



INDIANA HOUSING
DASHBOARD



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR INDIANA

SEPTEMBER 2022

ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- **Affordable Housing Association of Indiana**
- **Affordable Housing Council**
- **Association of Indiana Counties**
- **Indiana Builders Association**
- **Accelerate Indiana Municipalities (AIM)**
- **Indiana Apartment Association**
- **Federal Home Loan Bank of Indianapolis**
- **Indiana Association of Realtors**
- **Indiana CRA Bankers Association**
- **Indiana Bankers Association**
- **Habitat for Humanity of Indiana**
- **Lt. Governor's Office**

This report utilizes the following **data sources**:

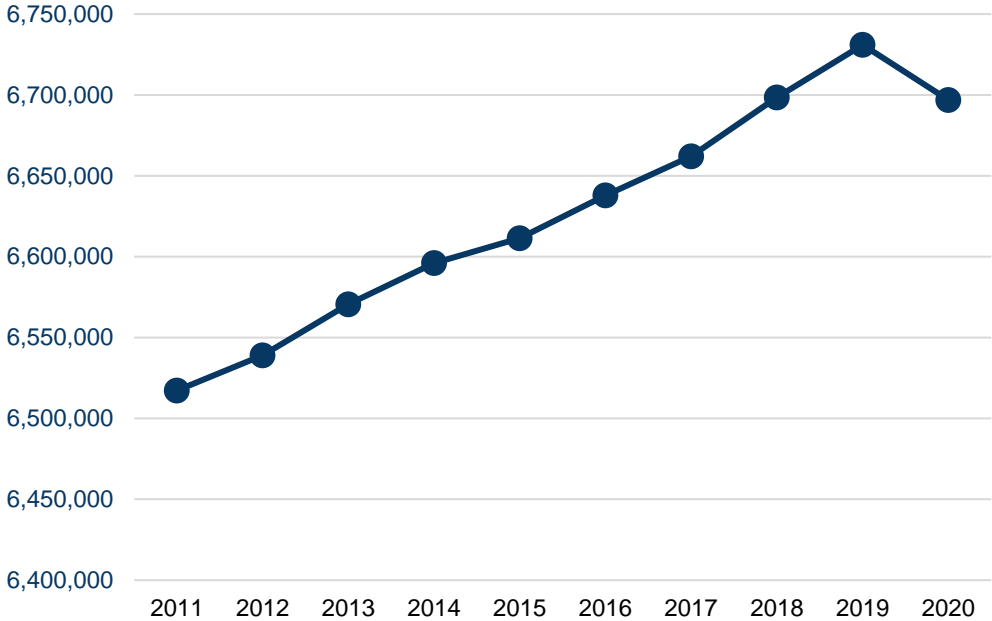
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S. Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

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

DEMOGRAPHIC TRENDS

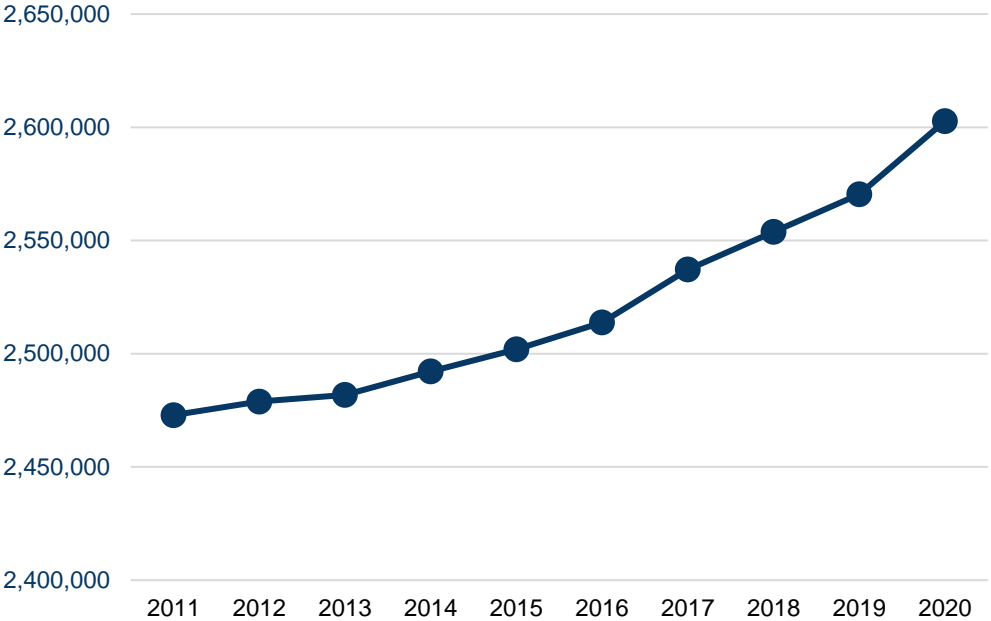
POPULATION | Indiana's **population** increased by 2.76% (179,600 people) between 2011-2020. In the same time period, the **number of households** increased by 5.25% (129,900 households).

Resident Population
Indiana | 2011-2020



Source: U.S. Census Bureau

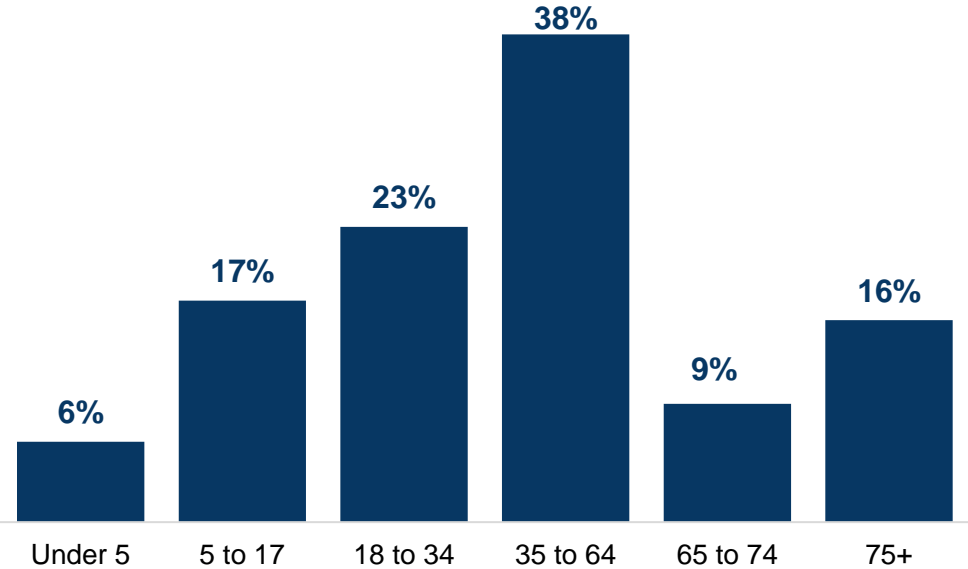
Households
Indiana | 2011-2020



Source: U.S. Census Bureau

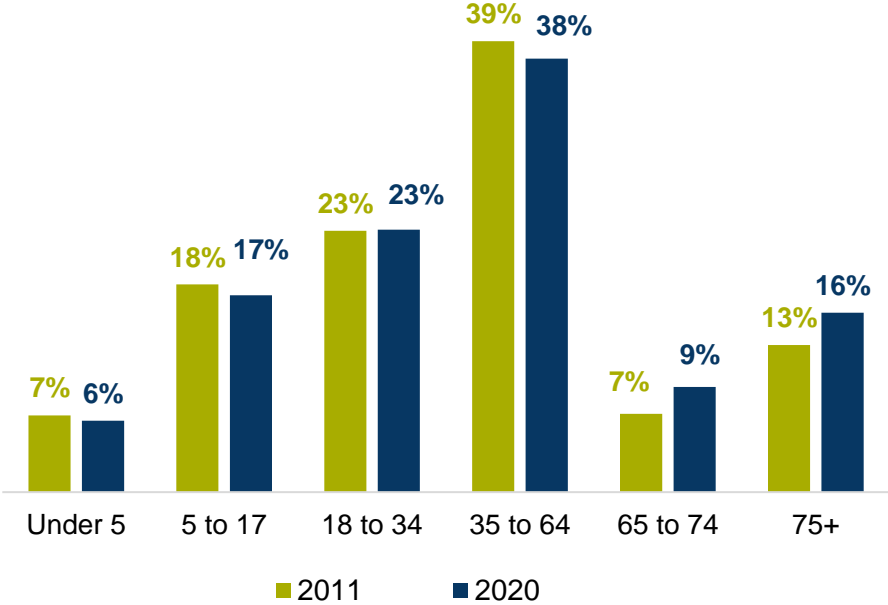
AGE | 25% of people in Indiana are 65 or older, and 23% are younger than 18.

Population by Age
Indiana | 2020



Source: ACS 2020 5-year estimates

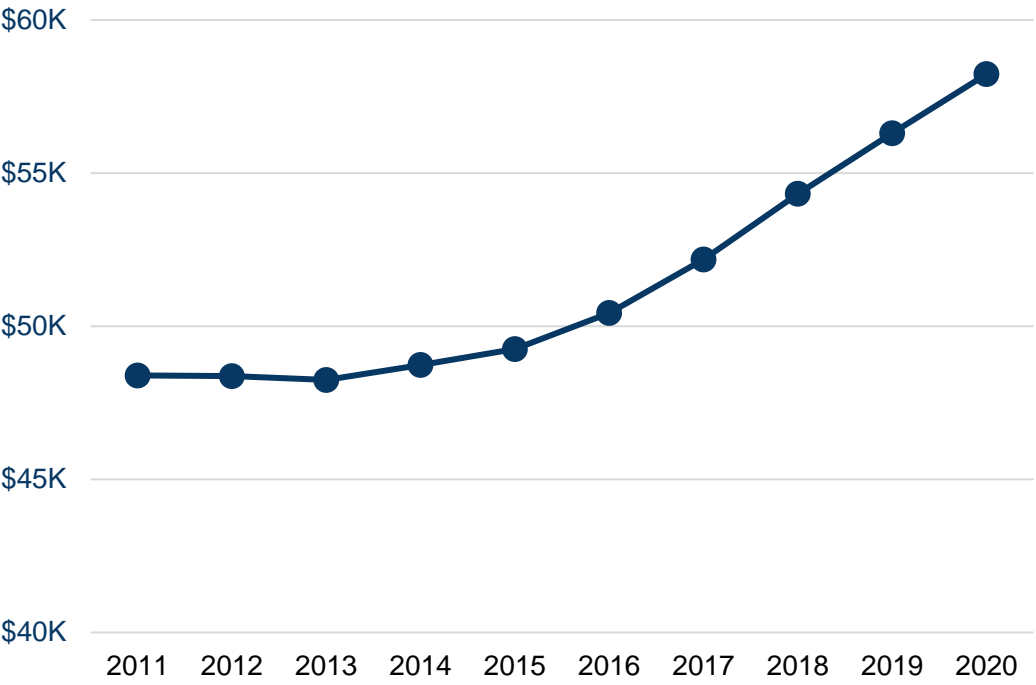
Change in Share of Population
Indiana | 2011, 2020



Source: ACS 2011-2020 1-year estimates

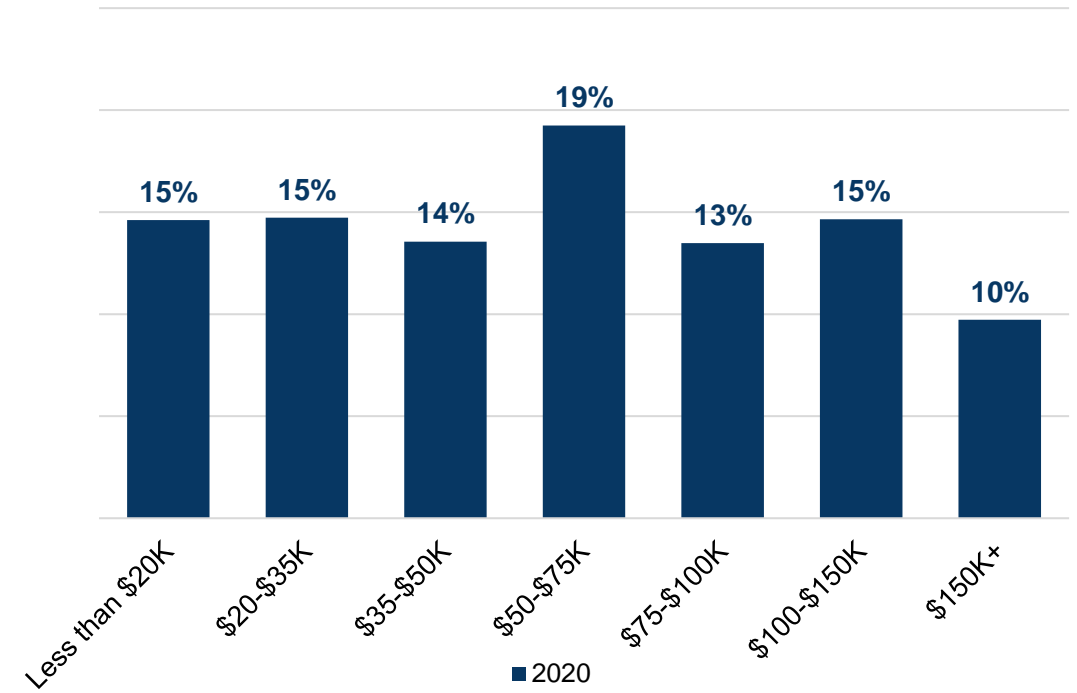
HOUSEHOLD INCOME | Indiana had a median income of \$58,303 in 2020, up 18% from 2011. 30% of households have incomes below \$35,000, while 25% have incomes above \$100,000.

Median Income
Indiana | 2011-2020



Source: ACS 2011-2020 5-year estimates

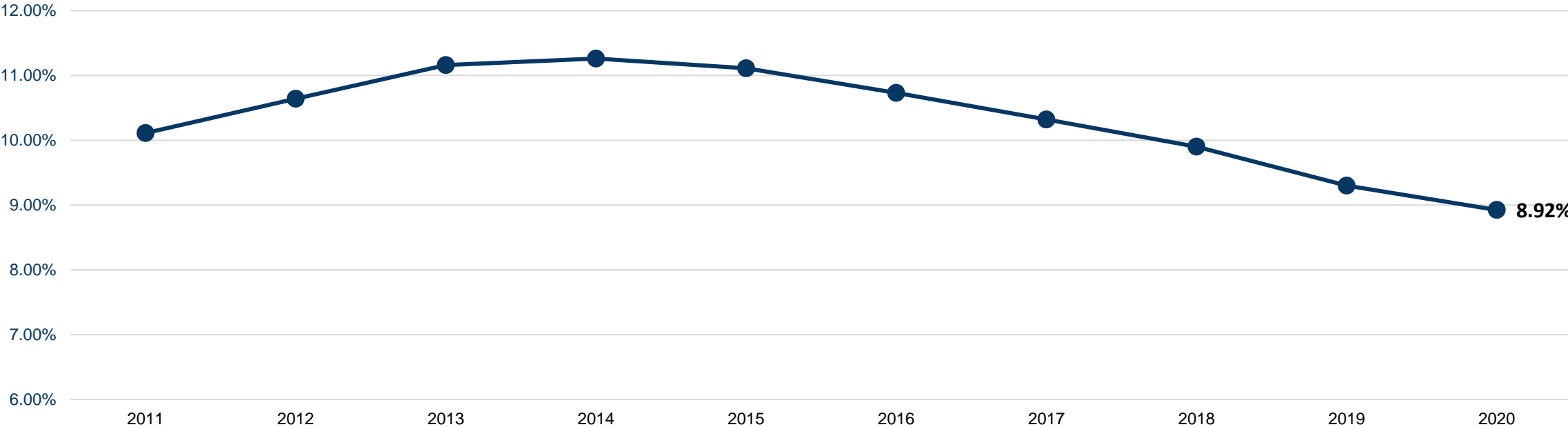
Household Income Distribution
Indiana | 2020



Source: ACS 2020 5-year estimates

FAMILY POVERTY RATE | 8.9% of families live below the poverty line in Indiana, down 1.2 percentage points from 10.1% in 2011.

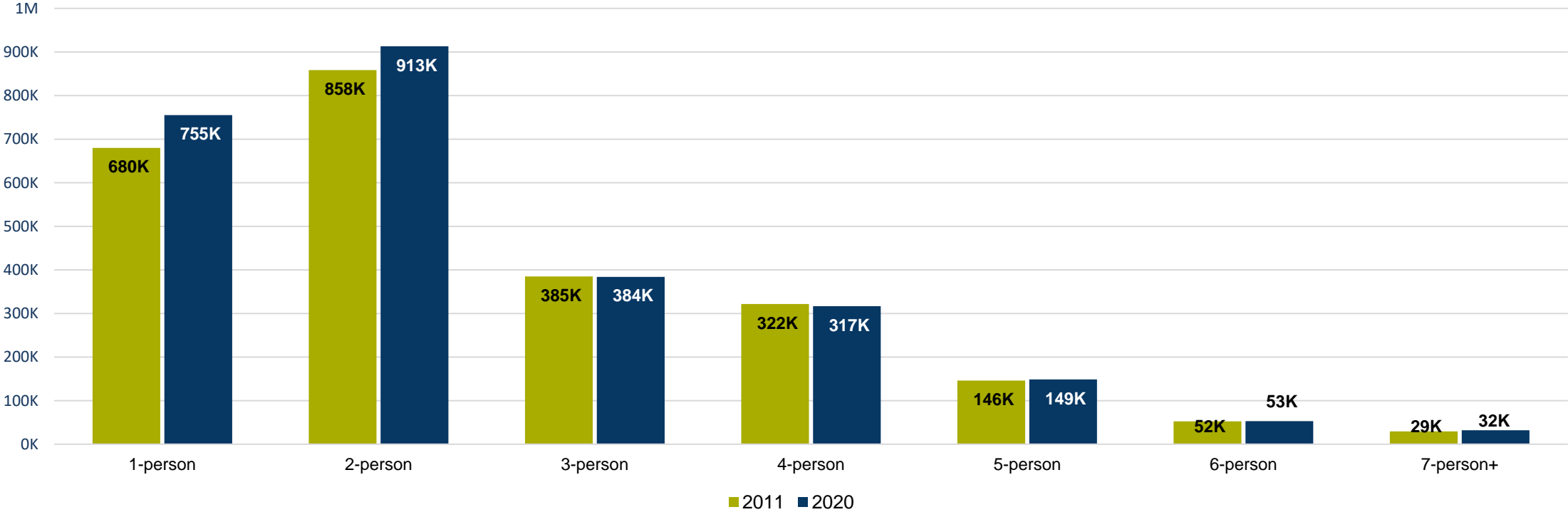
Family Poverty Rate
Indiana | 2011-2020



Source: ACS 2011-2020 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.50 people. The Indiana average household has shrunk by 0.03 persons since 2011.

Household Size
Indiana | 2011, 2020

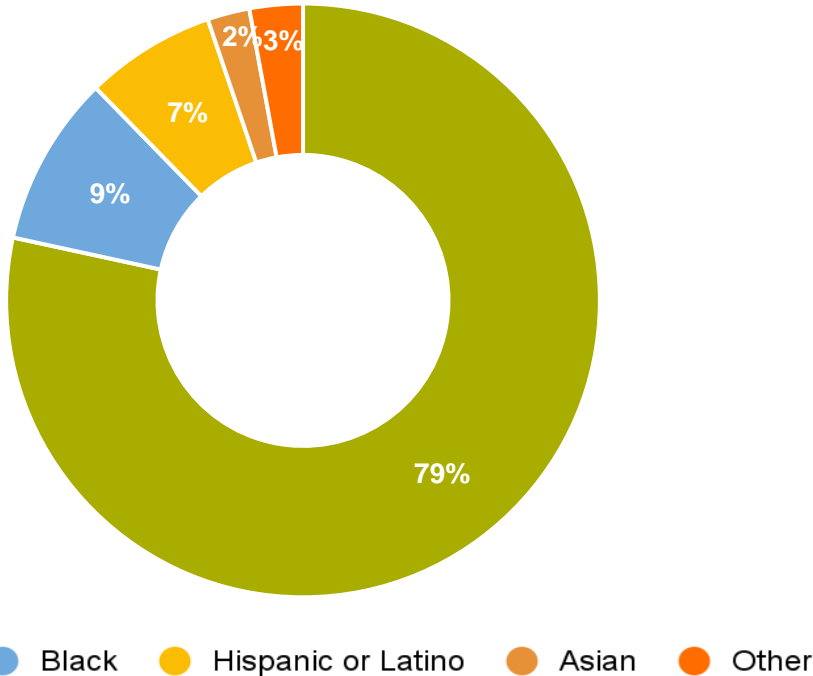


Source: ACS 2011-2020 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Indiana is 79% white, 9% Black, 7% Hispanic/Latino, 2% Asian, and 3% other.

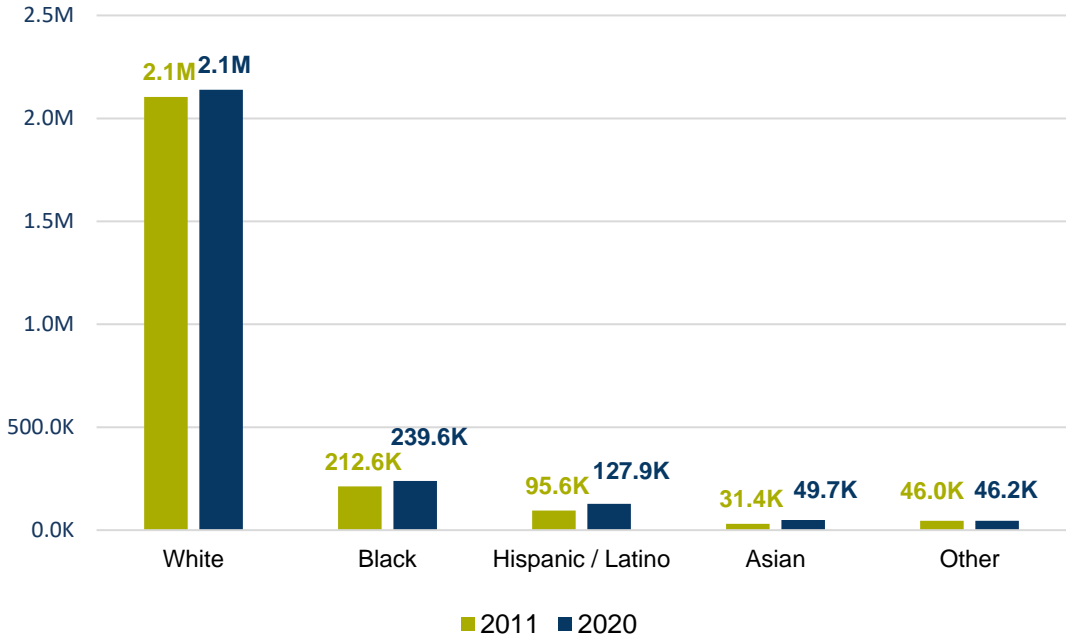
Racial Distribution

Indiana | 2020



Household Racial Distribution

Indiana | 2011, 2020



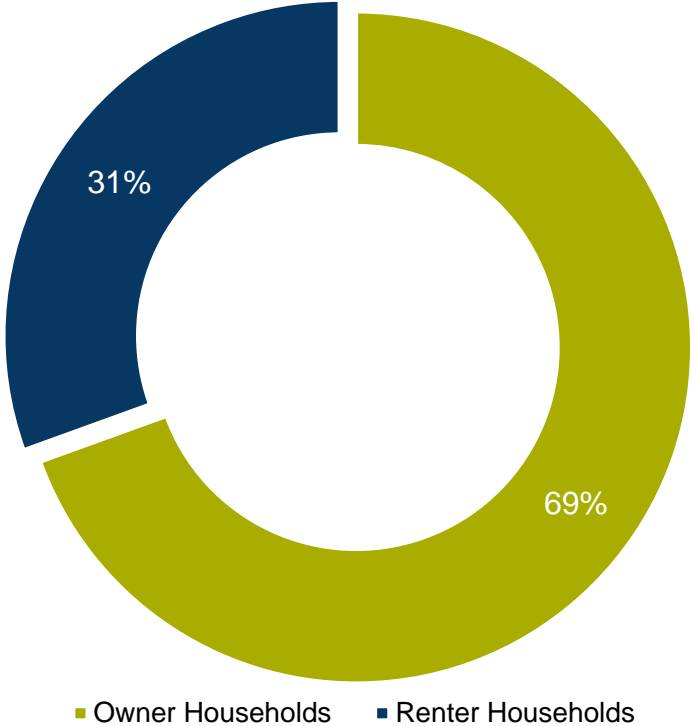
Source: ACS 2010-2020 5-year estimates

Source: ACS 2010-2020 5-year estimates

HOUSING TENURE | In 2020, 31% of households (794,477 households) in Indiana were renters, while 69% were (1,808,293 households) owners. The share of renters has increased by 2 percentage points since 2010.

Housing Tenure

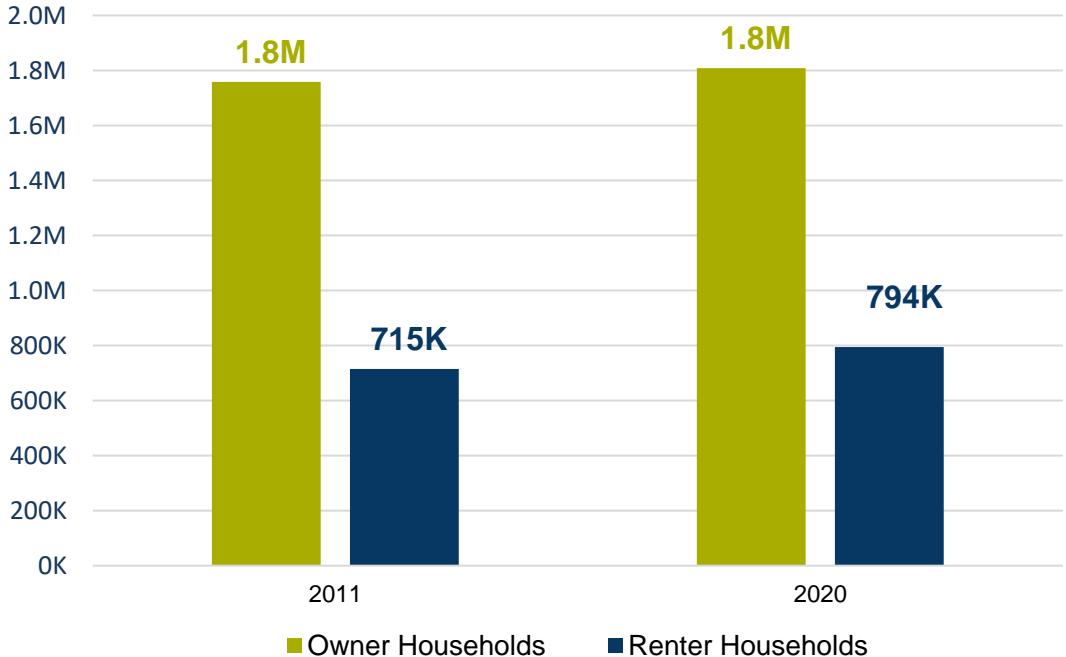
Indiana | 2020



Source: ACS 2020 5-year estimates

Total Households by Tenure

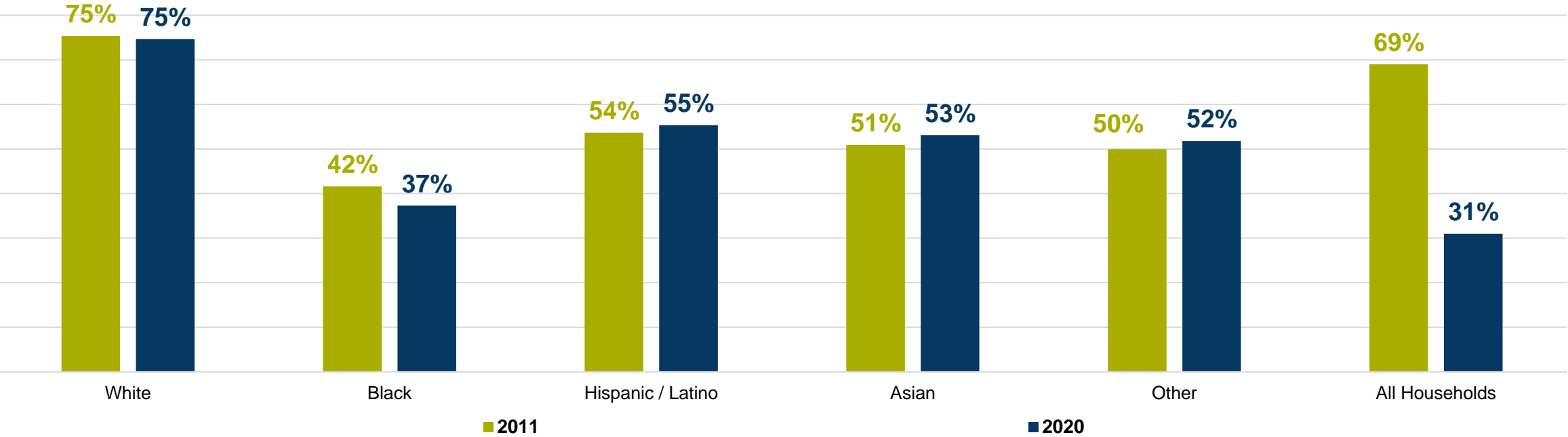
Indiana | 2011-2020



Source: ACS 2020 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 69%, homeownership is 75% among non-Hispanic White households, 37% for Black households, and 55% for Hispanic or Latino households.

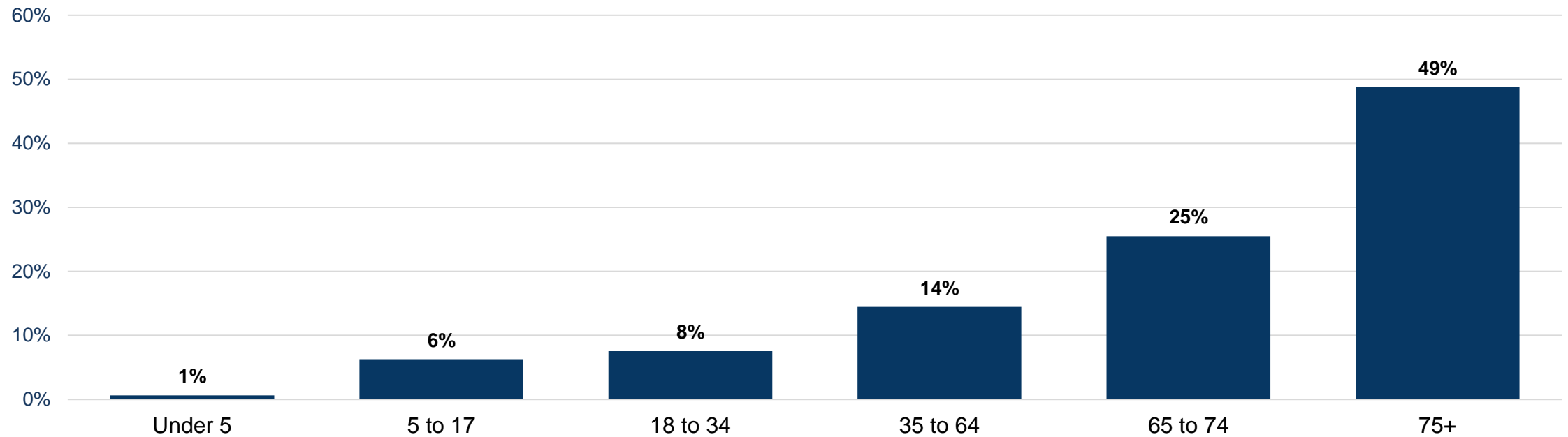
Homeownership by Race
Indiana | 2011, 2020



Source: ACS 2011-2020 5-year estimates

DISABILITY | 14% of people in Indiana live with a disability. For people 65 and older, the figure increases to 35%.

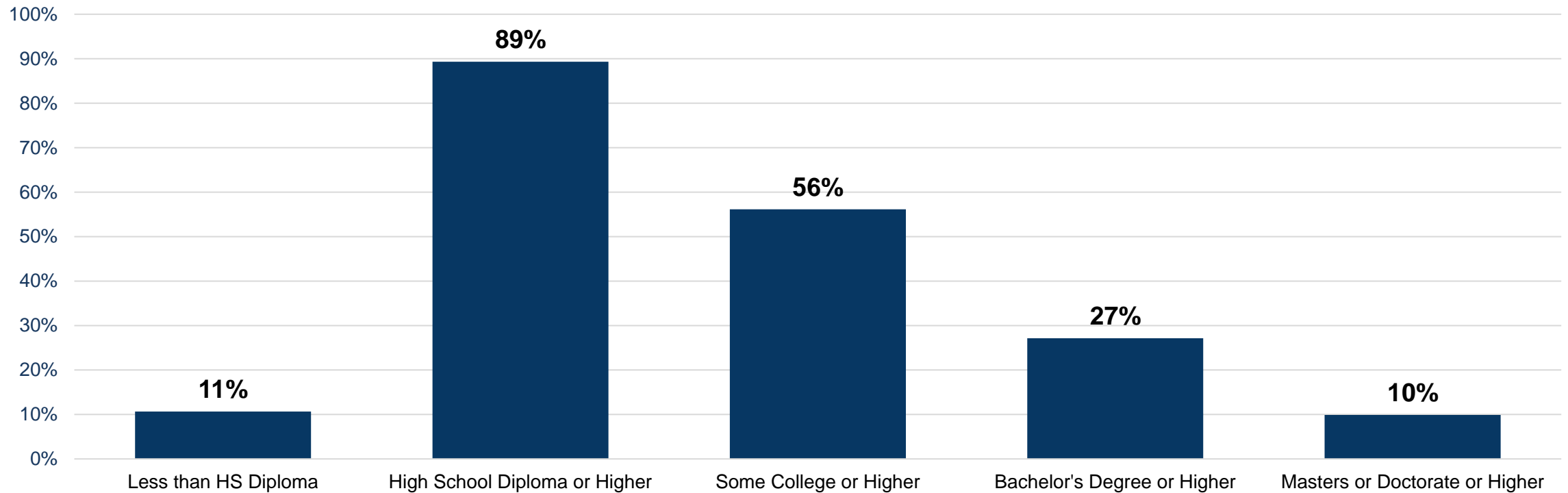
Share of the Population by Age with a Disability Indiana | 2020



Source: ACS 2011-2020 5-year estimates

EDUCATIONAL ATTAINMENT | In Indiana, 89% of the population over 25 has a high school diploma or higher, while 27% of the population has a Bachelor's degree or higher.

Educational Attainment
Indiana | 2020

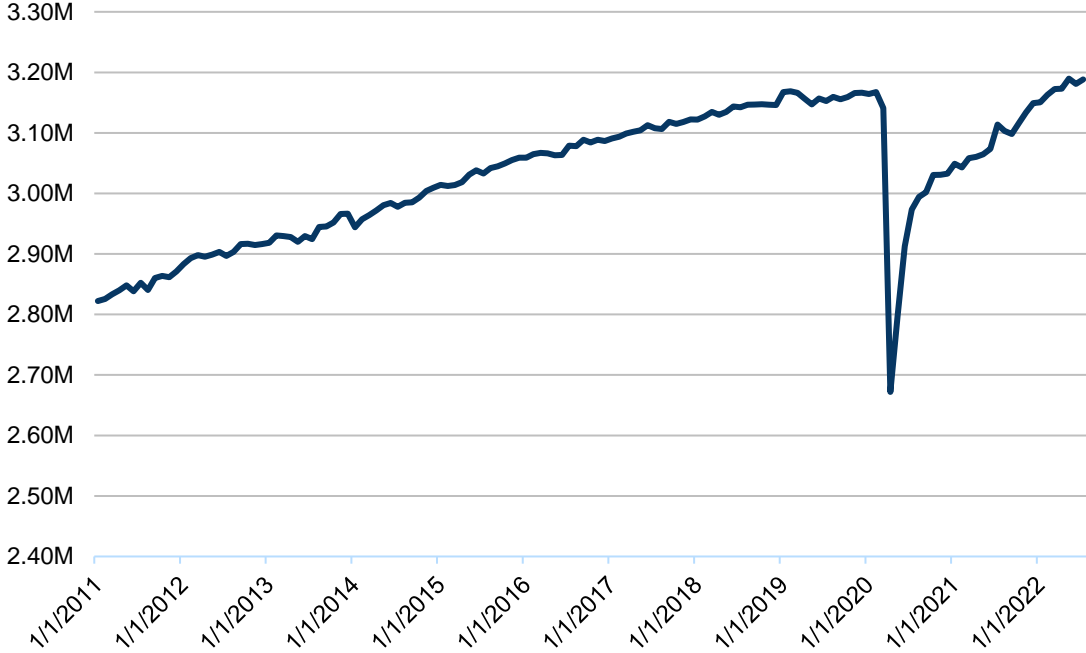


Source: ACS 2011-2020 5-year estimates

JOB / EMPLOYMENT TRENDS

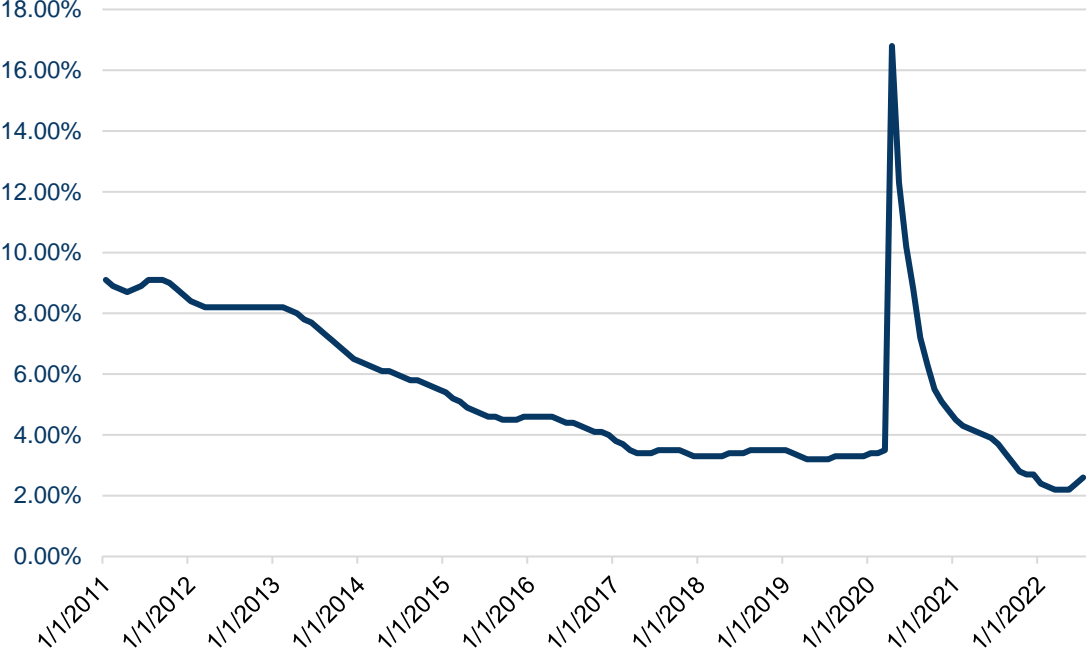
EMPLOYMENT BASE | There are currently 3.19M employed people in Indiana, up by 13% from 2010. The unemployment rate in 2022 is 2.6%, down 6.3 percentage points from 2011, and down 14.2 percentage points since April 2020.

Total Employment Indiana | 2011-2022



Source: Bureau of Labor Statistics (BLS)

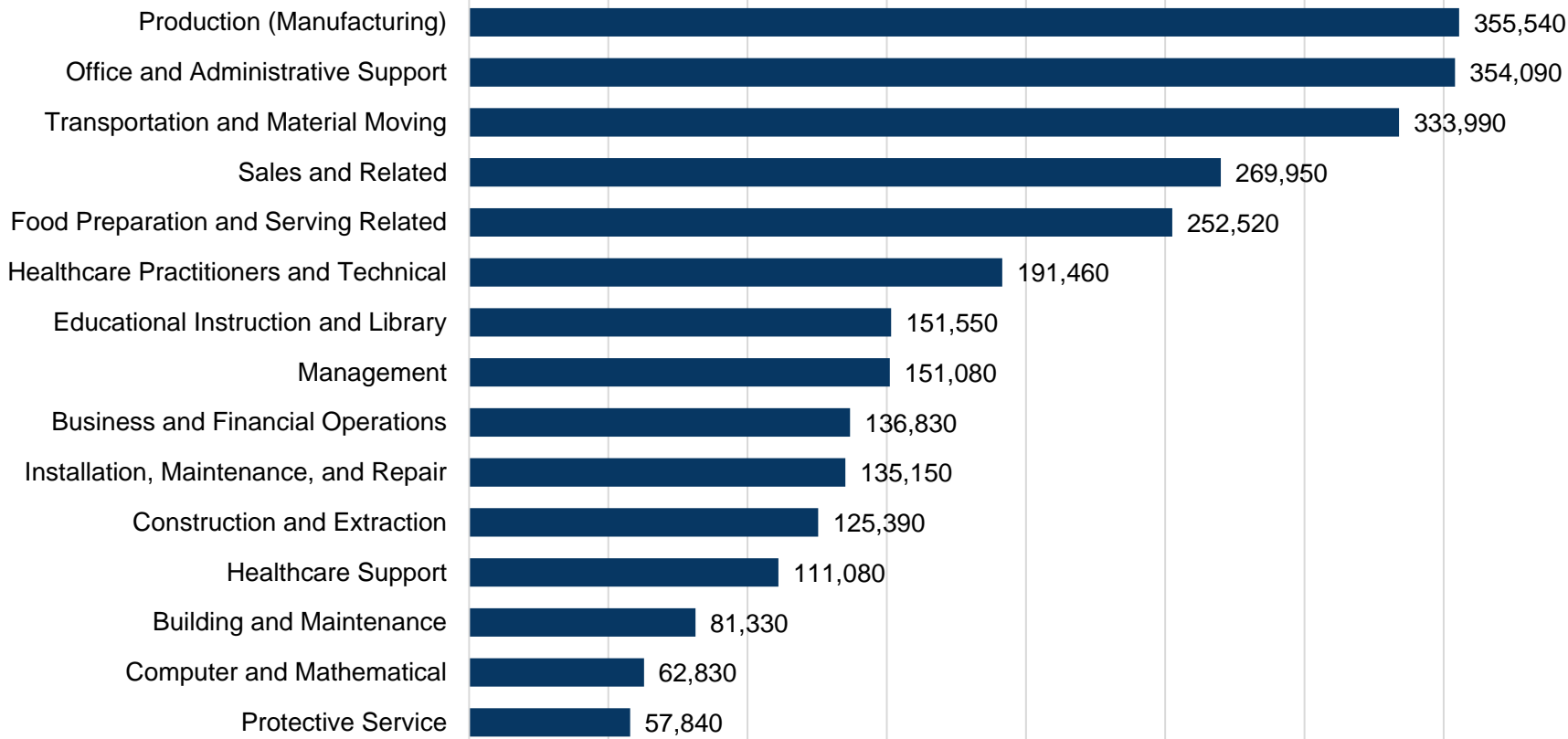
Unemployment Rate Indiana | 2011-2022



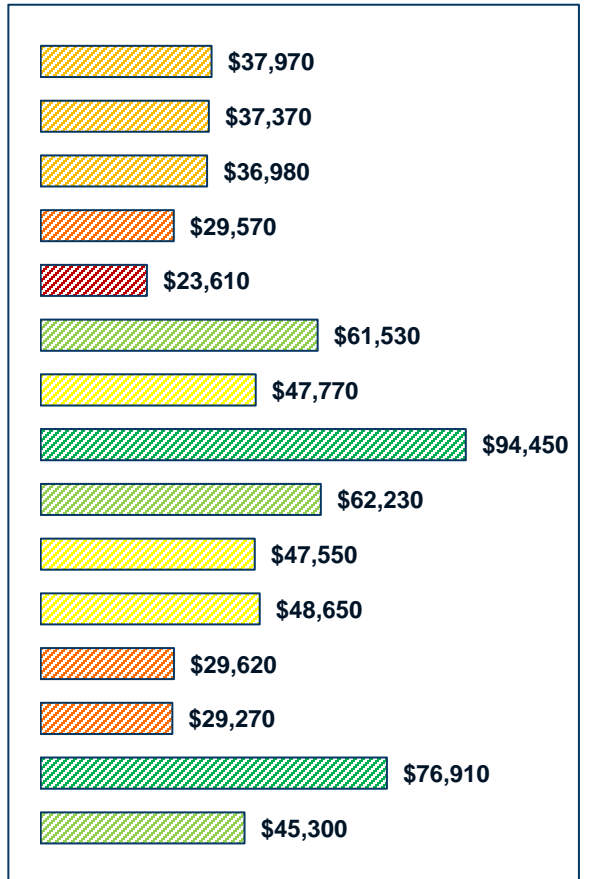
Source: Bureau of Labor Statistics (BLS)

EMPLOYMENT BY INDUSTRY | Manufacturing sector jobs are the leading occupation in the state, followed by administrative support, transportation, and sales related jobs.

Total Jobs by Occupation Indiana | 2021



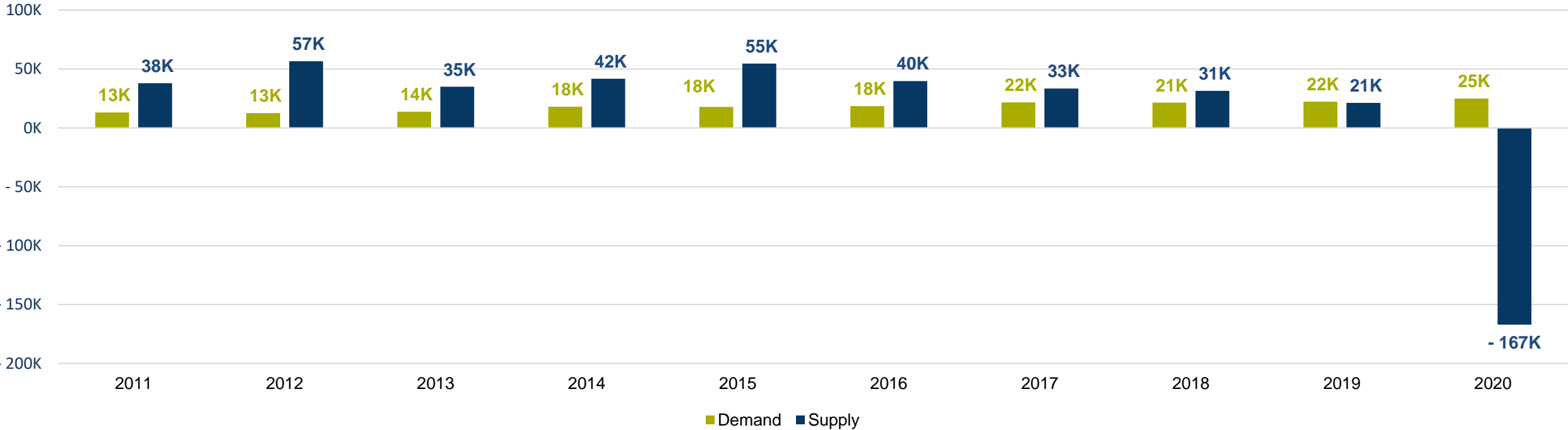
Median Wages (2021)



Source: Bureau of Labor Statistics, 2021

JOB GROWTH AND HOUSING PRODUCTION | Indiana has created 352,000 jobs and 159,000 housing units, in the years 2011-2019, an average of 45 units for every 100 jobs created.

Job Growth and Housing Production Indiana | New Jobs, New Housing Units

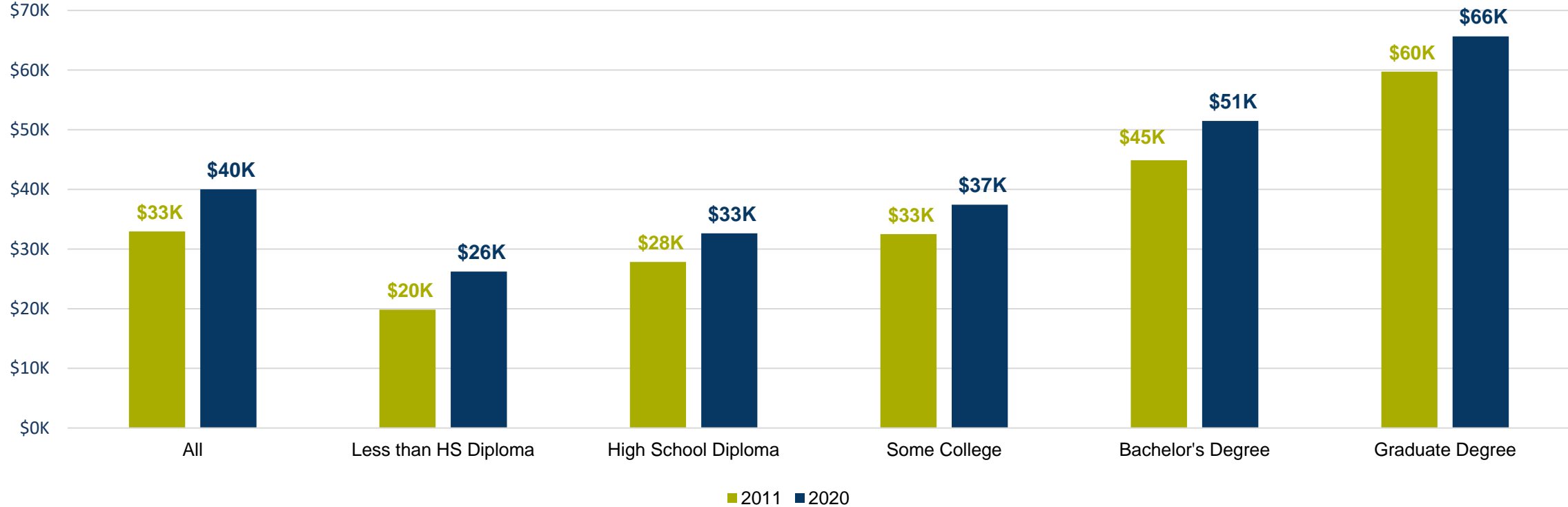


Housing Units Includes all existing units, single family and multifamily. 2020 figures are shown but not calculated due to the large pandemic supply shock, and will be included with 2021 data.
Source: BLS, HUD Permits

INCOME GROWTH | Median earnings have increased 21% since 2011 for the total population in Indiana, with a 15% increase for those with Bachelor's degrees, and a 32% increase for those without a high school diploma.

Median Earnings by Educational Attainment

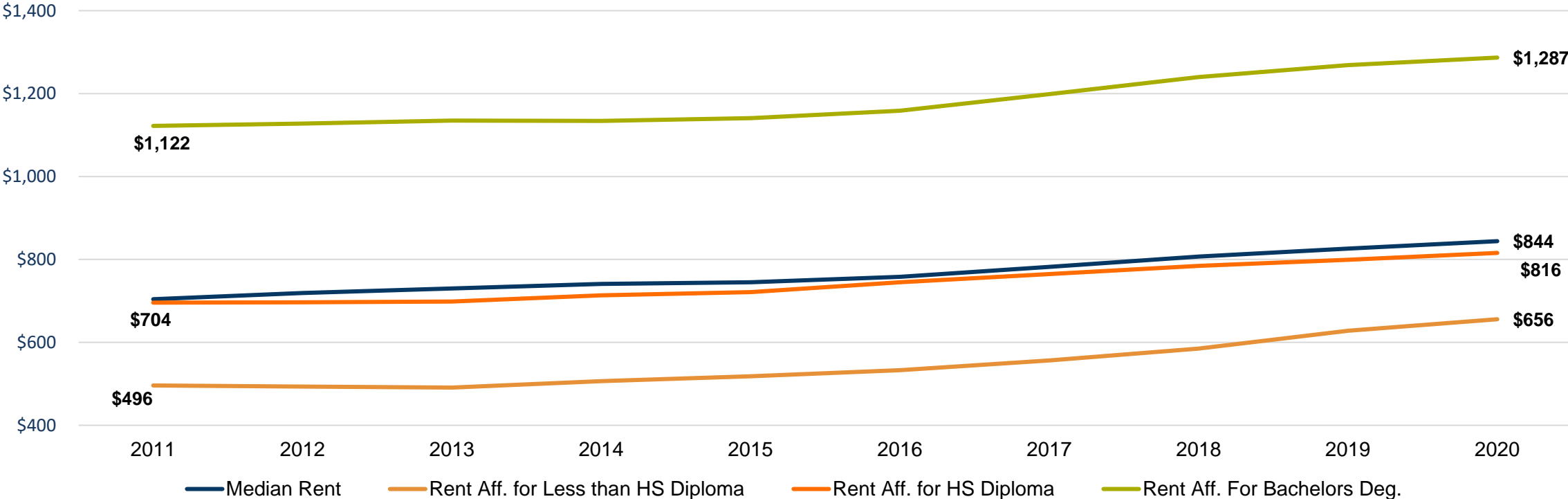
Indiana | 2011, 2020



Source: ACS 2011-2020 5-year estimates

INCOME GROWTH | Median rent has increased 17% since 2011. Despite increases in income, the median household with one income-earner with a high-school diploma or below cannot afford median rent.

Income by Educational Attainment and Rent Growth Indiana | 2011-2020

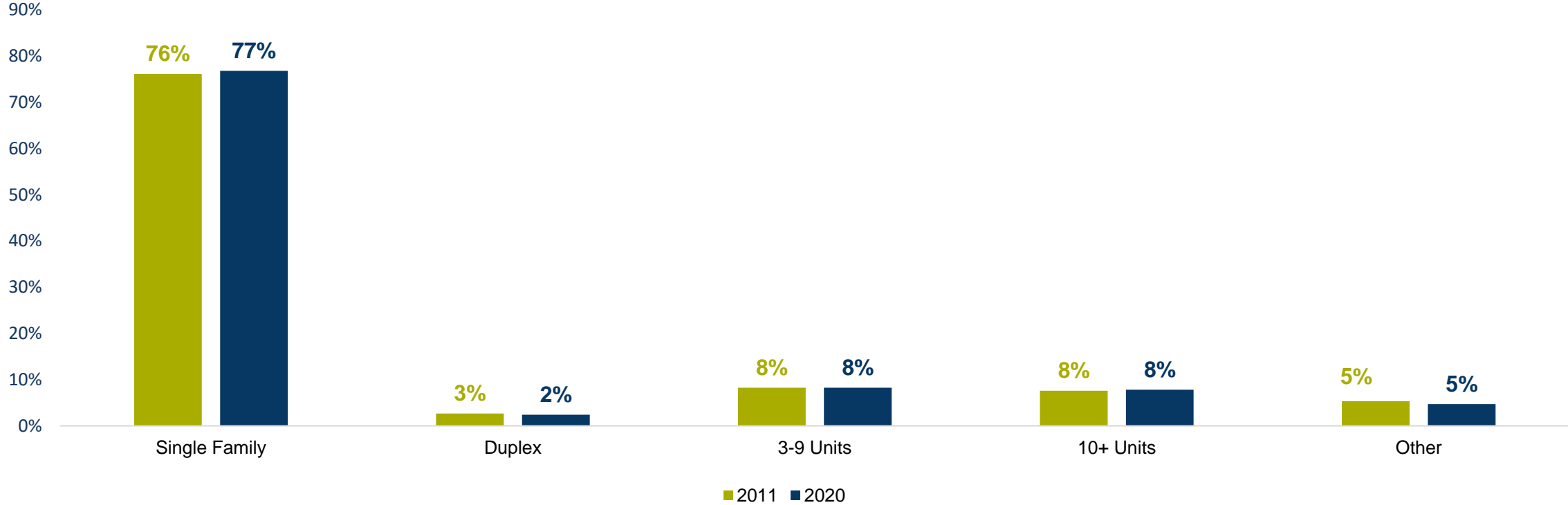


Source: ACS 2011-2020 5-year estimates. Rent affordable is defined as 30% of gross take-home monthly pay, as defined by US Department of Housing and Urban Development (HUD).

HOUSING TRENDS

HOUSING TYPE | 77% of homes in Indiana are single-family, while 18% are multifamily.

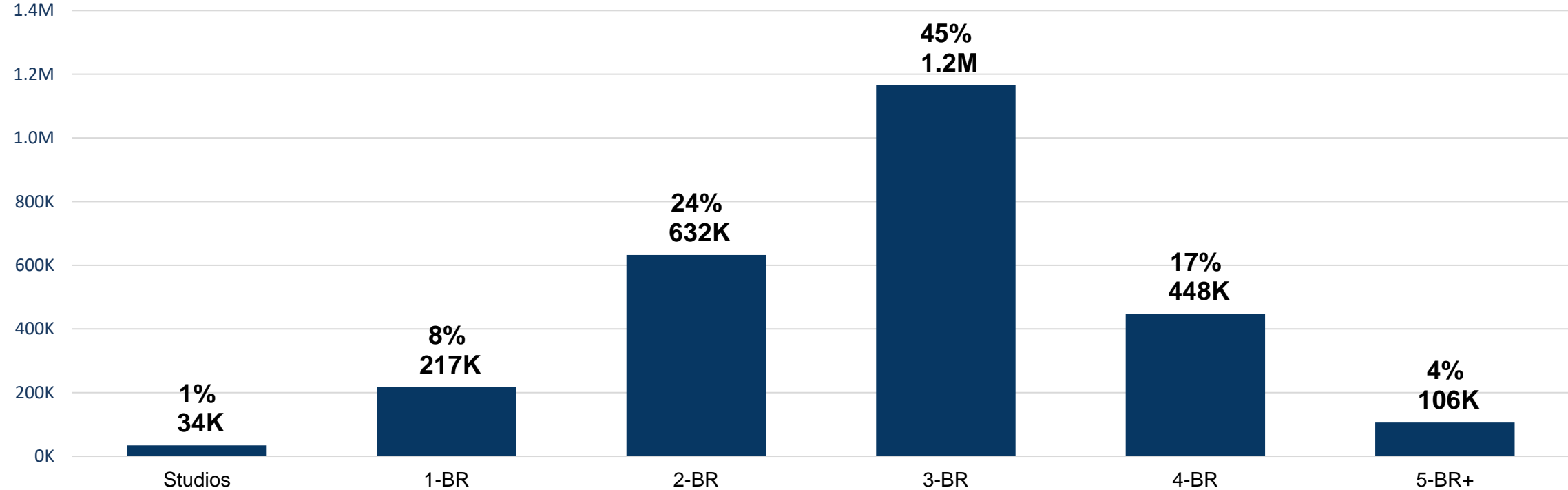
Share of Housing Type
Indiana | 2011, 2020



Source: ACS 2011-2020 5-year estimates

HOUSING TYPE | Homes in Indiana have 2.8 bedrooms on average, with 66% of units containing 3 bedrooms or more.

Share of Housing Type
Indiana | 2011, 2020

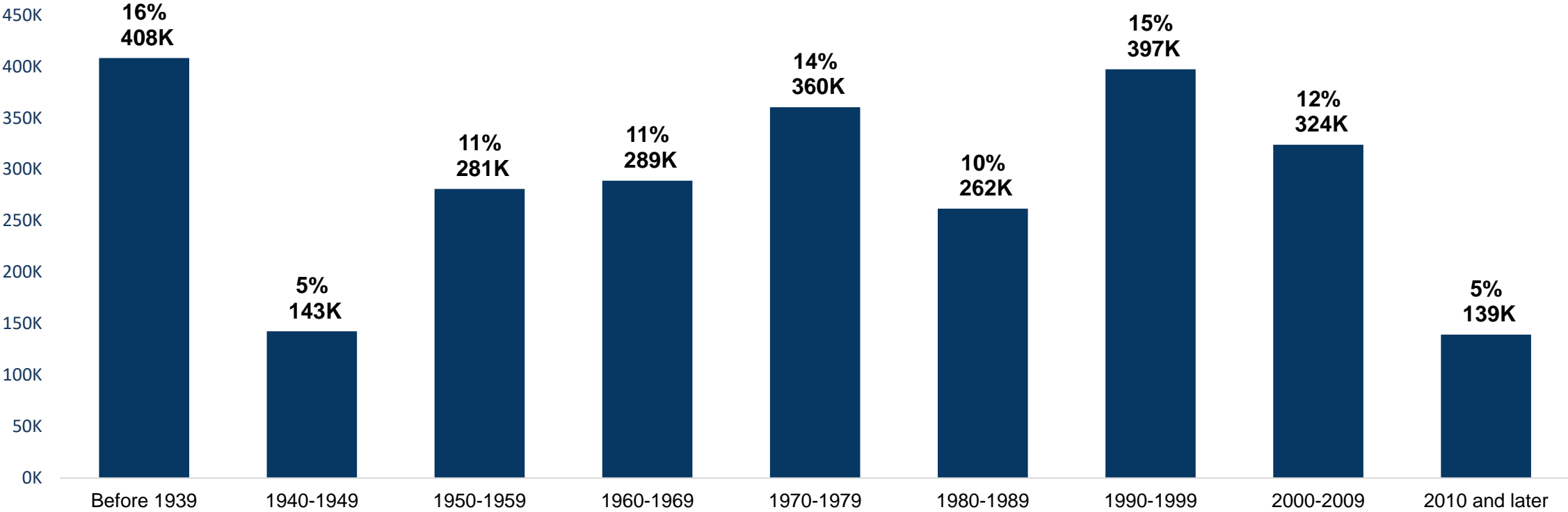


Includes all existing units, single family and multifamily.
Source: ACS 2011-2020 5-year estimates

Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 45% of homes were built before 1970, 39% of homes were built between 1970-2000, and 16% of homes were built since 2000.

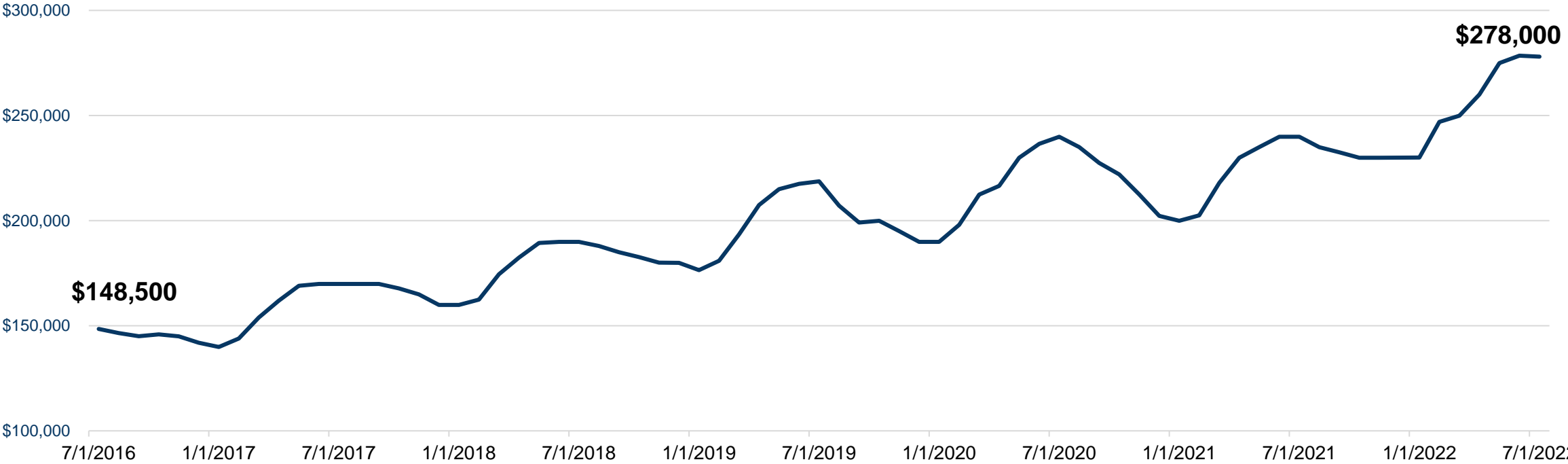
Homes by Year Built
Indiana | 2020



Includes all existing units, single family and multifamily.
Source: ACS 2020 5-year estimates

MEDIAN LISTING PRICE | Homes in Indiana have a median listing price of \$278,000. Home prices have increased by 87% since 2016.

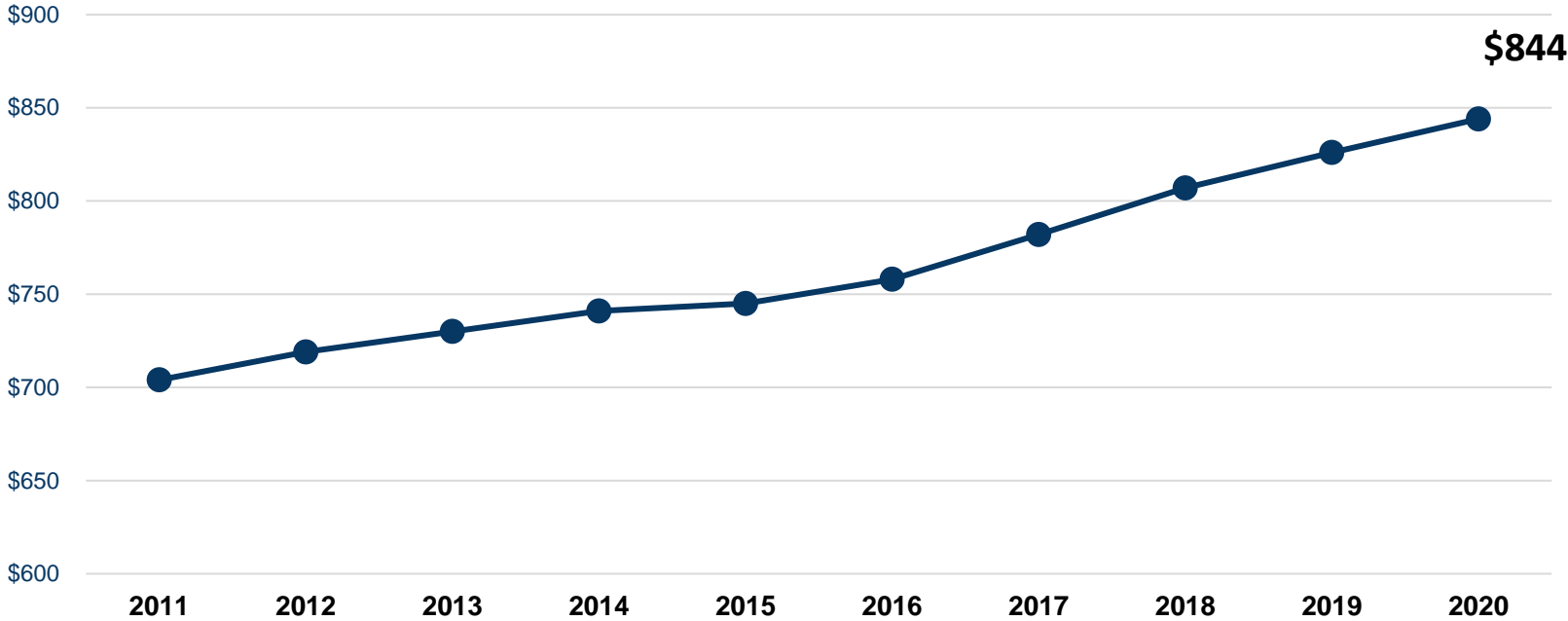
Median Home Listing Price
Indiana | 2016-2022



Source: Realtor.com; Accessed through FRED

MEDIAN RENT | Median rent has increased by 20% since 2011, with average rent at \$844 in 2020.

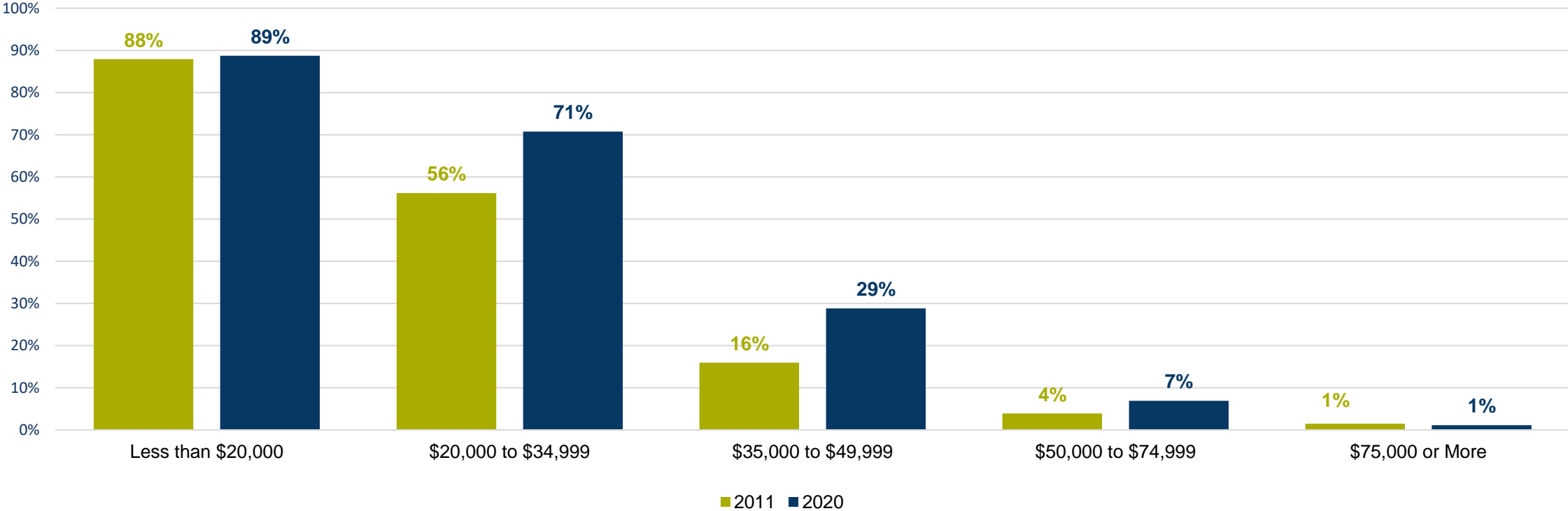
Median Rent Over Time
Indiana | 2011 - 2020



Source: ACS 2011-2020 5-year estimates

COST BURDEN | 45% of households are housing cost burdened in Indiana, down 2.9 percentage points since 2011. 67% of households earning below \$50,000 are housing cost burdened.

Cost Burdened Renter Households Indiana | 2011 - 2020

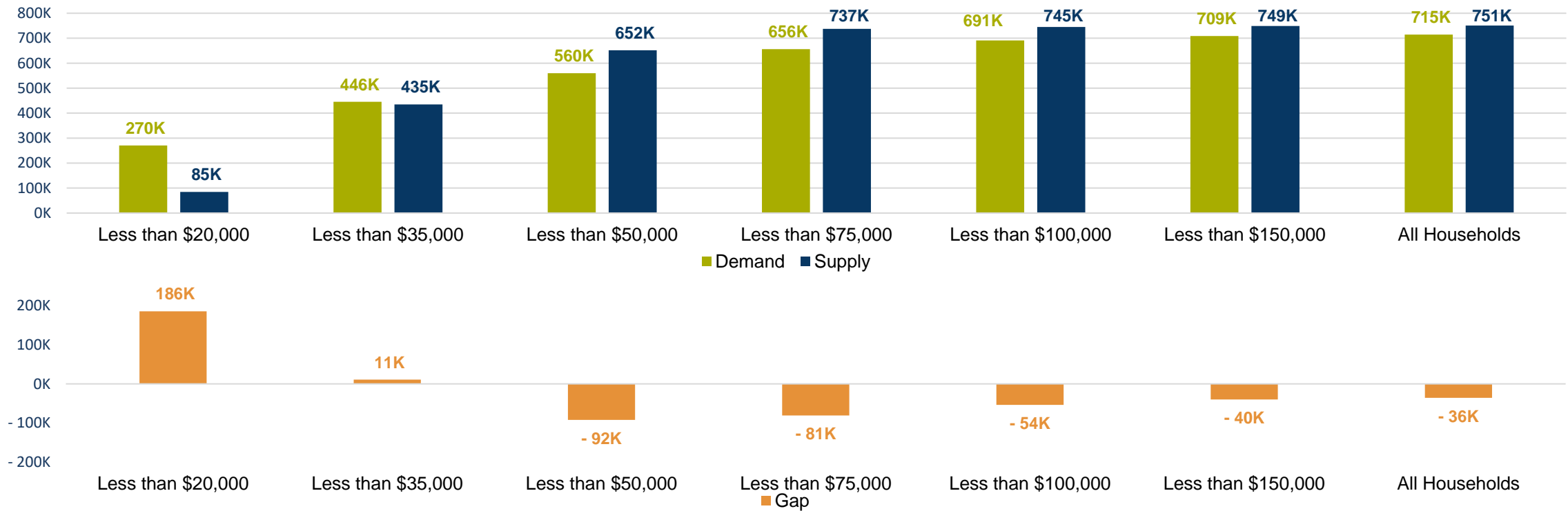


Cost Burdened households are those putting more than 30% of their household income towards housing expenses.

Source: ACS 2011-2020 5-year estimates

RENTAL HOUSING GAP | There is a 11,000 unit gap in rental homes available for households who earn less than \$35,000 annually or units renting below \$750 per month.

Housing Gap
Indiana | 2020

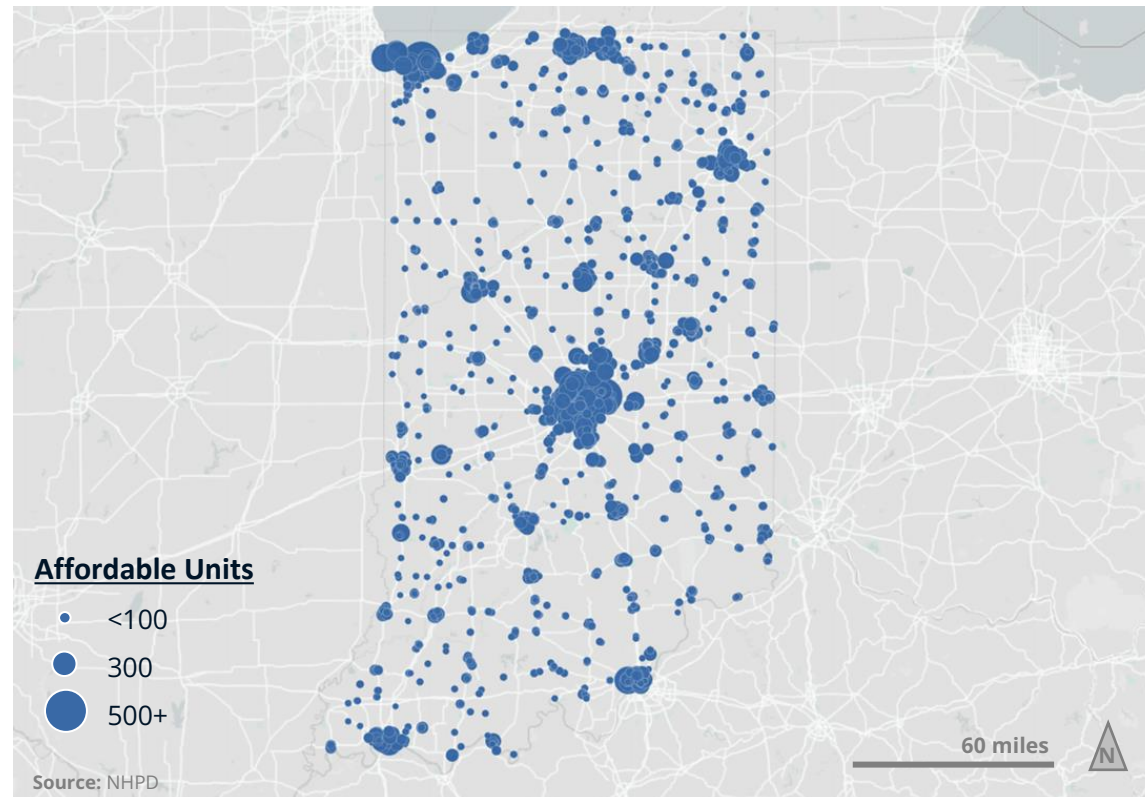


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

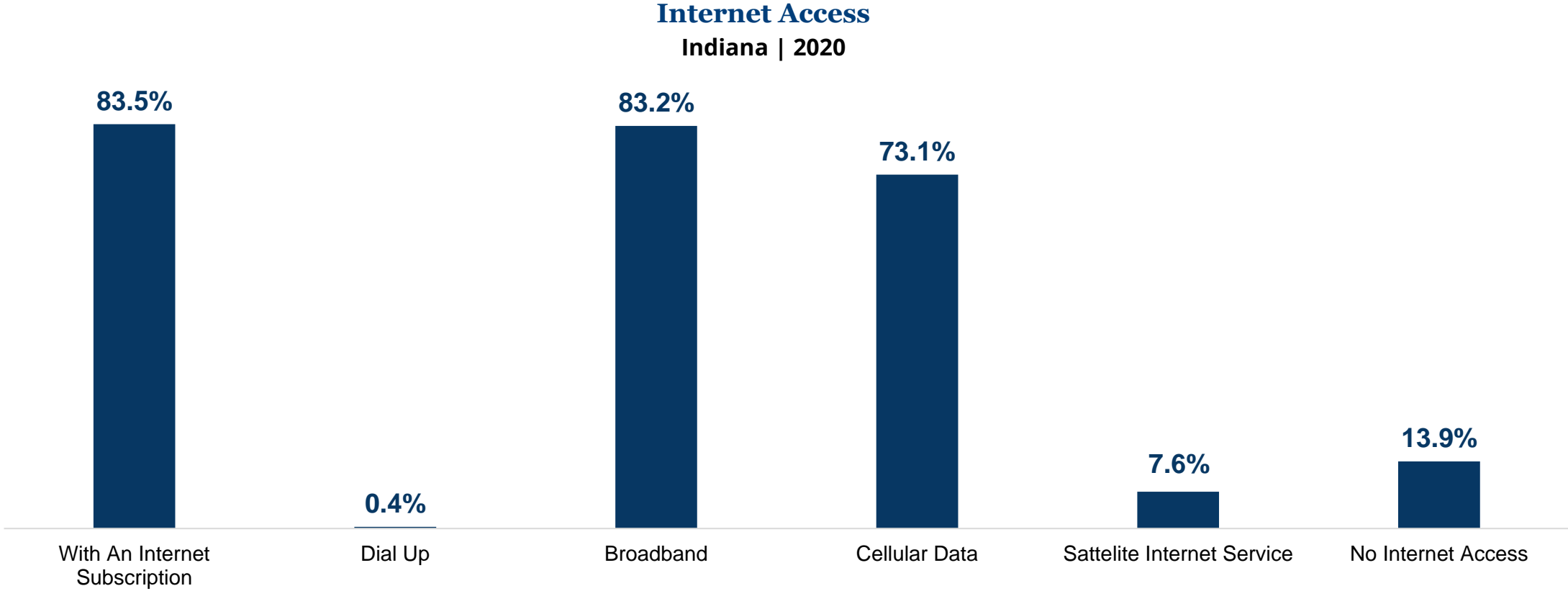
AFFORDABLE HOUSING | The maps below show the geographic distribution of affordable housing units throughout the state of Indiana and in Indiana.

Affordable Housing Inventory

State of Indiana | 2020



INTERNET ACCESS | 83.5% of housing units have access to internet statewide.

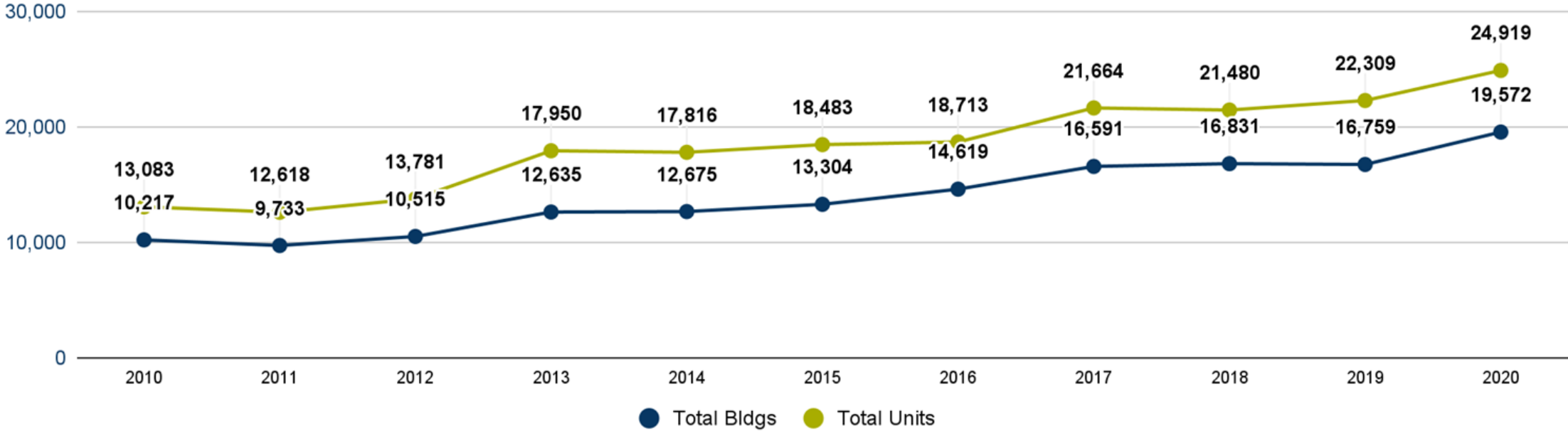


Source: ACS 2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There have been 19,572 new housing starts in 2020 in Indiana, with 153,451 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits Indiana | 2010-2020



Source: St. Louis Fed.