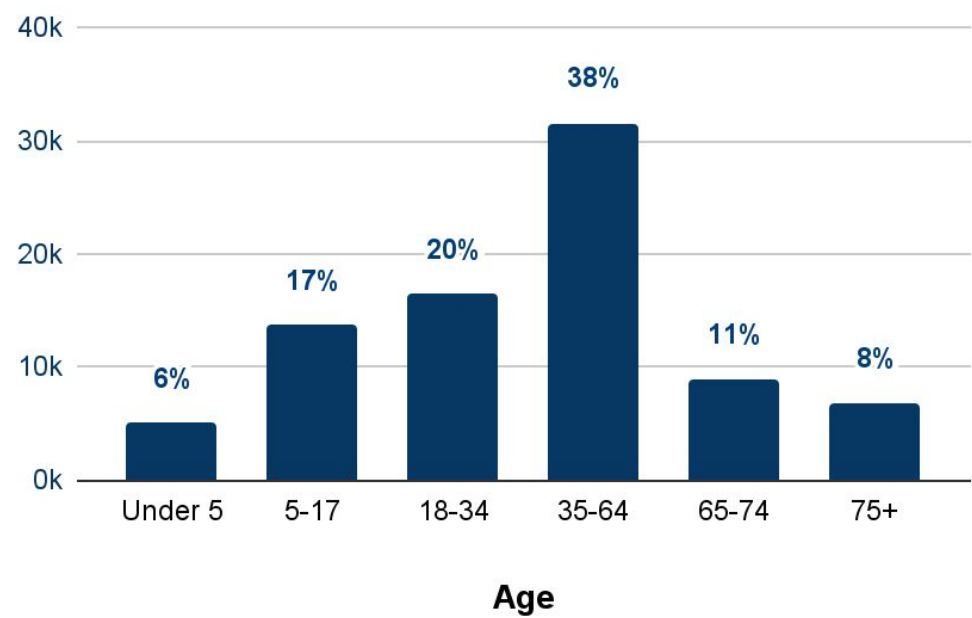
**Households**  
Howard County | 2010-2019



Source: FRED, U.S. Census Bureau

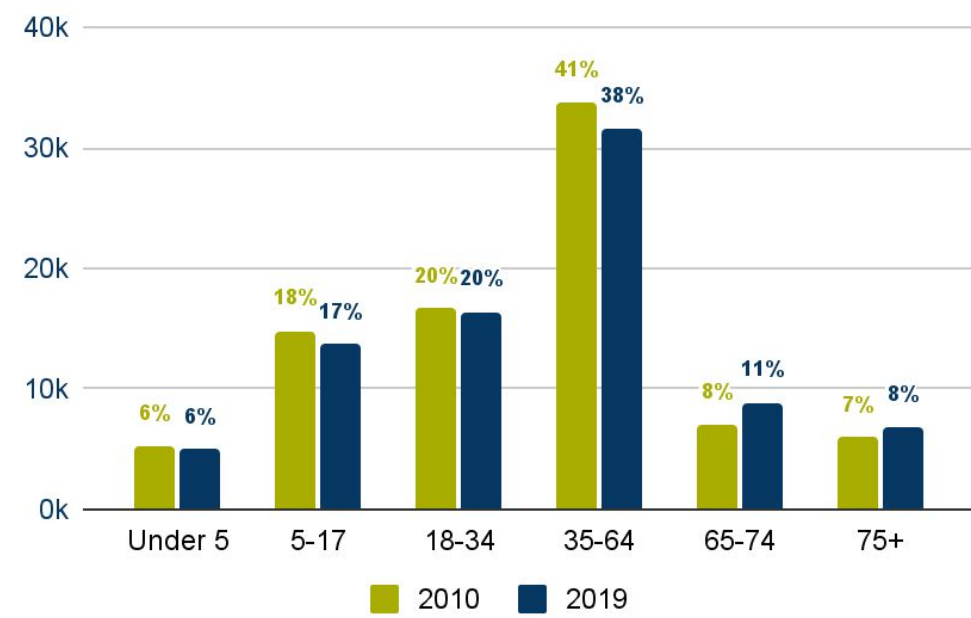
**AGE** | 19% of people in Howard County are above the age of 65, while 23% are below 18.

**Population by Age**  
Howard County | 2019



Source: ACS 2019 5-year estimates

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

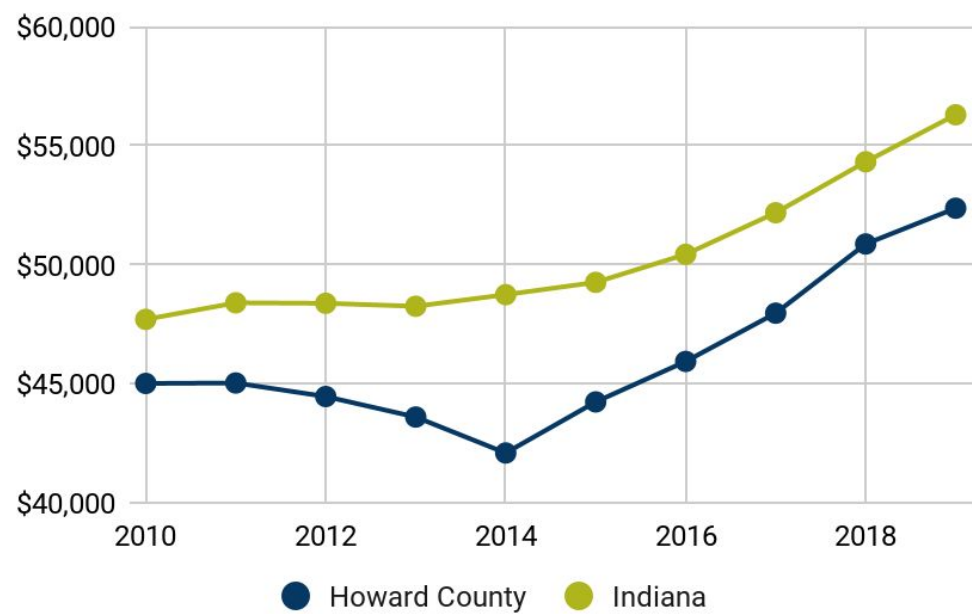


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Howard County had a median income of \$52,373 in 2019, up 16% since 2010. 34% of households have incomes below \$35,000, while 20% have incomes above \$100,000.

**Median Income**

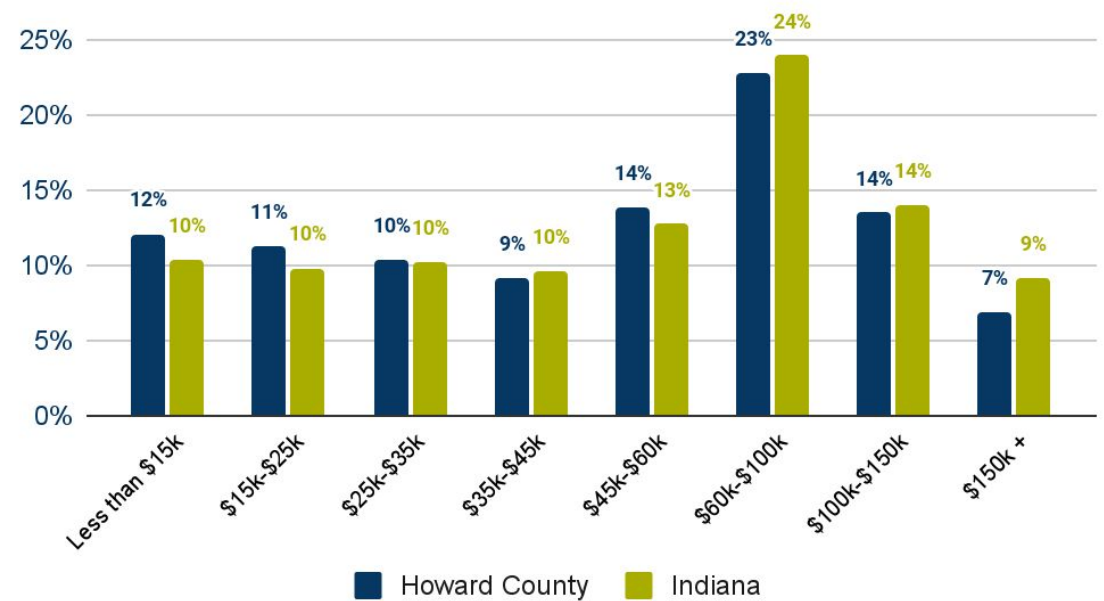
Howard County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

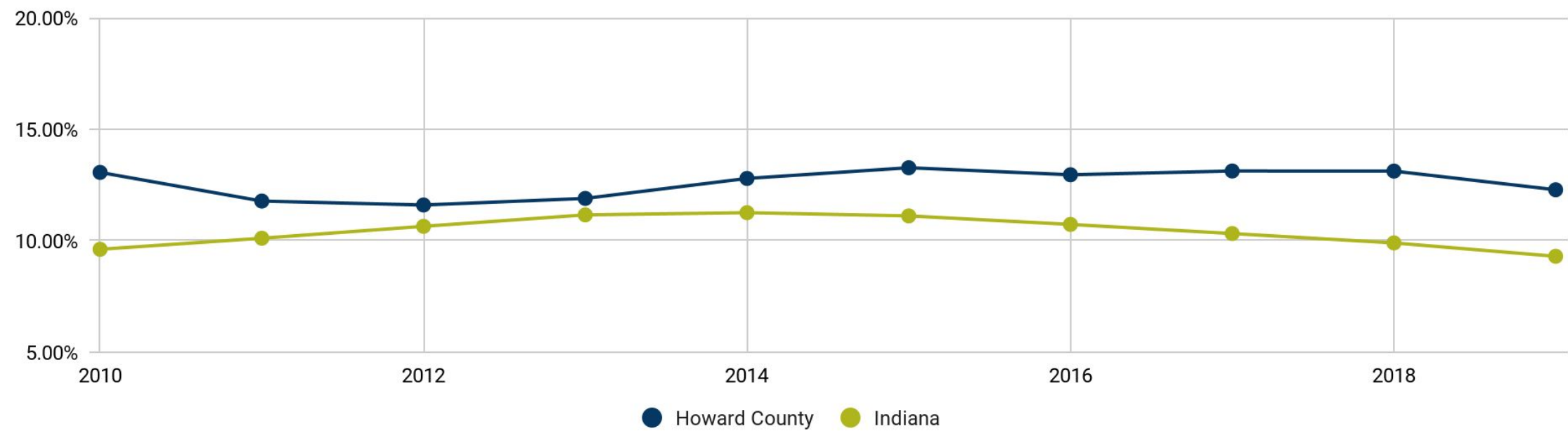
Howard County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 12.3% of families live in poverty conditions in Howard County, down 0.78 percentage points from 13.1% in 2010.

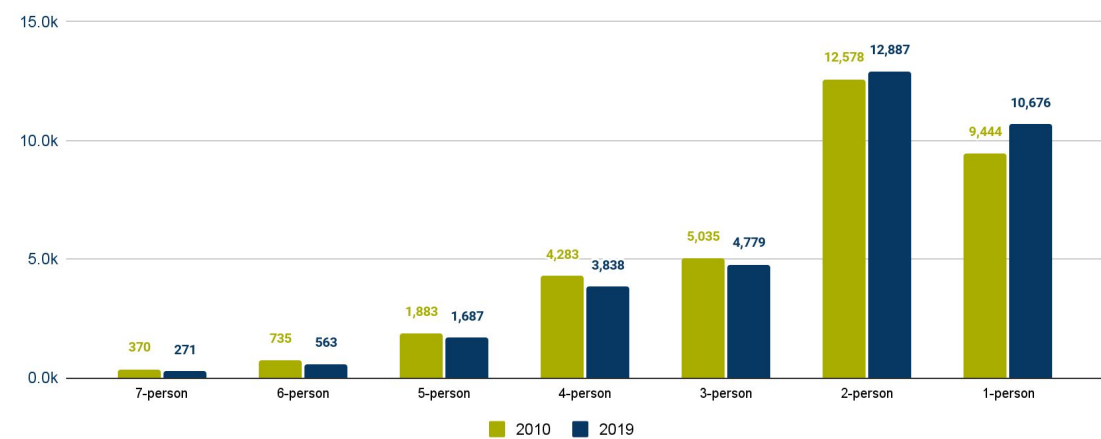
**Family Poverty Rate**  
Howard County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

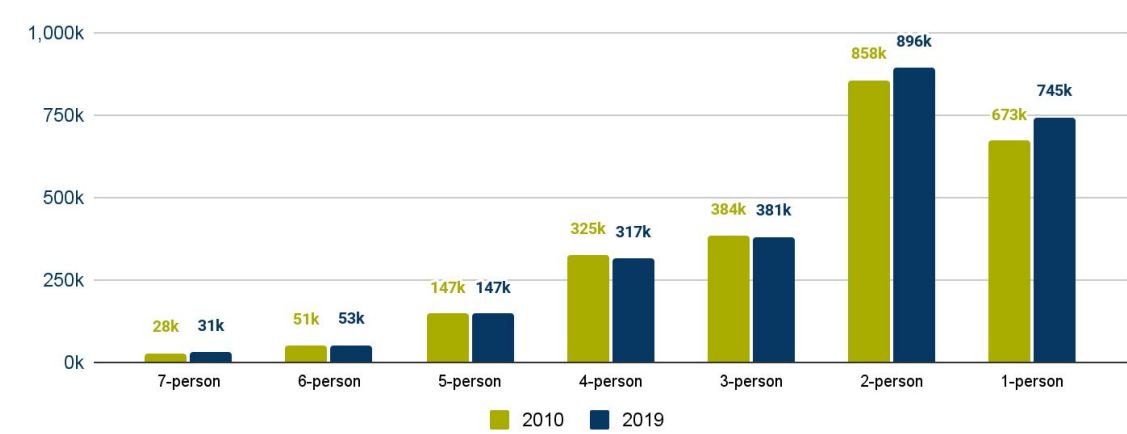
**HOUSEHOLD SIZE |** The average household size is 2.34 people, compared to 2.52 statewide. The Howard County average household has shrunk by 0.02 persons since 2010.

**Household Size**  
Howard County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



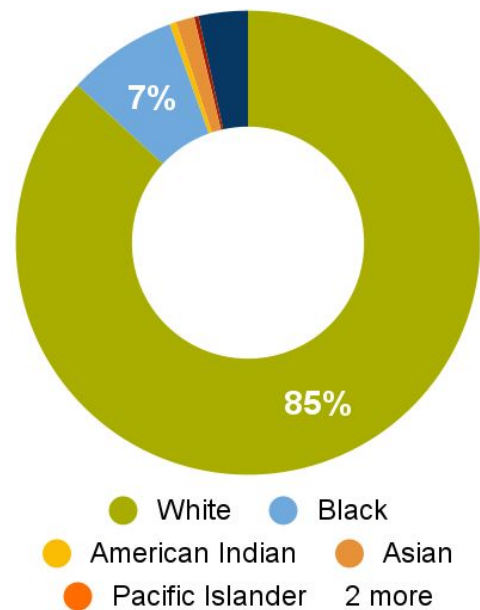
Source: ACS 2010-2019 5-year estimates



**RACIAL COMPOSITION |** The current racial distribution of households in Howard County is 85% white, 7% Black, 3% Hispanic/Latino, 1% Asian, and 0% other.

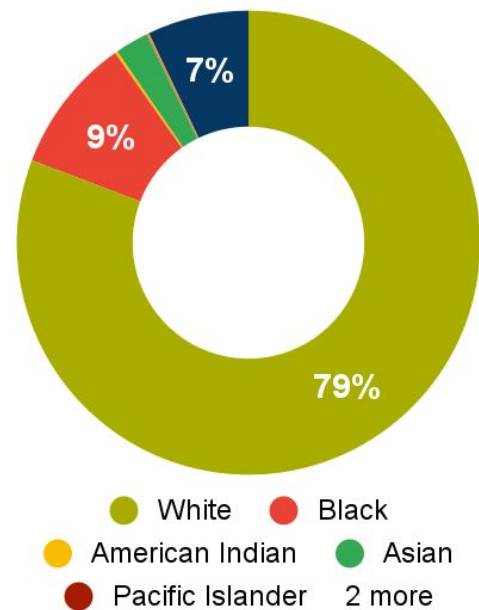
**Racial/Ethnic Distribution**

Howard County | 2019



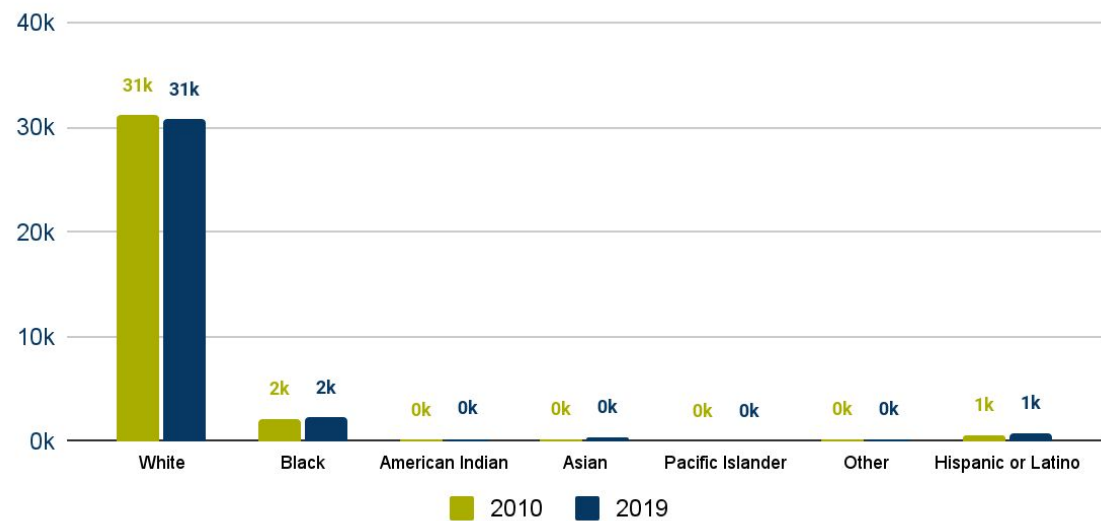
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial/Ethnic Distribution**

Howard County | 2010, 2019



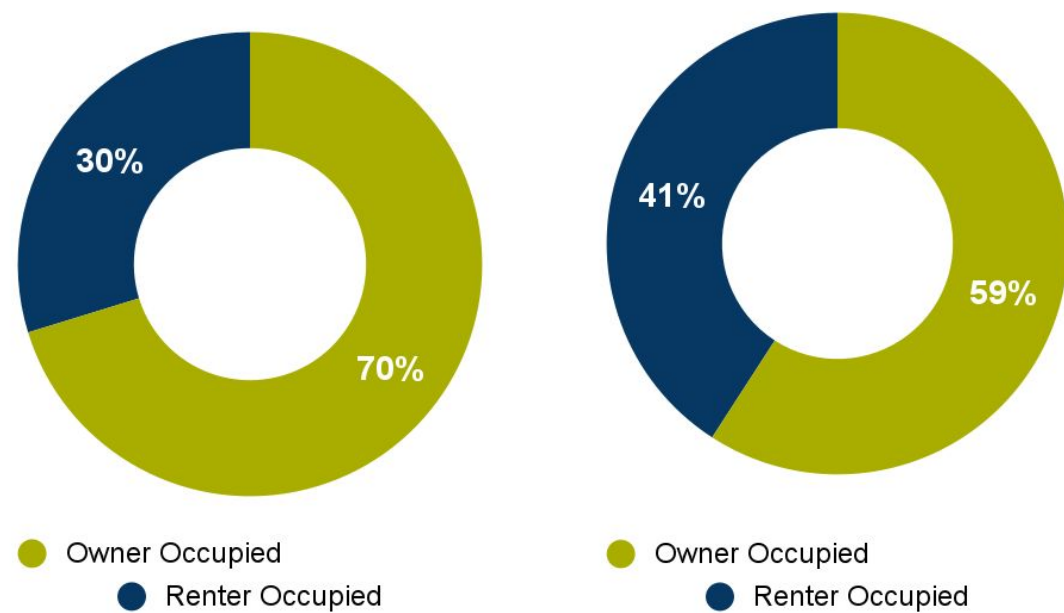
Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 30% of households (10,325 households) in Howard County were renters, while 70% (24,376 households) were owner households. The share of renters has increased by 0% since 2010.

**Housing Tenure**

Howard County | 2019

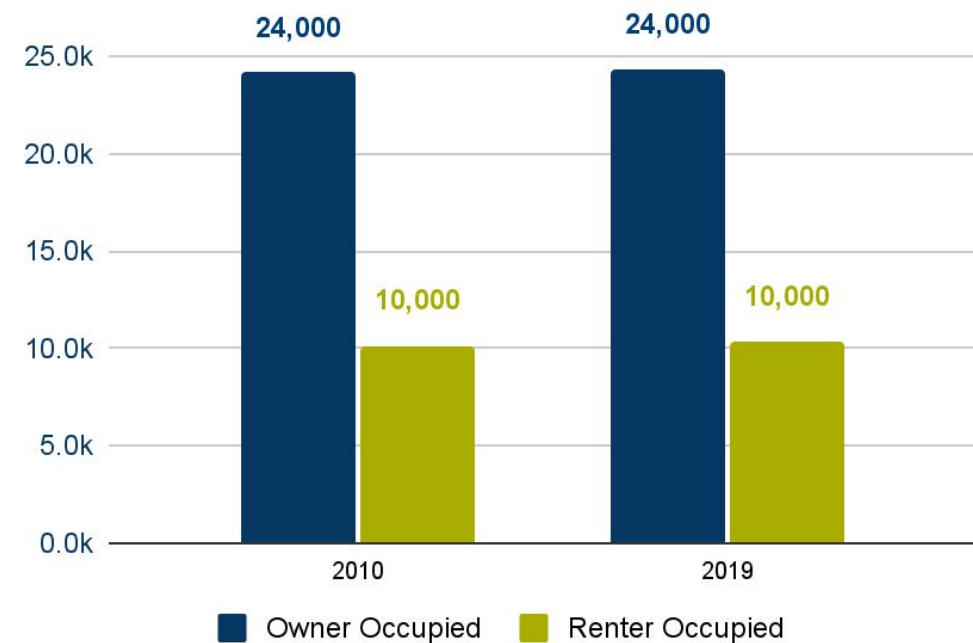
Indiana | 2019



Source: ACS 2019 5-year estimates

**Total Households by Tenure**

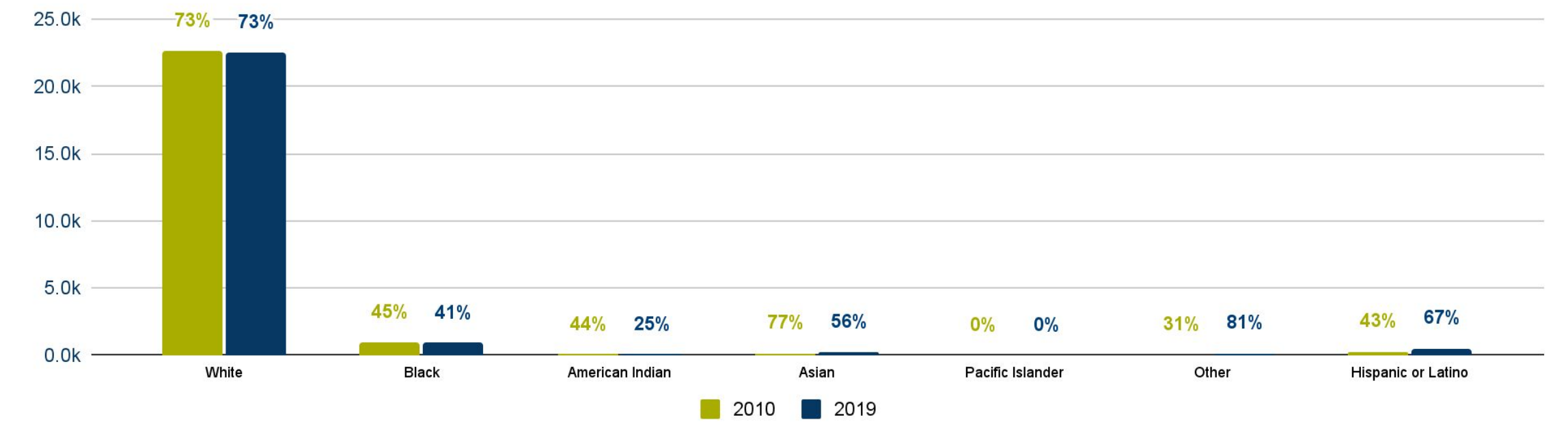
Howard County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 70%, homeownership is 73% among non-Hispanic White households, 41 % for Black households, and 67% for Hispanic or Latino households.

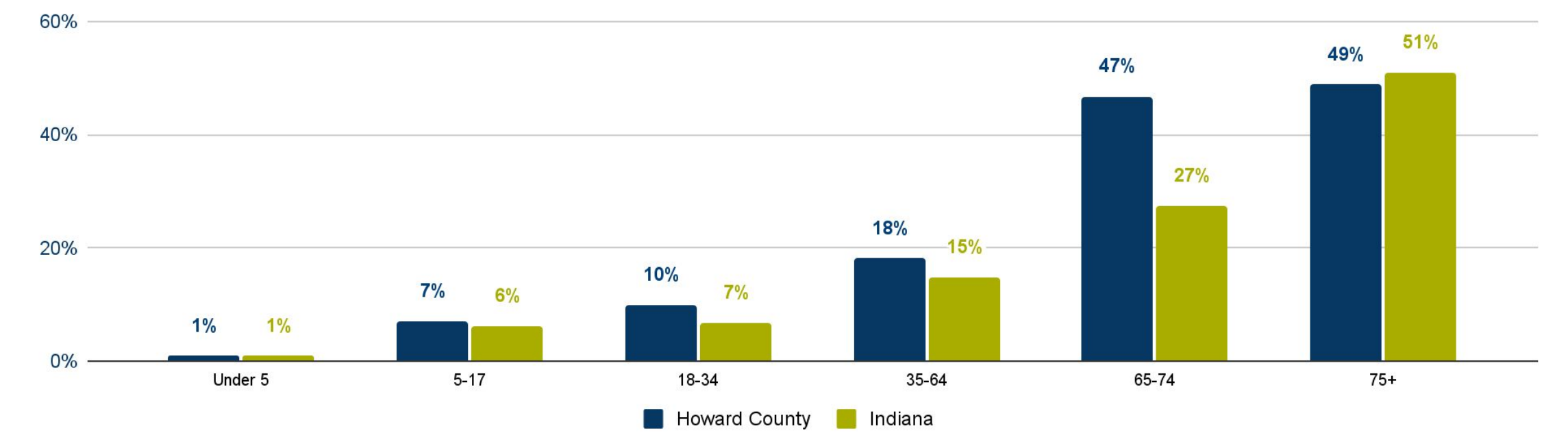
**Homeownership by Race**  
Howard County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 19% of people in Howard County live with a disability. For people above 65, the share increases to 48%.

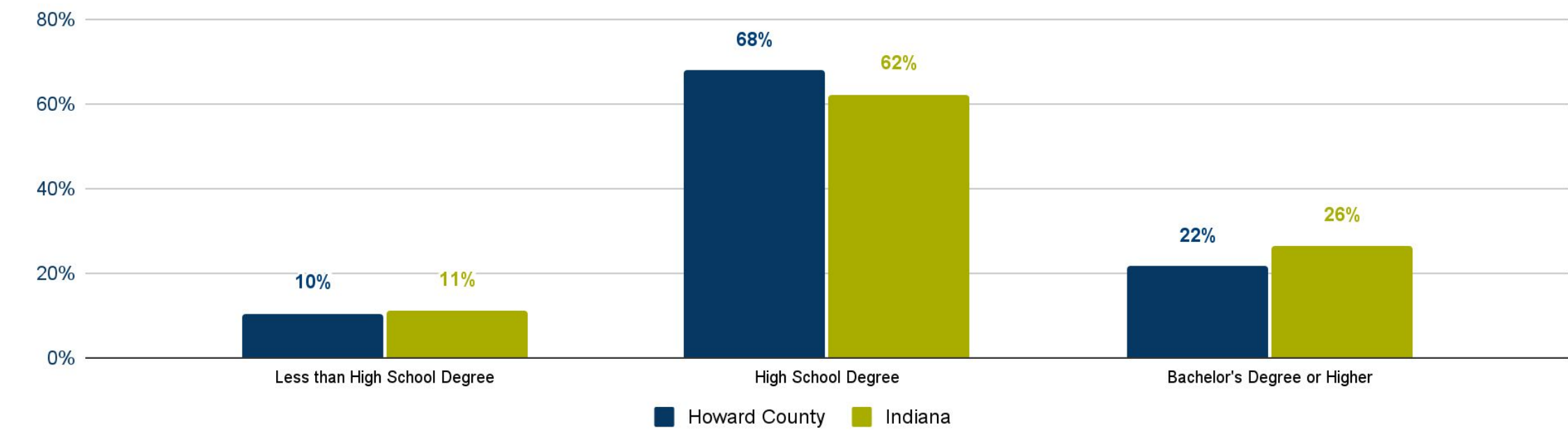
**Share of the Population with a Disability by Age**  
Howard County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Howard County, 68% of the population has at least a high school degree and 22% of the population has at least a Bachelor's degree.

**Educational Attainment**  
Howard County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

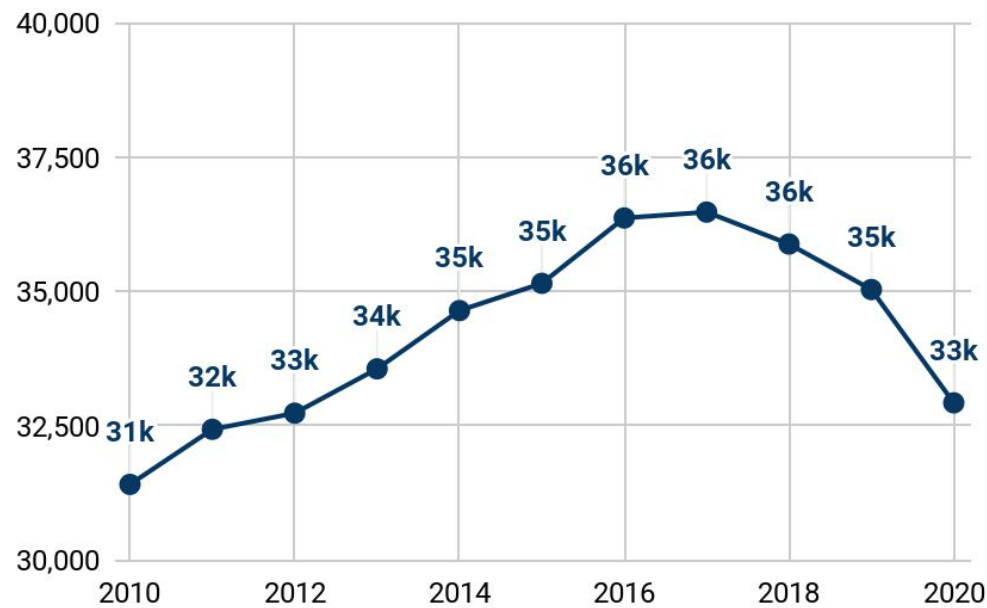
---

# **JOB / EMPLOYMENT TRENDS**

---

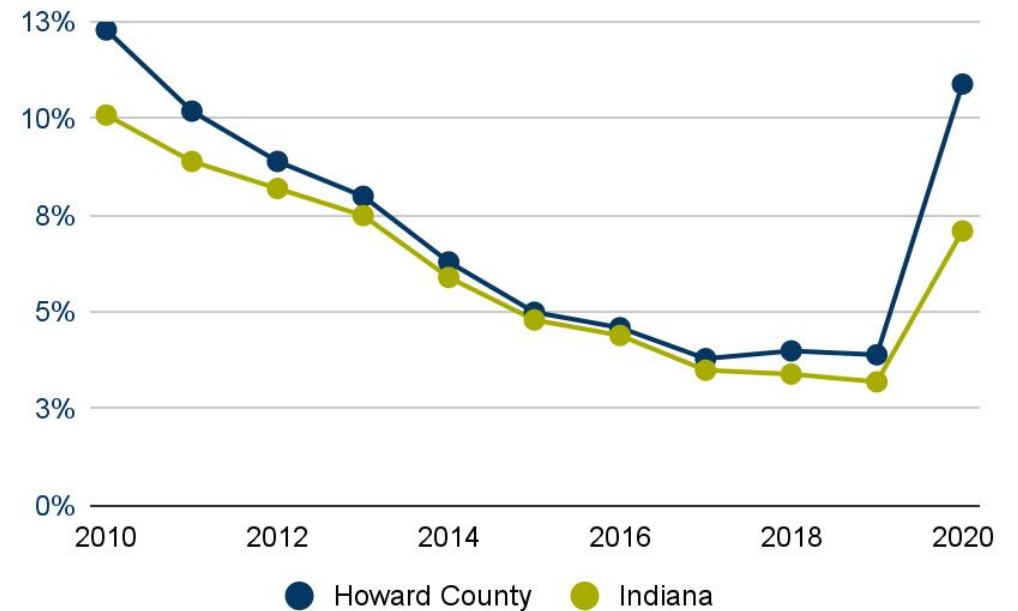
**EMPLOYMENT BASE |** There are currently 33,000 employed persons in Howard County, up by 4.84% since 2010. The unemployment rate in 2020 was 10.90%, up 7.00 points from 2019.

**Total Employment**  
Howard County | 2010-2019



Source: ACS 2010-2019 5-year estimates

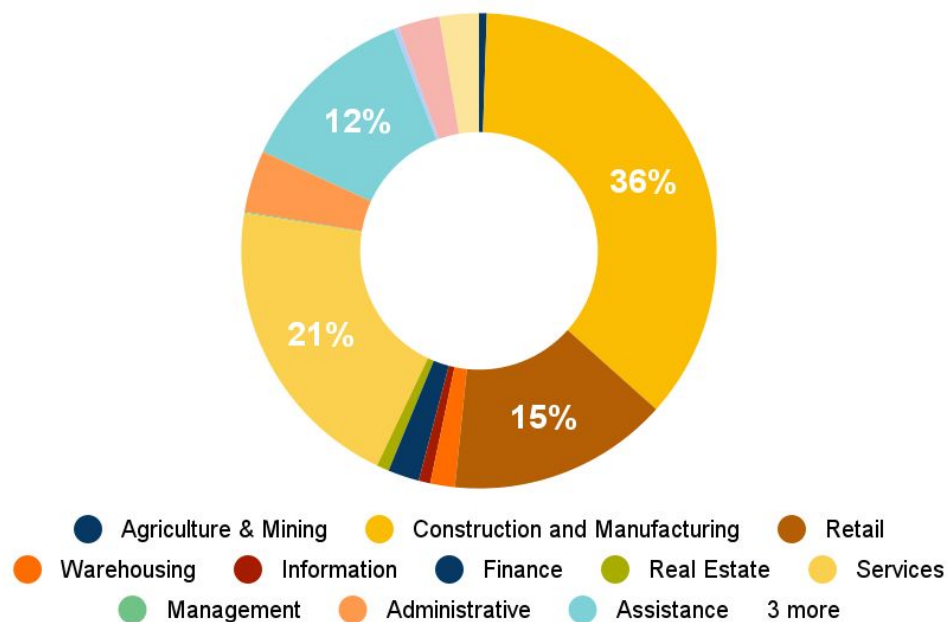
**Unemployment Rate**  
Howard County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Howard County, accounting for 33% of all jobs, followed by Retail Trade (13% of all jobs).

**Total Jobs by All Industries**  
Howard County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$36,451
- 2. Trade, transportation, and utilities | \$37,251
- 3. Goods-producing | \$73,377
- 4. Education and health services | \$44,203
- 5. Professional and business services | \$34,461

Source: BLS

**Top 5 Employers**

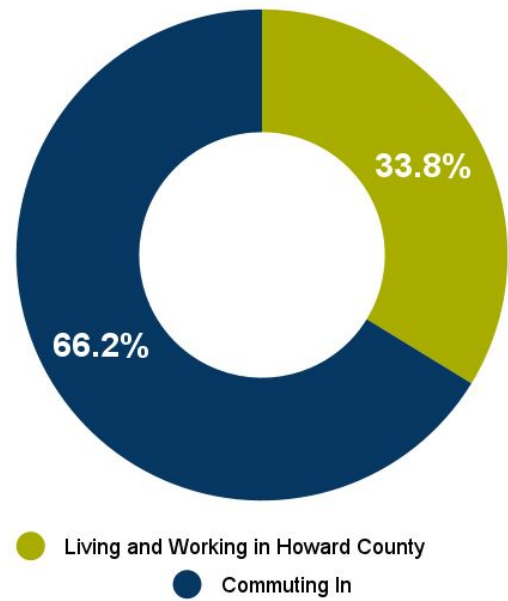
- 1. Chrysler Indiana Transmission (Kokomo)
- 2. UAW (Kokomo)
- 3. Community Howard Regl Health (Kokomo)
- 4. Haynes International-mfg (Kokomo)
- 5. Gm Components Holdings Llc (Kokomo)

Source: BLS



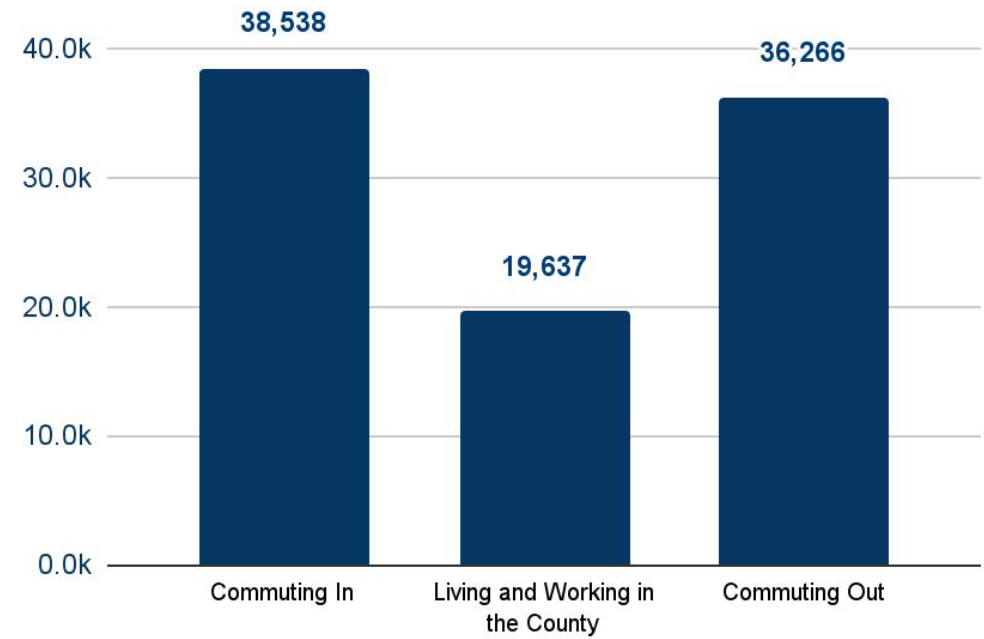
**COMMUTER INFLOW / OUTFLOW** | 39,000 commuters come into Howard County for their jobs, while 36,000 employees travel outside of Howard County for their jobs.

**Employment Inflow**  
Howard County | 2018



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

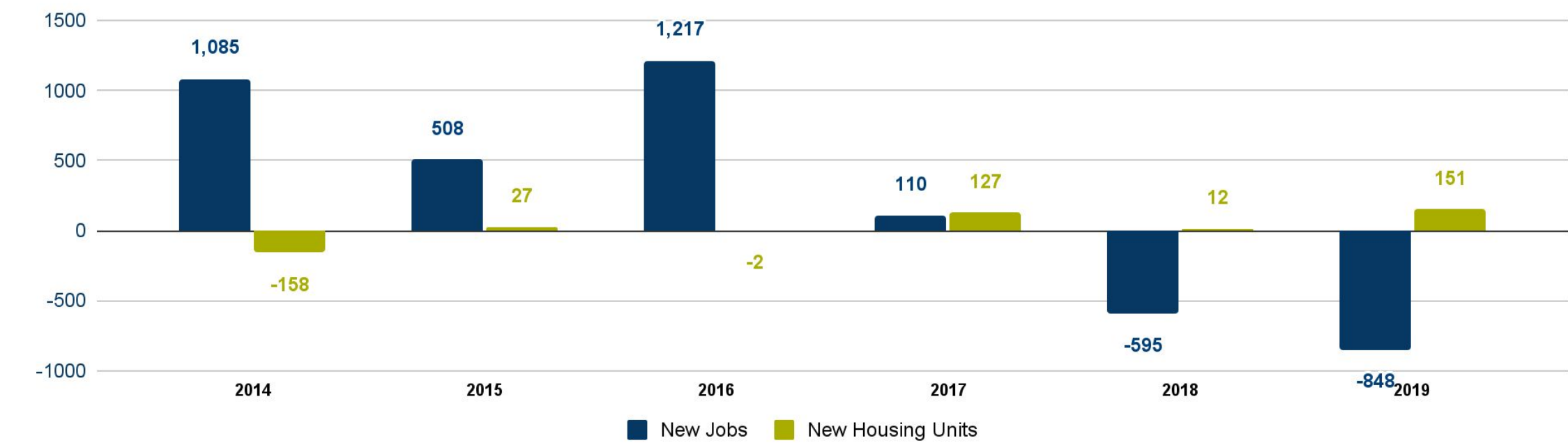
**Commuting Patterns**  
Howard County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Howard County has created 1,477 jobs between 2014-2019 and 157 housing units, or 11 units for every 100 jobs created.

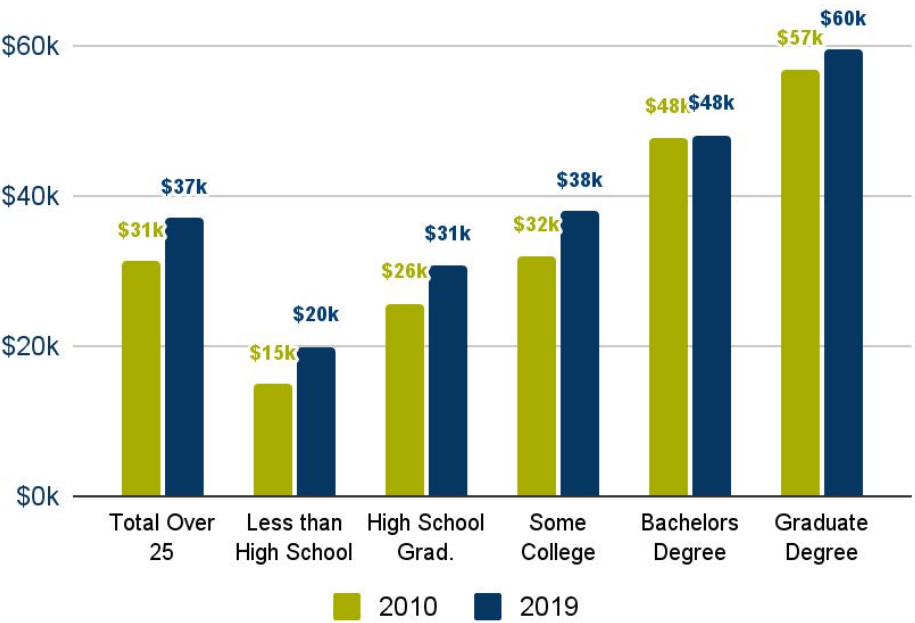
**Job Growth and Housing Production**  
Howard County | Total Jobs, New Jobs



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

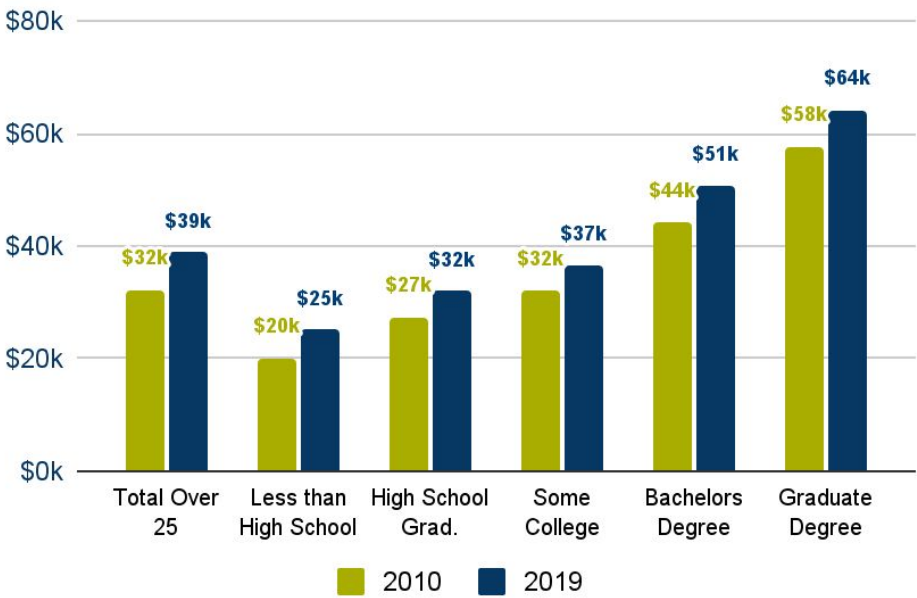
**JOB GROWTH AND HOUSING PRODUCTION |** Median earnings have increased 19% since 2010 for the total population and increased 20% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Howard County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

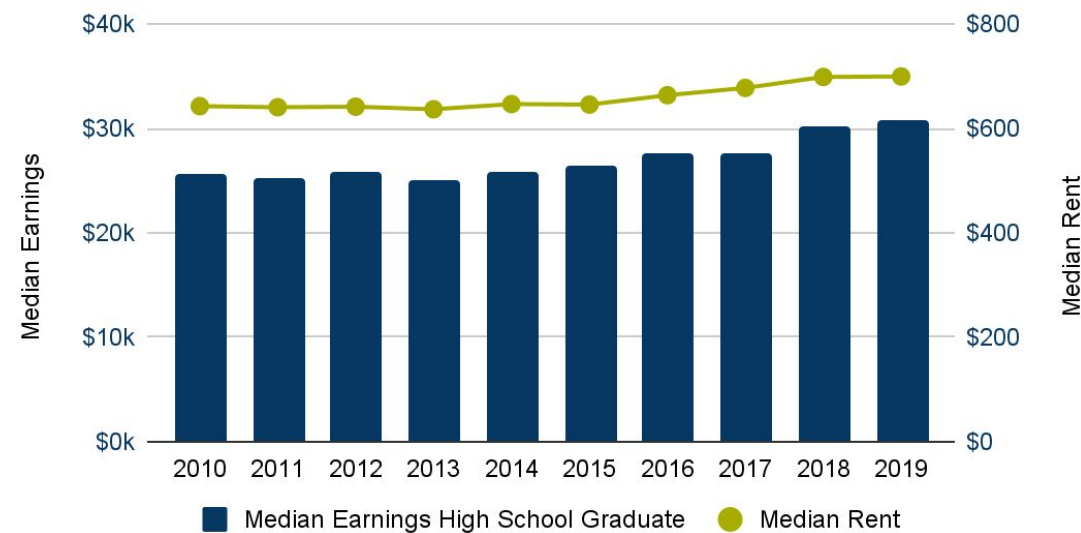
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

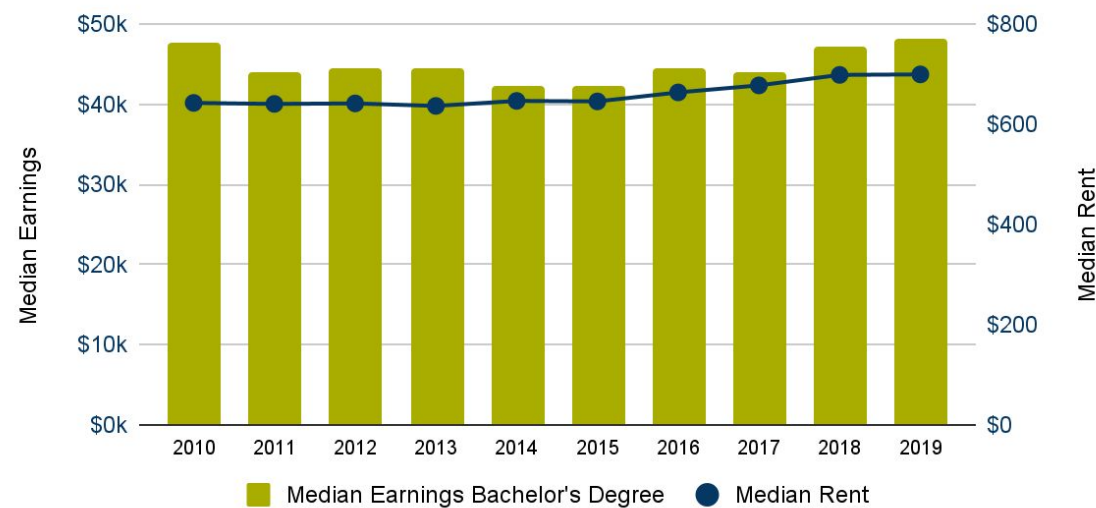
**JOB GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 8.9%, or 9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

---

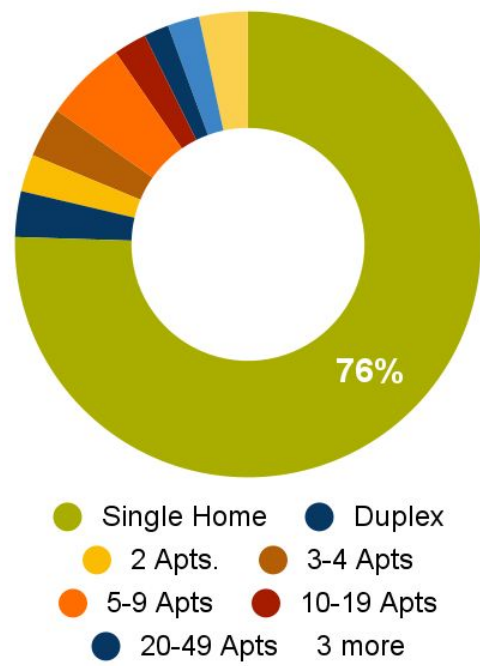
# HOUSING TRENDS

---

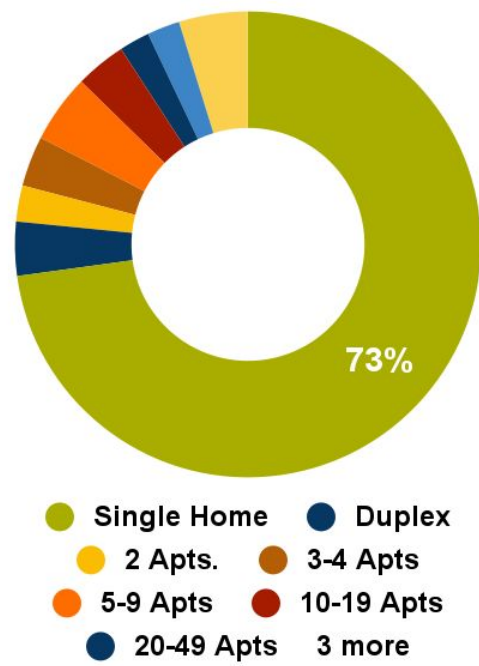
**HOUSING TYPOLOGY |** 76% of homes in Howard County are single-family, while 21% are multifamily. Multifamily housing has decreased by 78 homes since 2010.

**Housing Typology**

Howard County | 2019



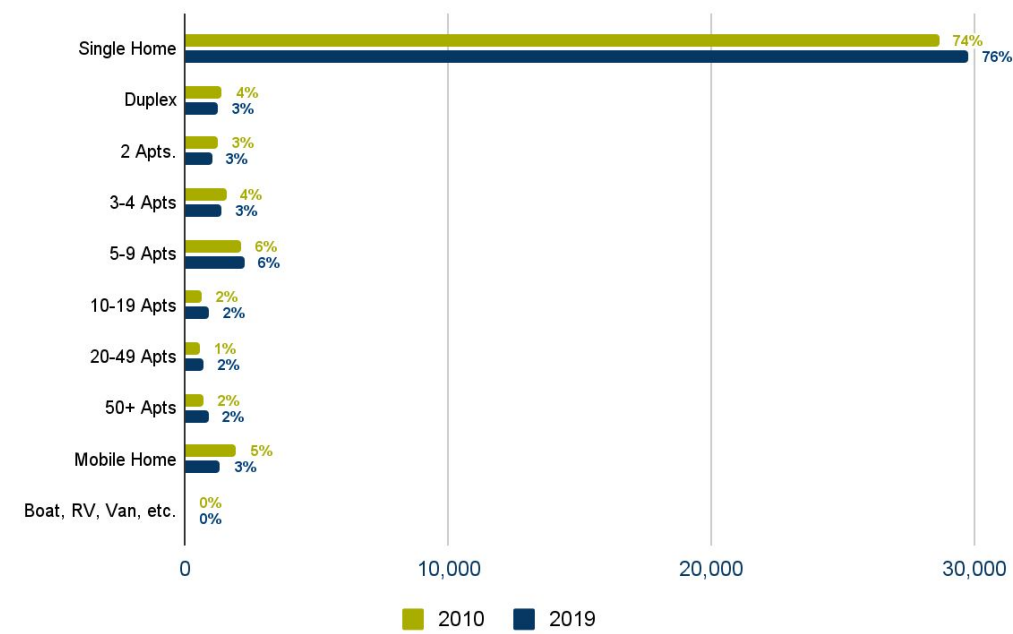
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Units by Housing Typology**

Howard County | 2010-2019

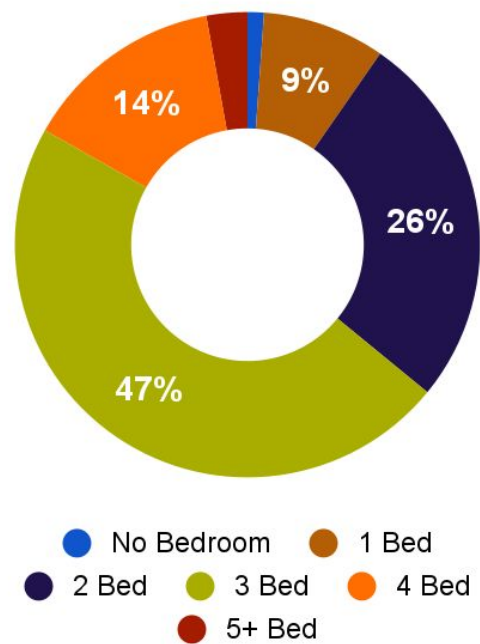


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Howard County contain 2.34 bedrooms, with 64% of units containing 3 bedrooms or more.

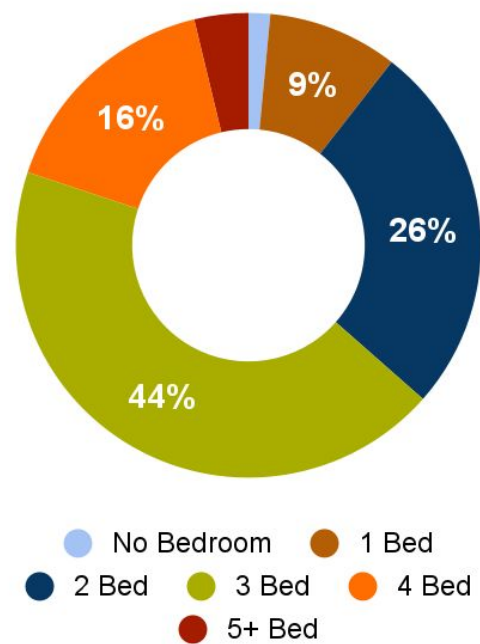
## Housing Stock by Bedrooms

Howard County | 2019



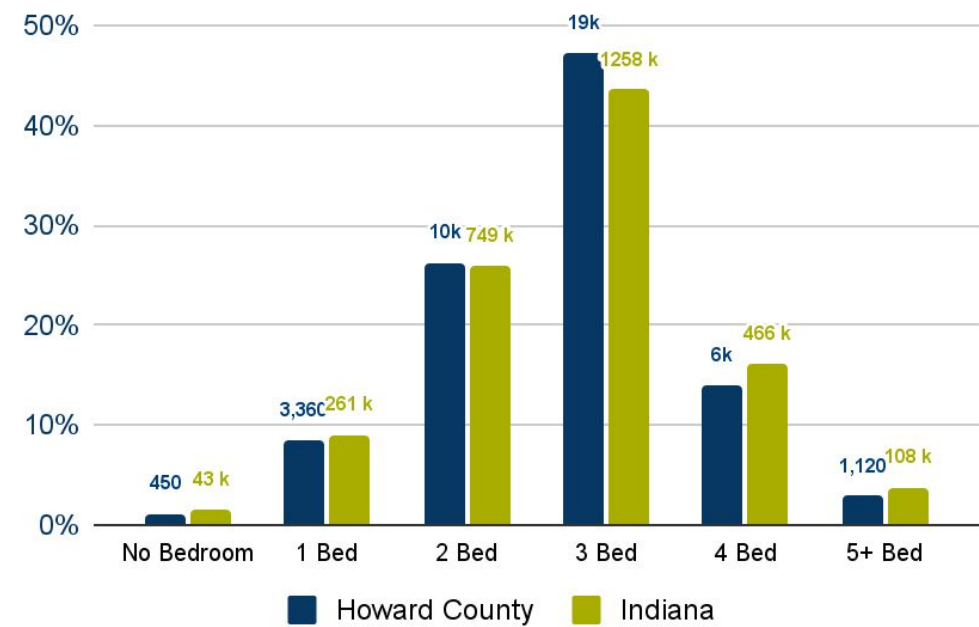
Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

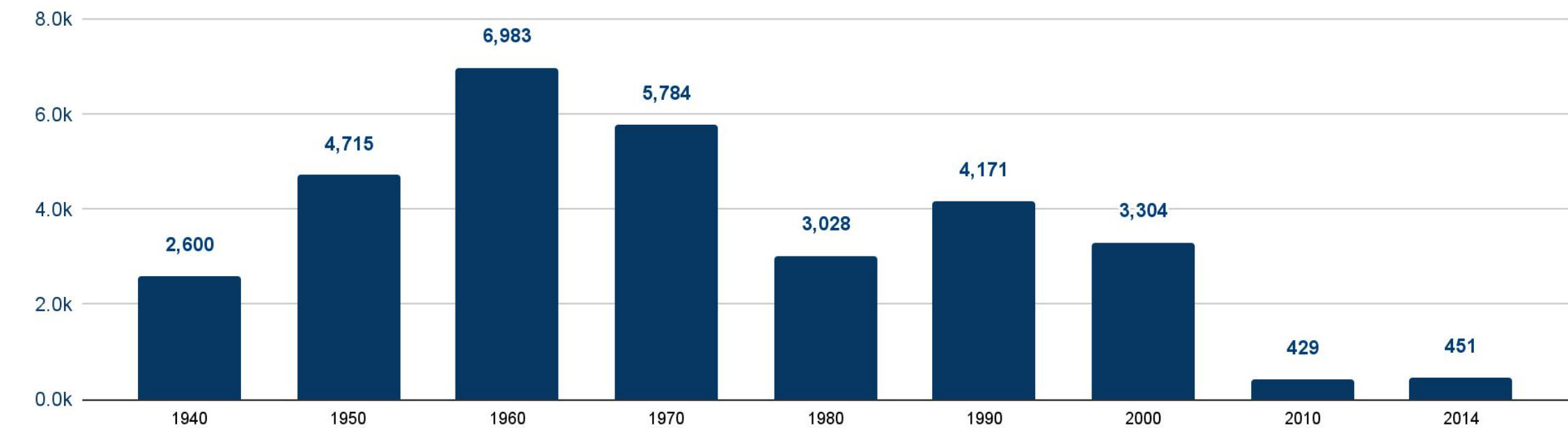
Howard County, Indiana | 2019



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**  
**Howard County | 2019**

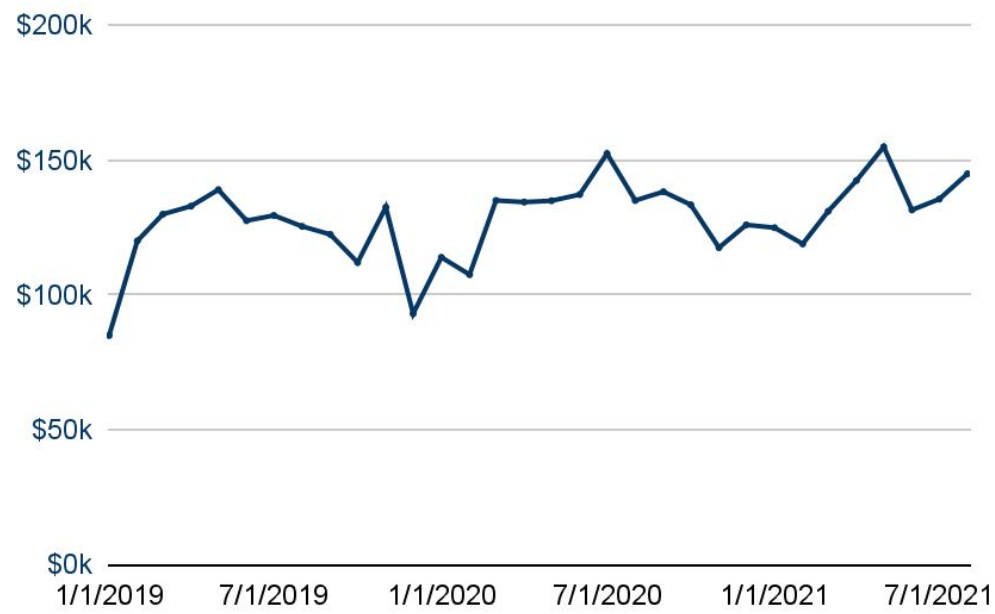


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Howard County have a median listing price of \$144,900. Home prices have increased by 71% since 2019.

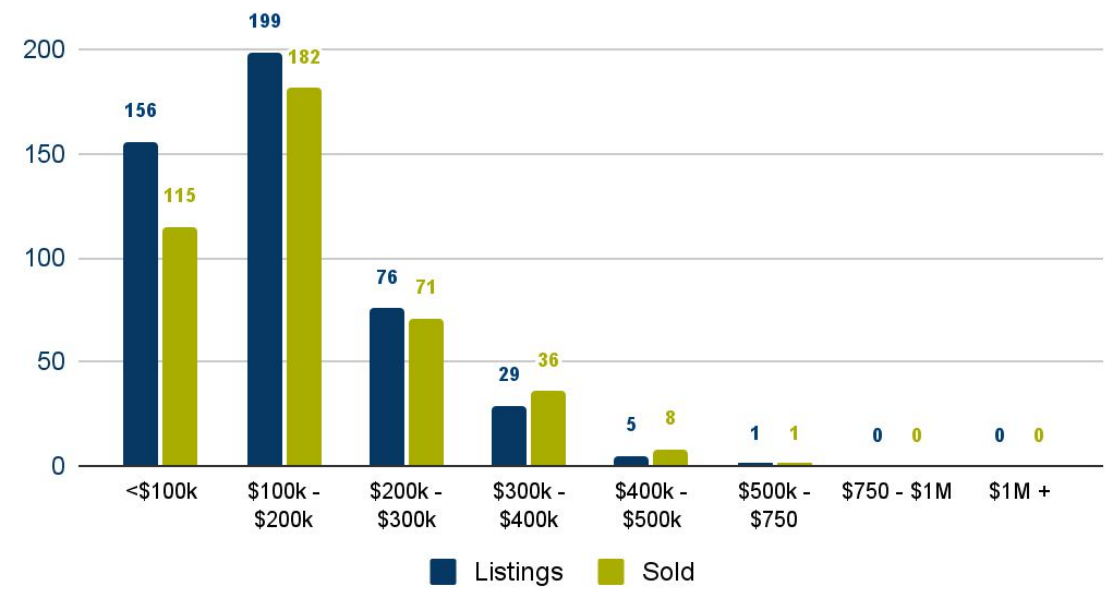
**Median Listing Price**  
Howard County | 2019-2021



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)**  
Howard County | 2021

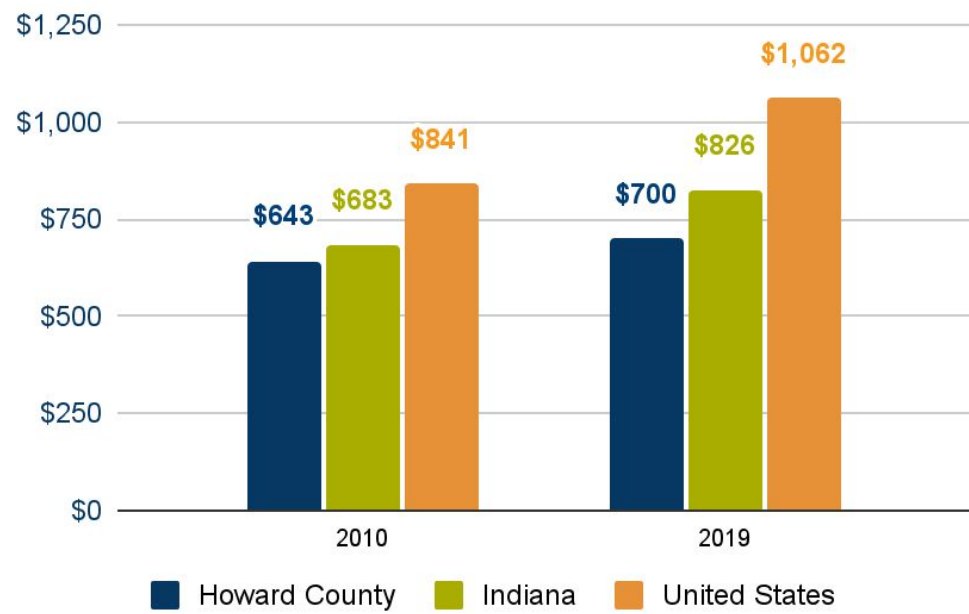


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rents have increased by 9% since 2010, with average rents at \$700 in 2019.

**Median Rent**

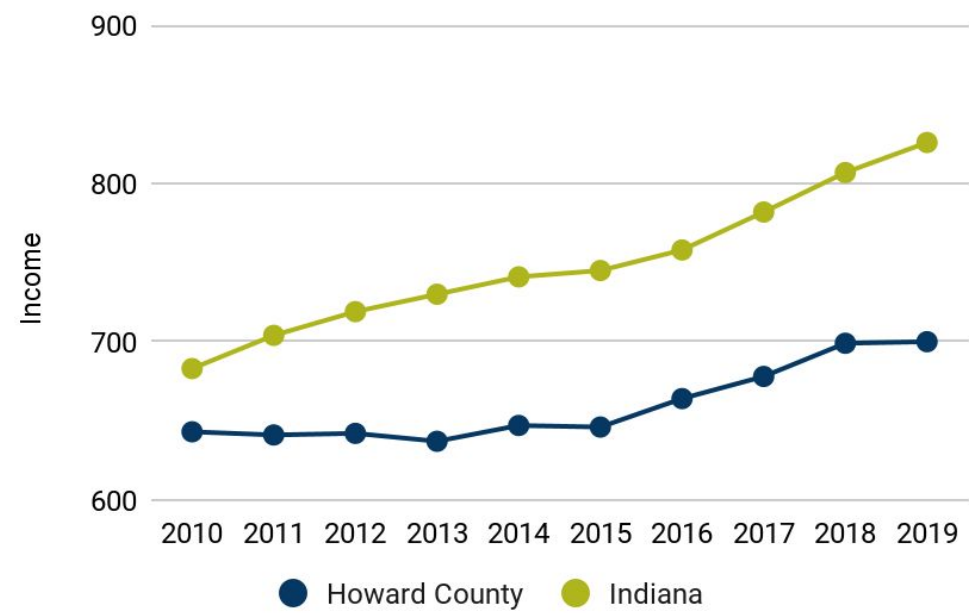
Howard County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

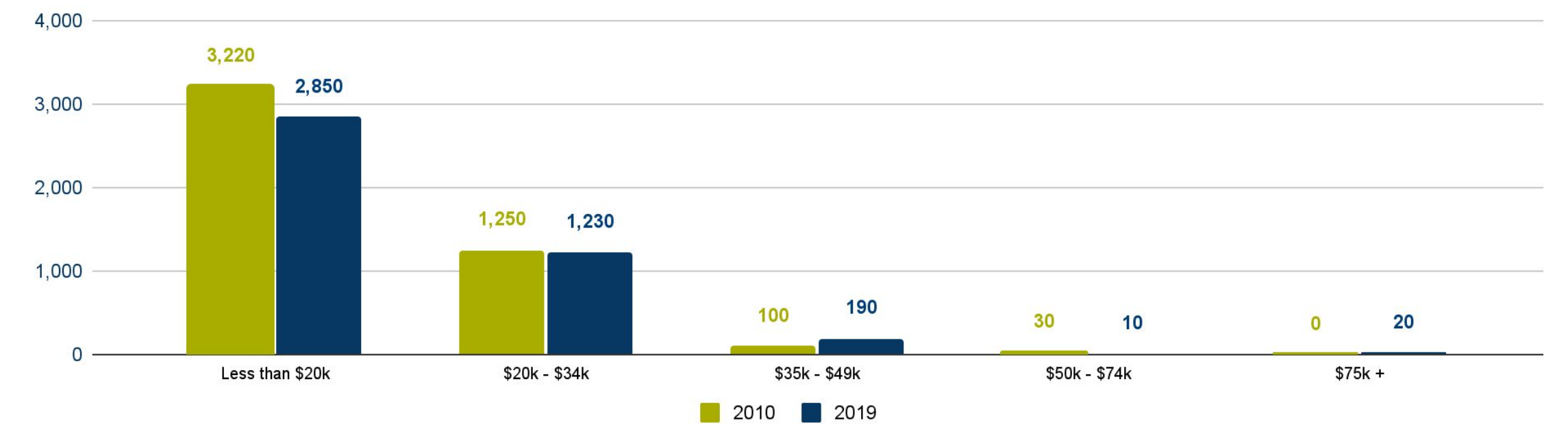
Howard County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 45% of renter households are housing cost burdened in Howard County, down -11% since 2010. 59% of households earning below \$50,000 are housing cost burdened.

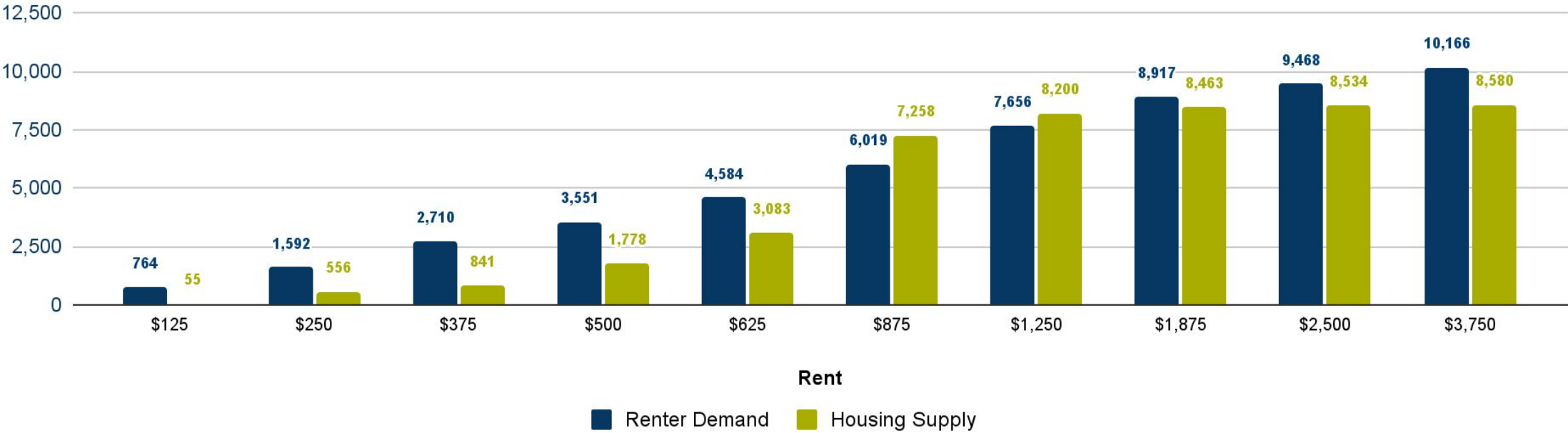
**Renter Housing Cost Burden**  
Howard County, Indiana | 2010 - 2019



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 5000 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**  
Howard County, Indiana | 2010-2019

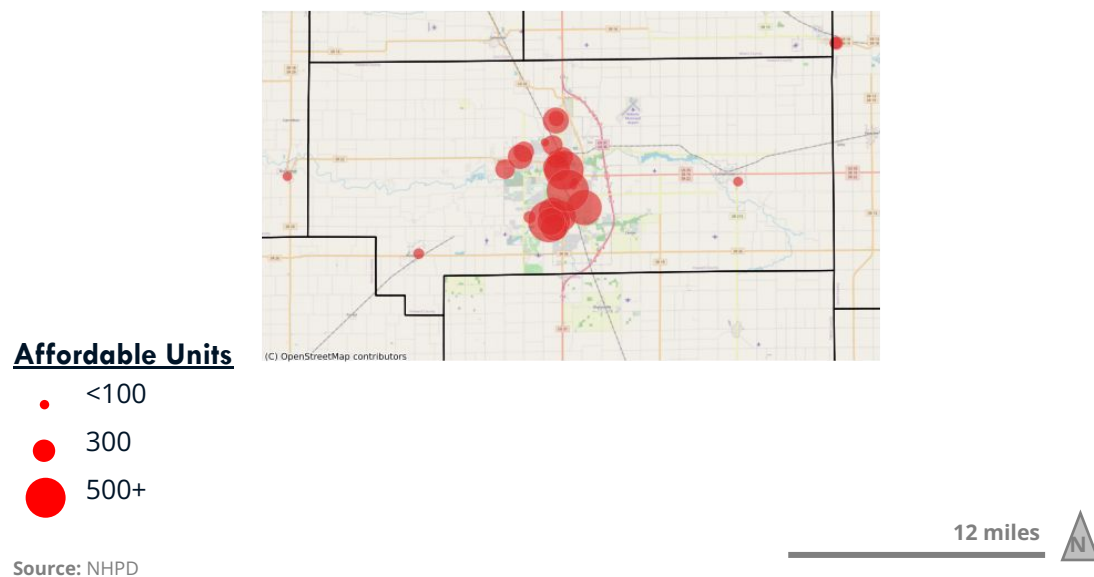


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

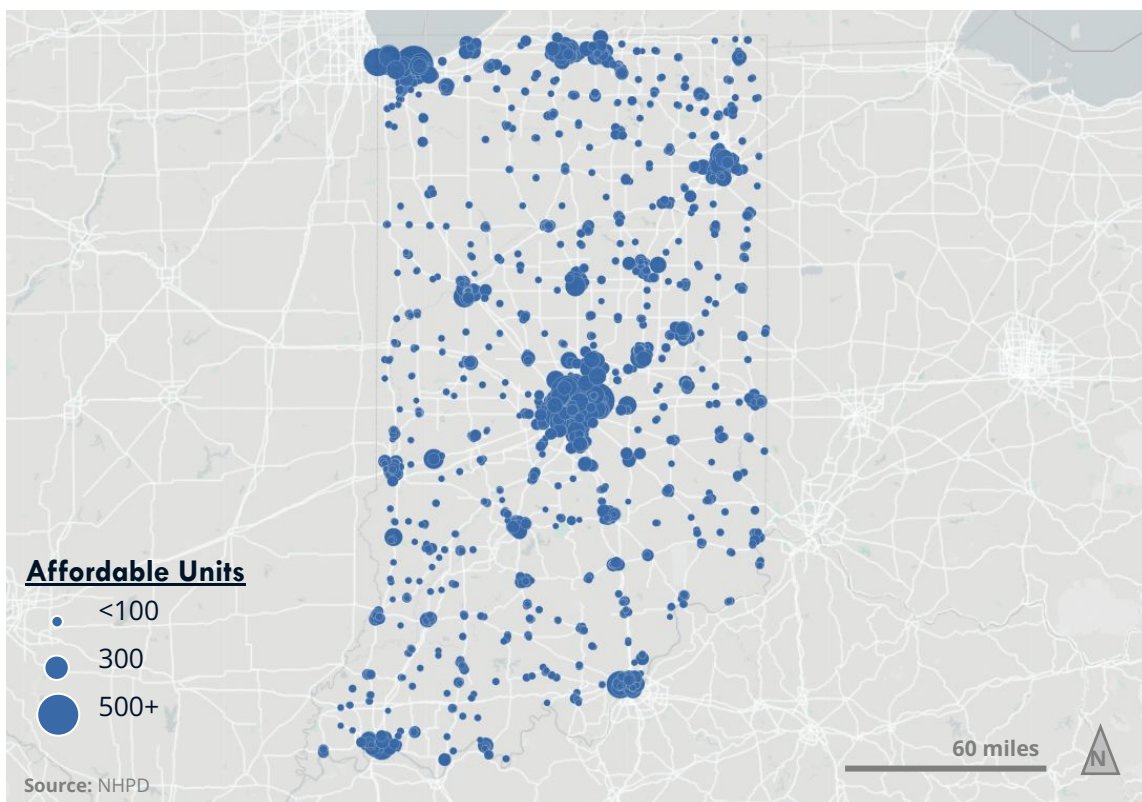
## Affordable Housing Inventory

Howard County | 2020



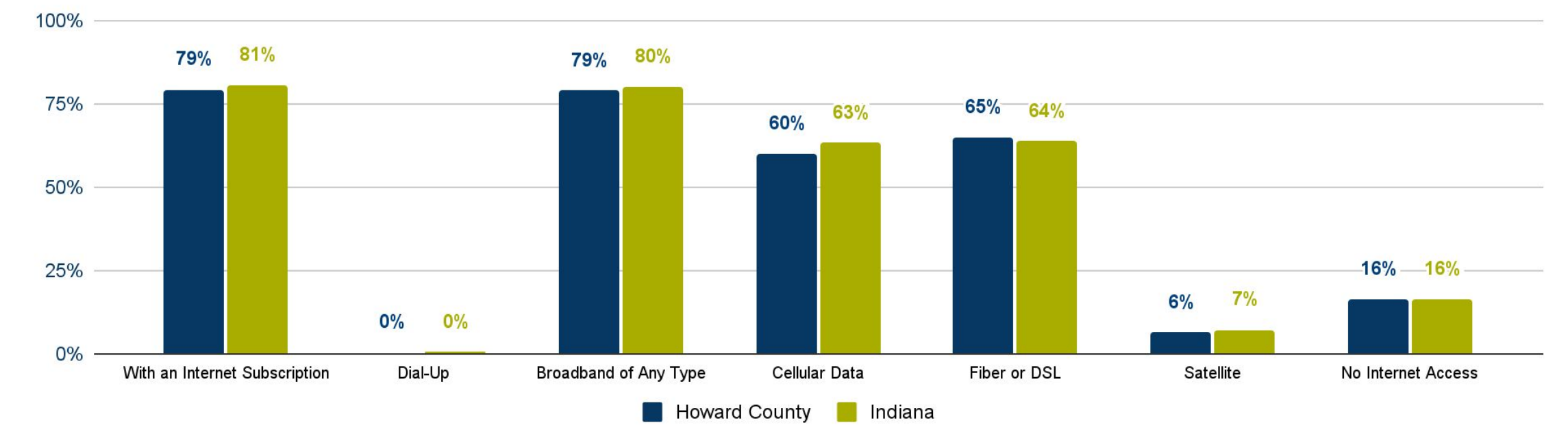
## Affordable Housing Inventory

State of Indiana | 2020



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

**Broadband Access**  
**Howard County | 2020**



Source: ACS 2010-2019 5-year estimates

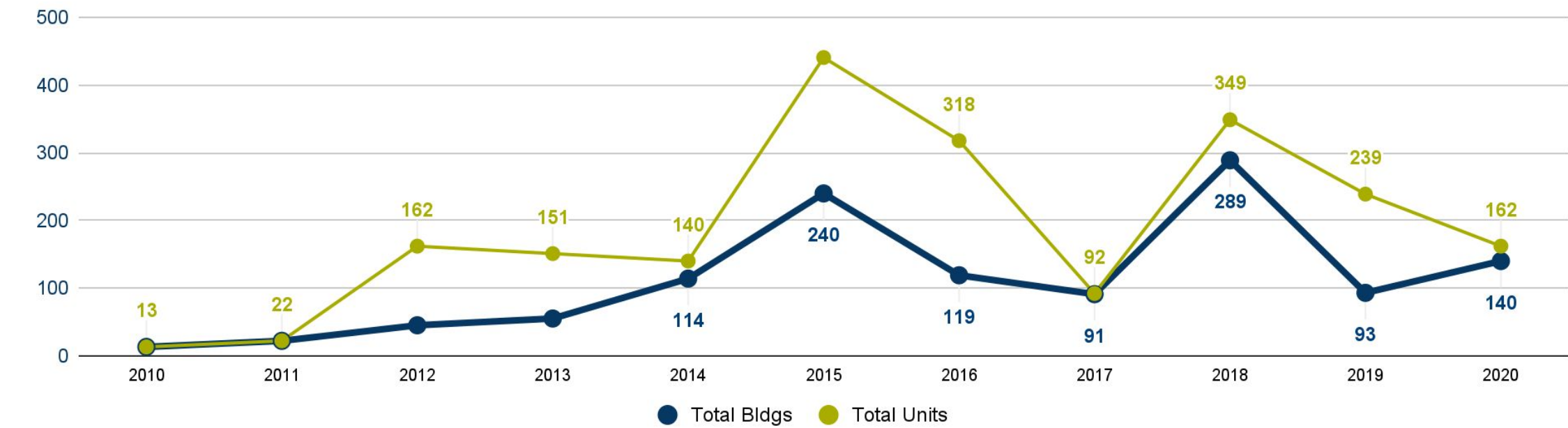
---

# HOUSING CONSTRUCTION

---

**HOUSING STARTS** | There were 140 new housing starts in 2020 in Howard County, with 1,221 total building permits authorized since 2010.

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



Source: St. Louis Fed.



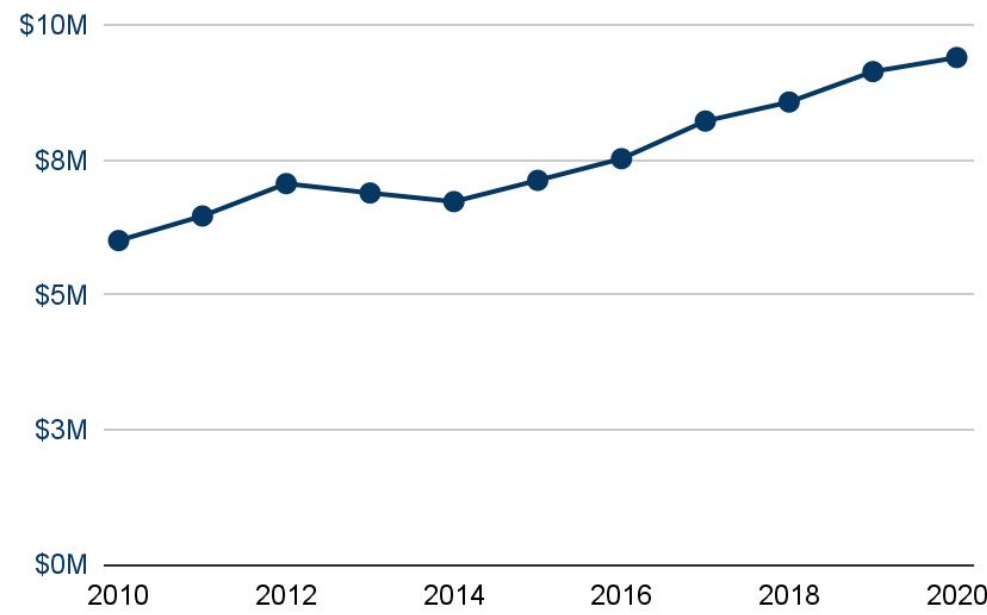
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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