

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR RANDOLPH 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**:

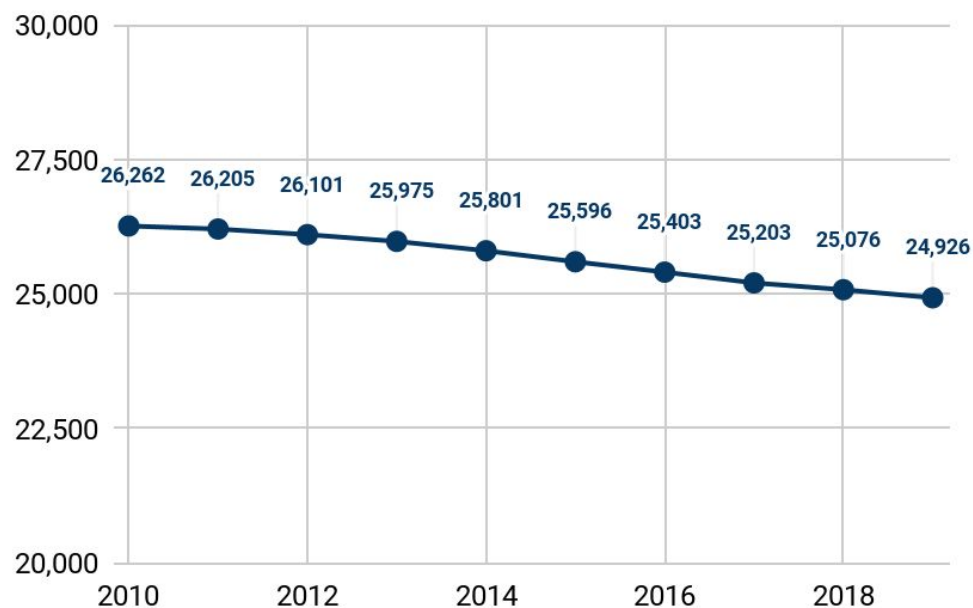
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

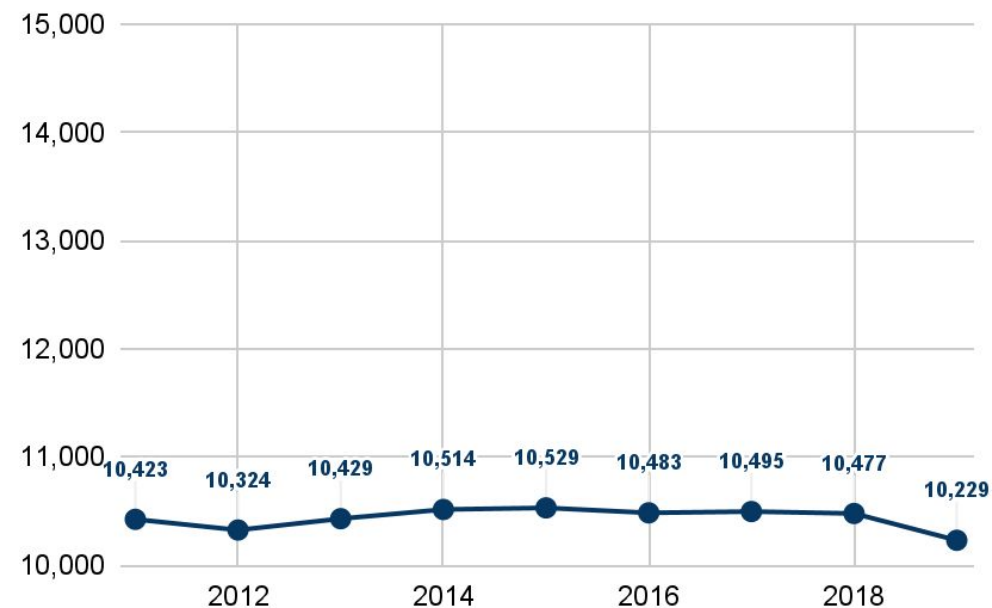
POPULATION | Randolph County's population has decreased by 5.09% (1,336 people) between 2010-2019. In the same time period, the total number of households decreased by 1.35% (140 households).

Resident Population
Randolph County | 2010-2019



Source: FRED, U.S. Census Bureau

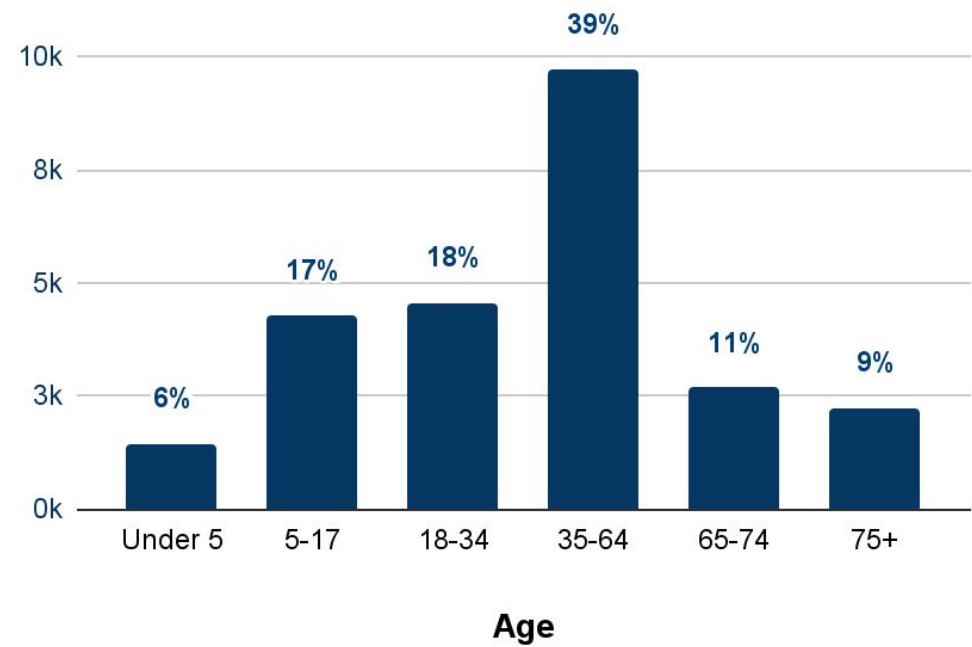
Households
Randolph County | 2010-2019



Source: FRED, U.S. Census Bureau

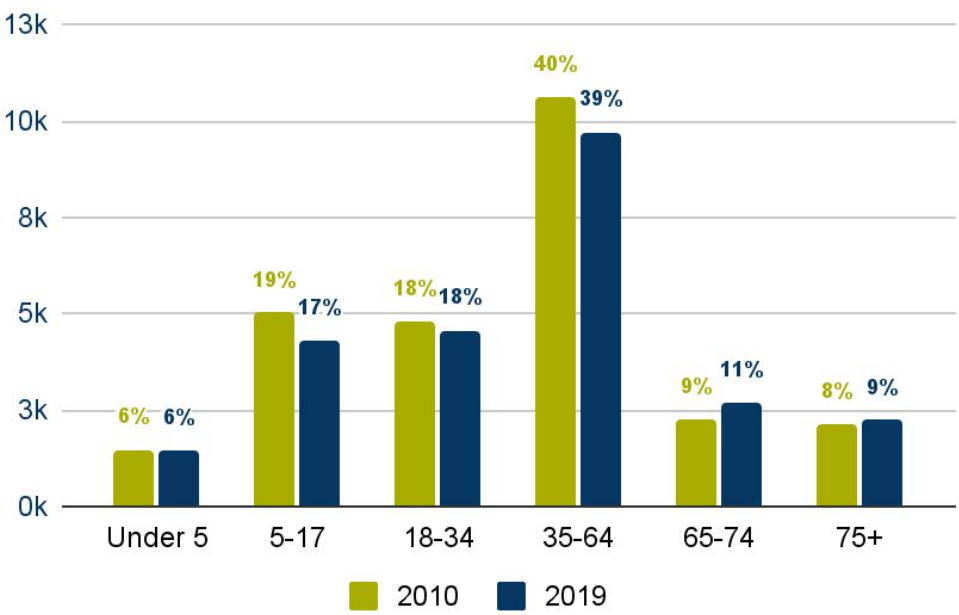
AGE | 20% of people in Randolph County are above the age of 65, while 23% are below 18.

Population by Age
Randolph County | 2019



Source: ACS 2019 5-year estimates

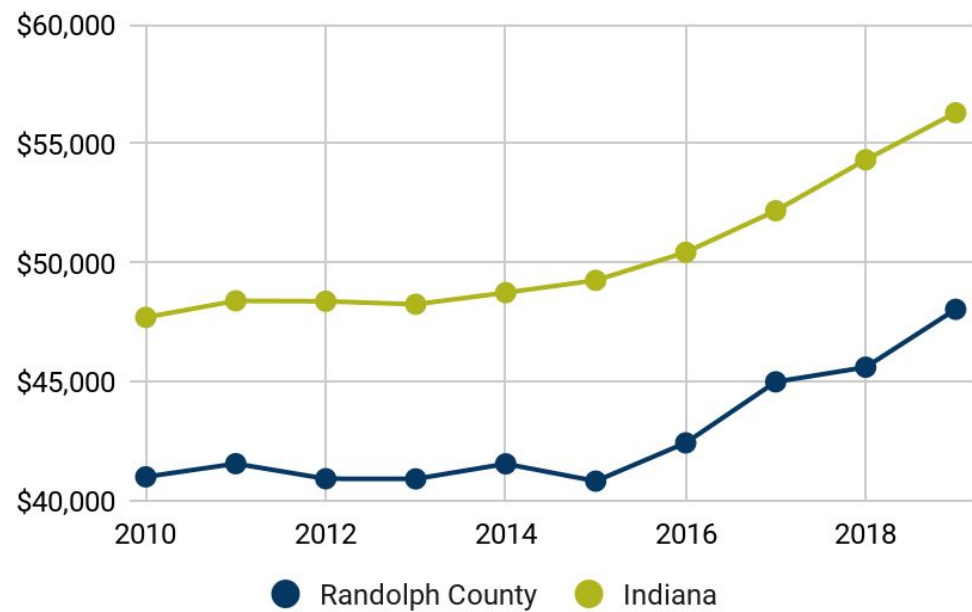
Change in Share of Population
Randolph County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

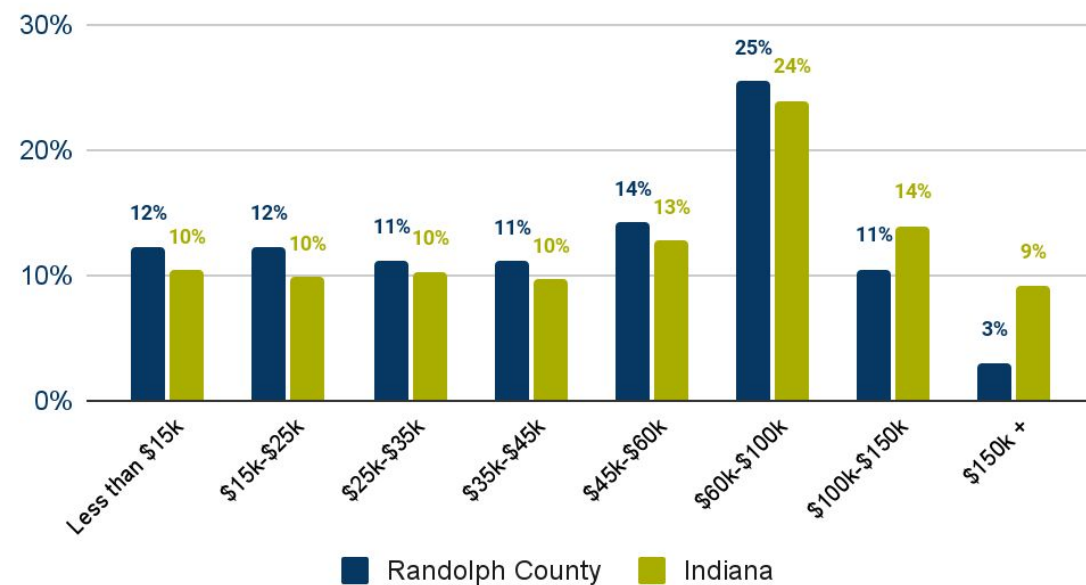
HOUSEHOLD INCOMES | Randolph County had a median income of \$48,036 in 2019, up 17% since 2010. 36% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

Median Income
Randolph County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

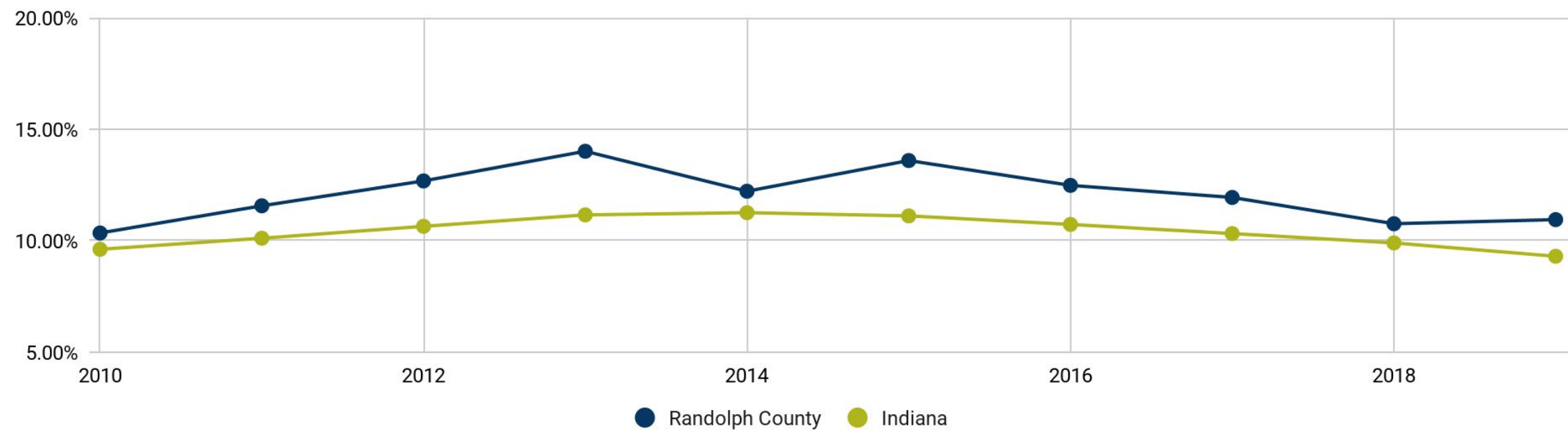
Household Income Distribution
Randolph County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.9% of families live in poverty conditions in Randolph County, up 0.60 percentage points from 10.3% in 2010.

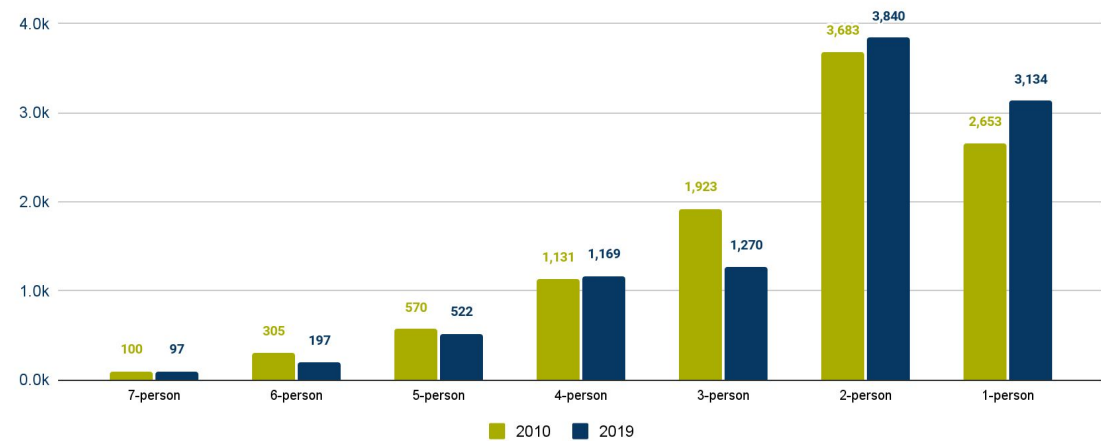
Family Poverty Rate
Randolph County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

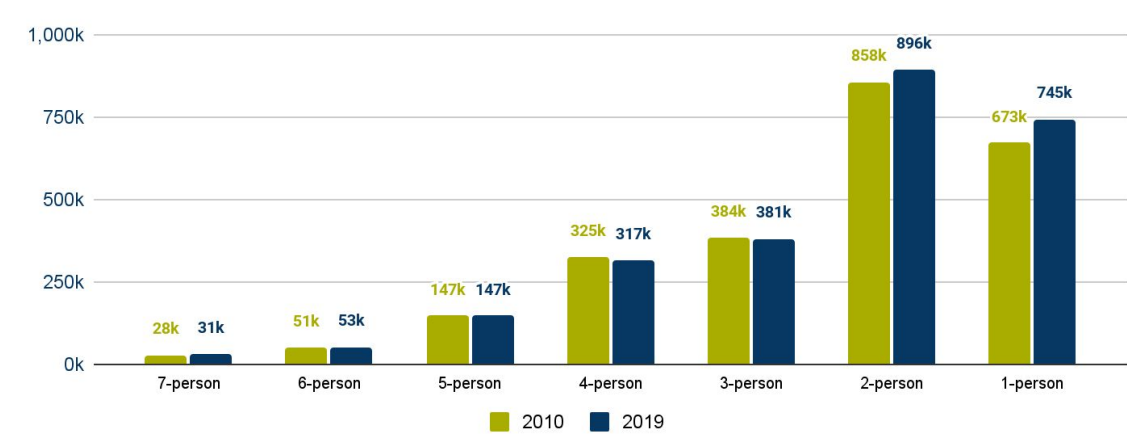
HOUSEHOLD SIZE | The average household size is 2.40 people, compared to 2.52 statewide. The Randolph County average household has shrunk by 0.11 persons since 2010.

Household Size
Randolph County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

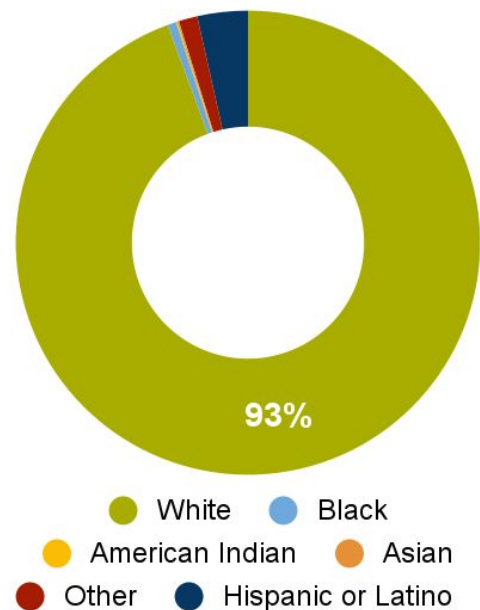


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Randolph County is 93% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 1% other.

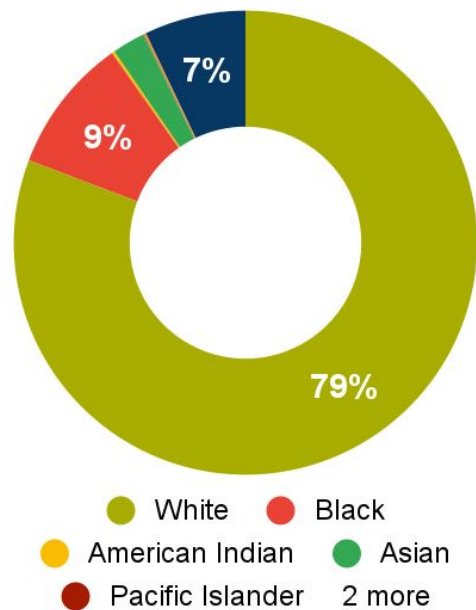
Racial/Ethnic Distribution

Randolph County | 2019



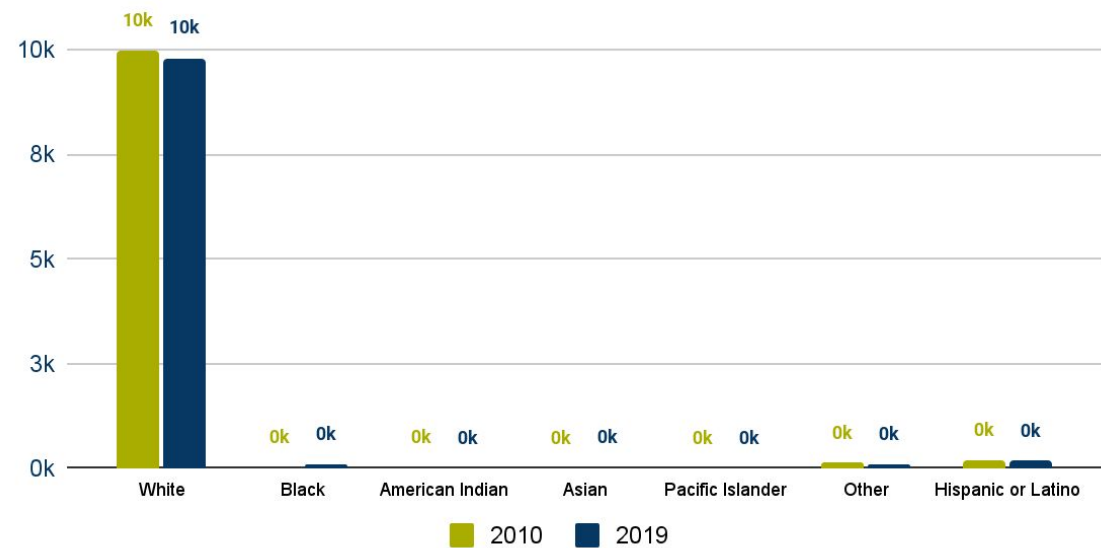
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Randolph County | 2010, 2019

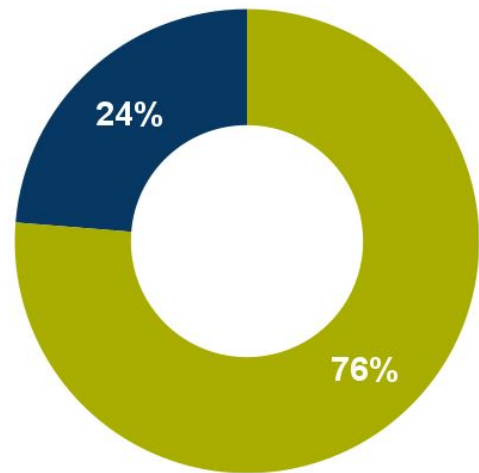


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 24% of households (2,426 households) in Randolph County were renters, while 76% (7,803 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Randolph County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

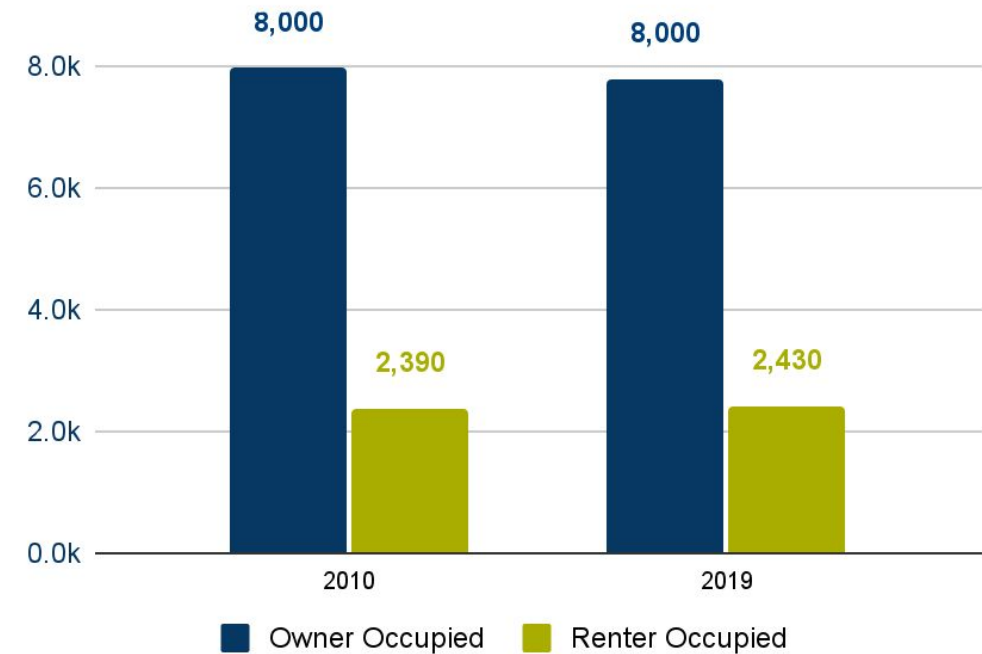
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

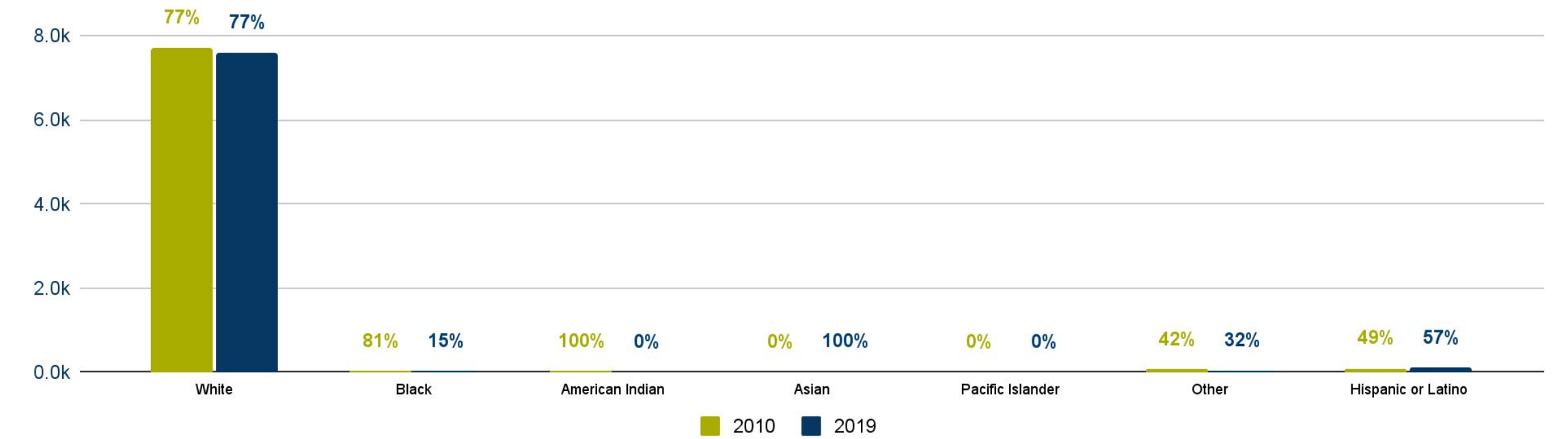
Randolph County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 76%, homeownership is 77% among non-Hispanic White households, 15% for Black households, and 57% for Hispanic or Latino households.

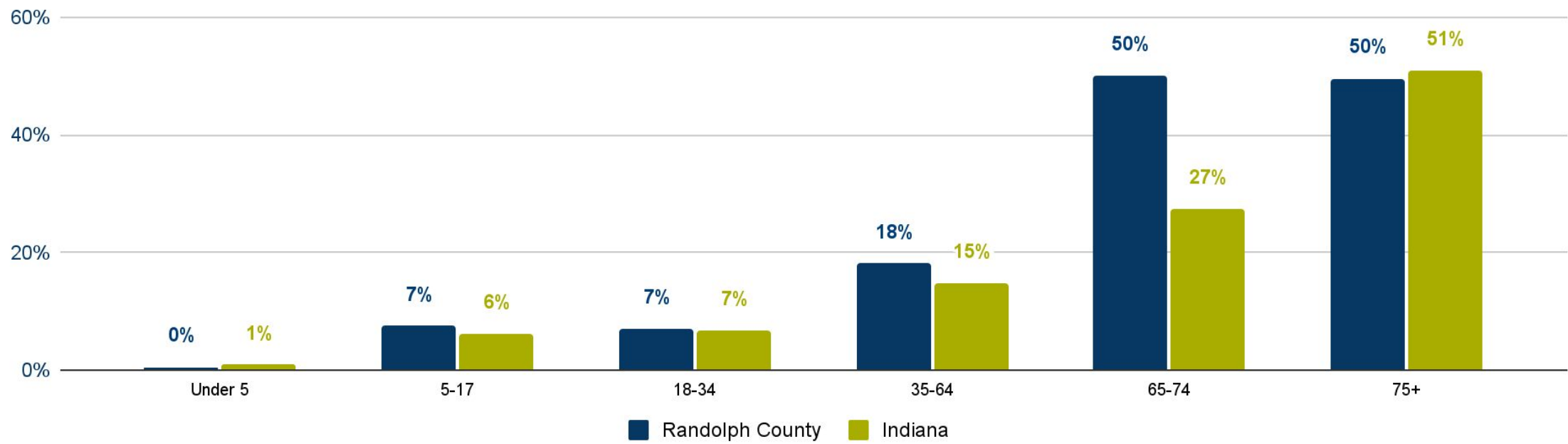
Homeownership by Race
Randolph County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 19% of people in Randolph County live with a disability. For people above 65, the share increases to 50%.

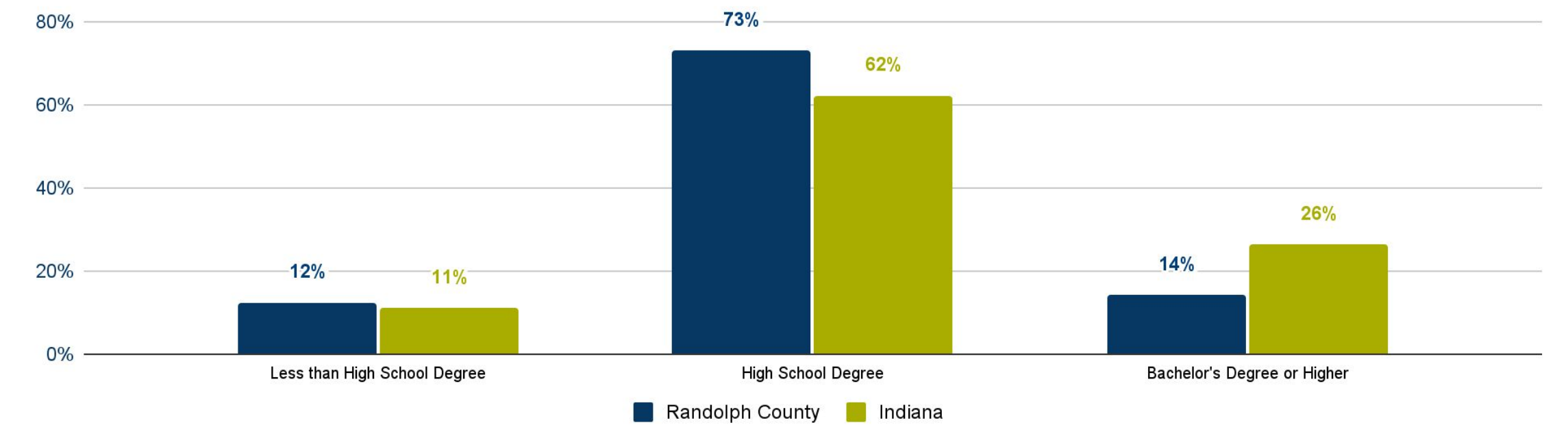
Share of the Population with a Disability by Age
Randolph County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Randolph County, 73% of the population has at least a high school degree and 14% of the population has at least a Bachelor's degree.

Educational Attainment
Randolph County, Indiana | 2019

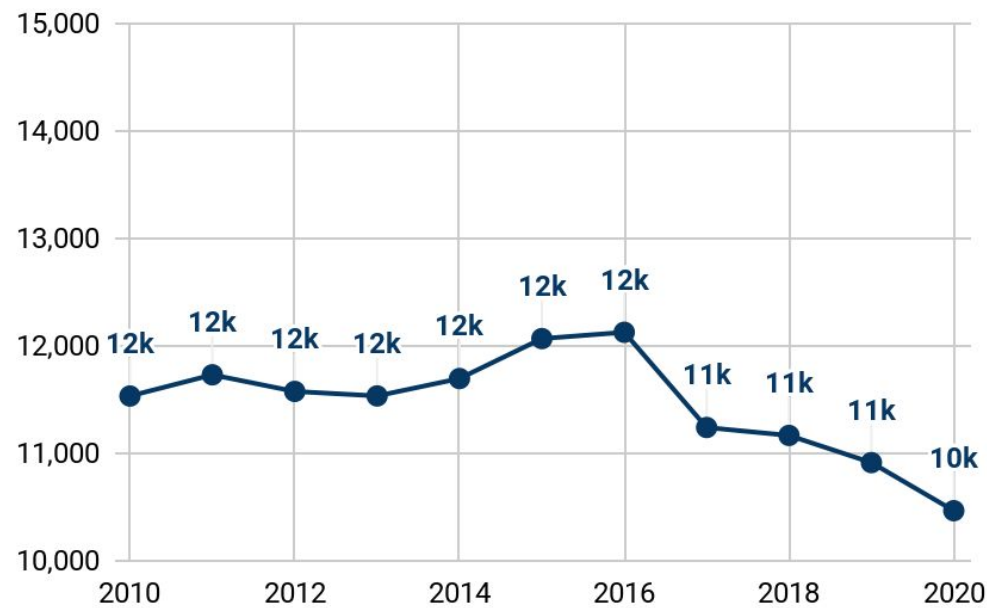


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

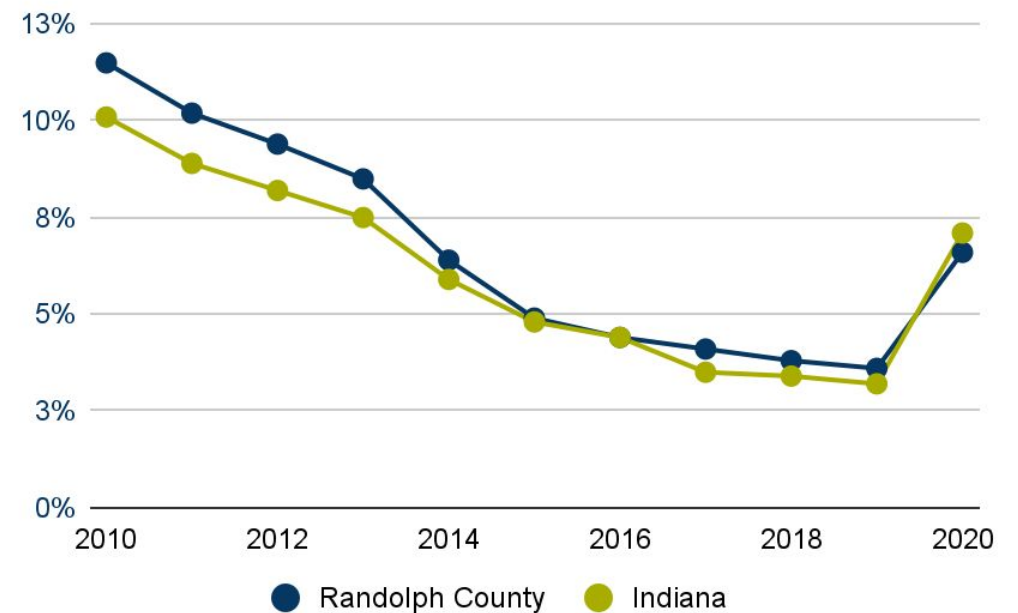
EMPLOYMENT BASE | There are currently 10,000 employed persons in Randolph County, down by 9.27% since 2010. The unemployment rate in 2020 was 6.60%, up 3.00 points from 2019.

Total Employment
Randolph County | 2010-2019



Source: ACS 2010-2019 5-year estimates

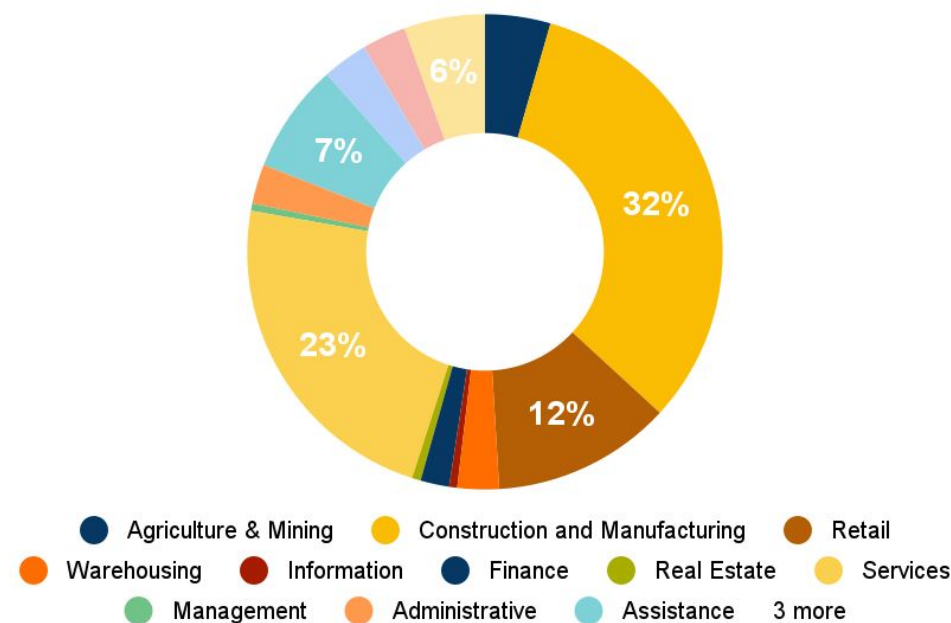
Unemployment Rate
Randolph County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Randolph County, accounting for 25% of all jobs, followed by Educational Services (12% of all jobs).

Total Jobs by All Industries
Randolph County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$32,626
- 2. Trade, transportation, and utilities | \$34,500
- 3. Goods-producing | \$57,285
- 4. Professional and business services | \$40,572
- 5. Construction | \$61,179

Source: BLS

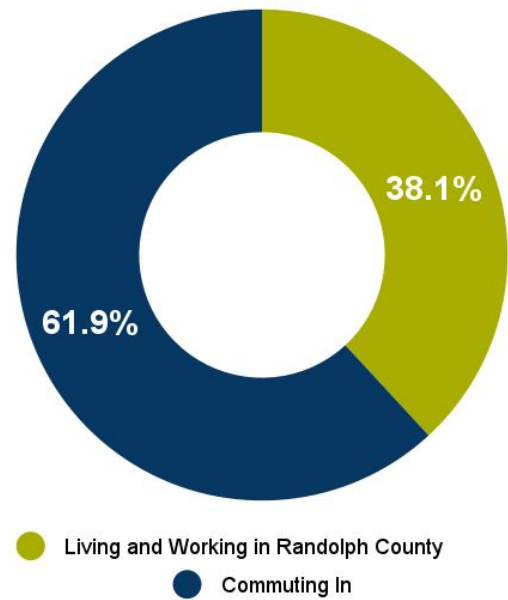
Top 5 Employers

- 1. Anchor Glass Contintr (Winchester)
- 2. Randolph Central School Corp (Winchester)
- 3. Toa Winchester Llc (Winchester)
- 4. Astral Industries Inc (Lynn)
- 5. Frank Miller Lumber Co Inc (Union City)

Source: BLS

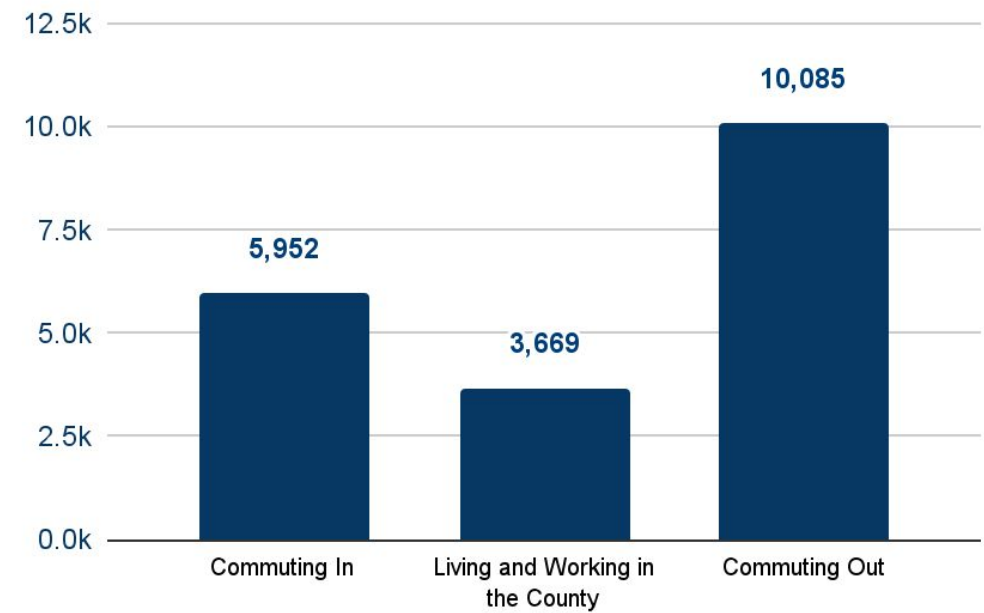
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Randolph County for their jobs, while 10,000 employees travel outside of Randolph County for their jobs.

Employment Inflow
Randolph County | 2018



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

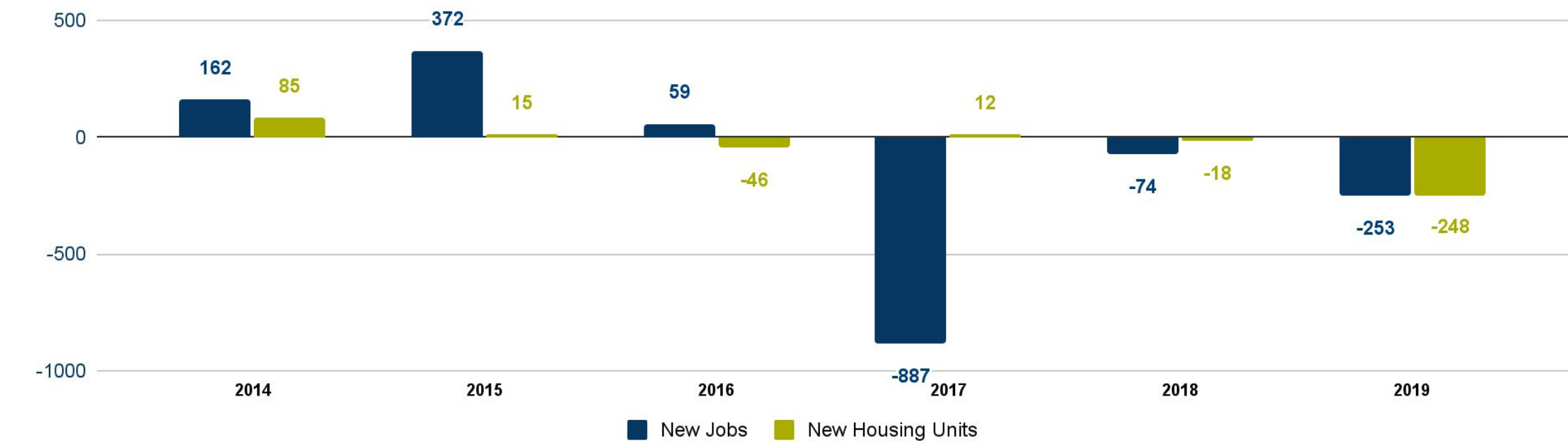
Commuting Patterns
Randolph County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Randolph County has created -621 jobs between 2014-2019 and -200 housing units, or 32 units for every 100 jobs created.

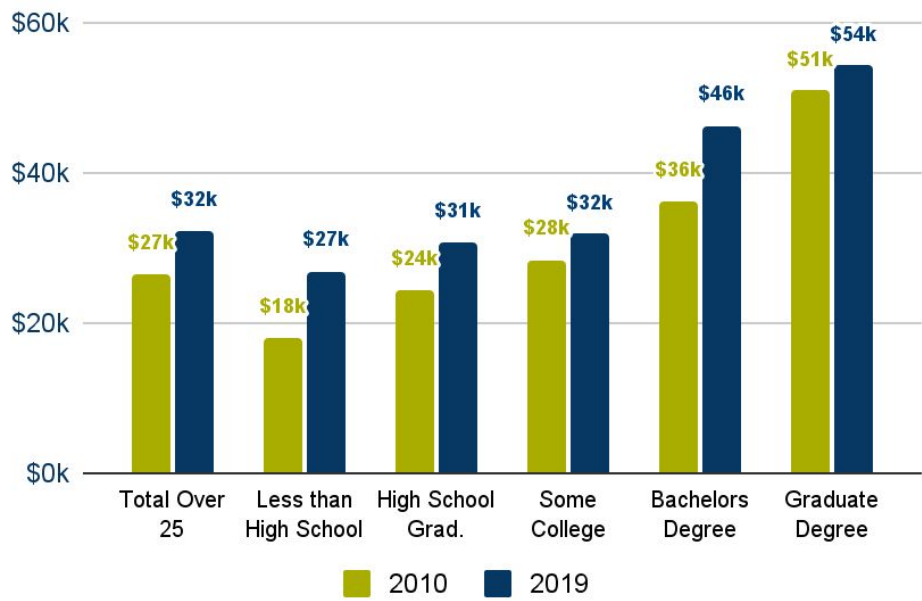
Job Growth and Housing Production
Randolph County | Total Jobs, New Jobs



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

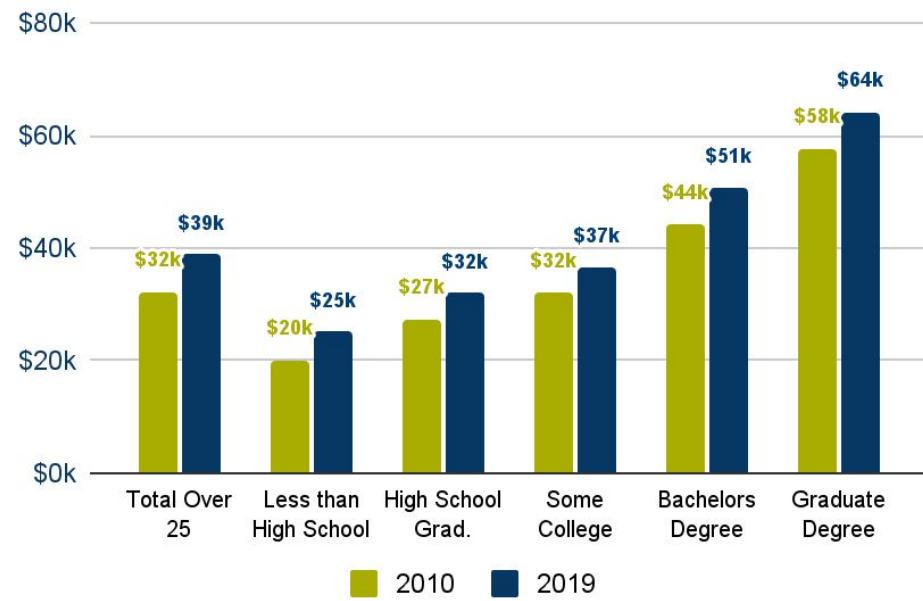
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 22% since 2010 for the total population and increased 26% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Randolph County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

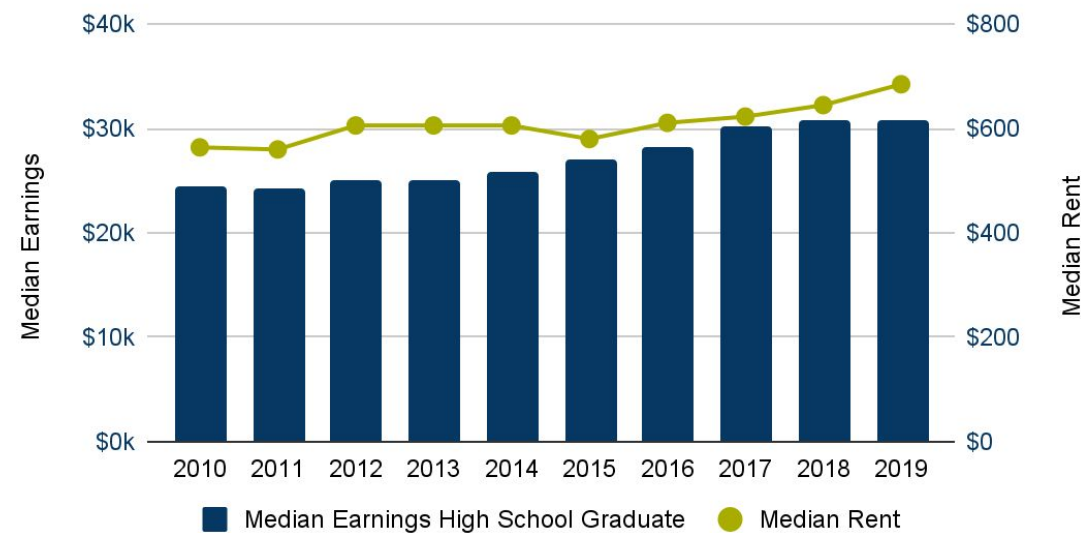
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

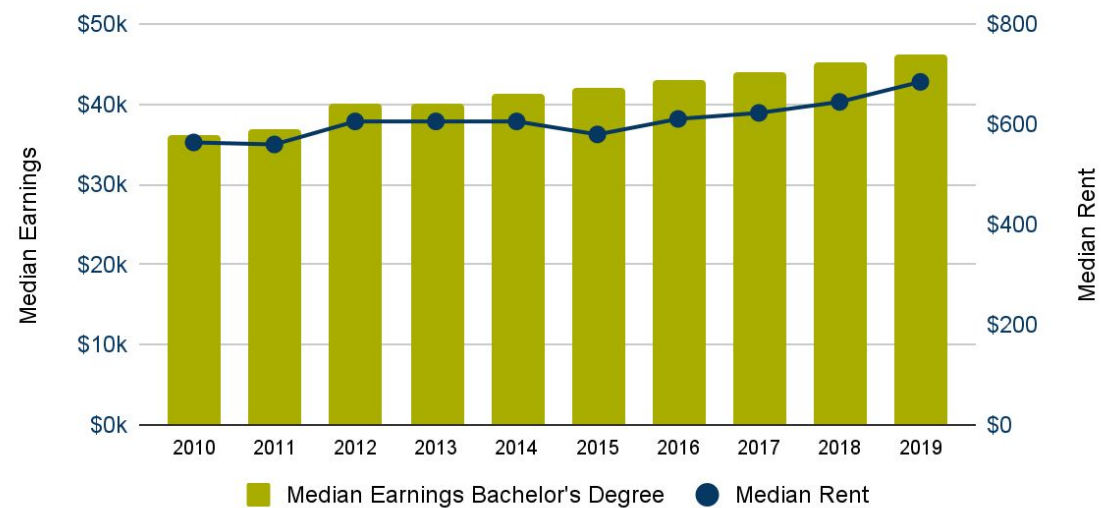
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 21.5%, or 21% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



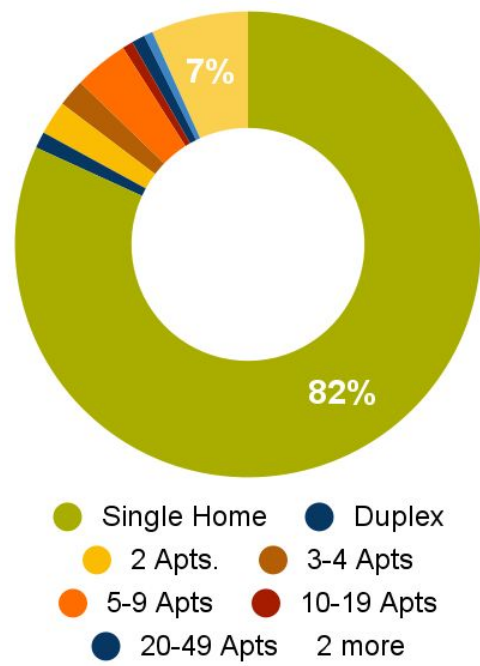
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

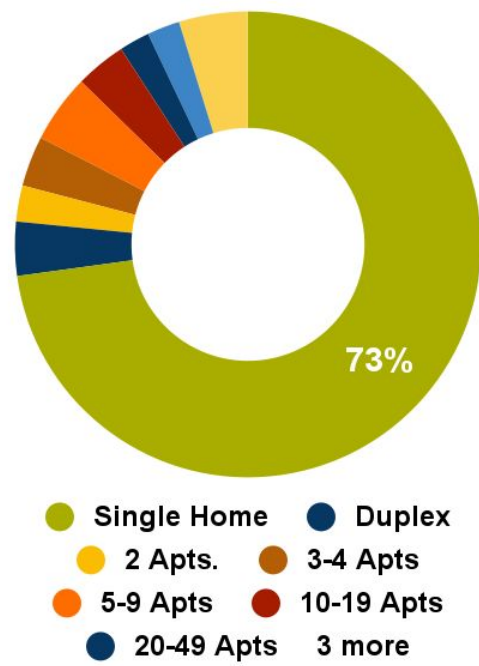
HOUSING TYPOLOGY | 82% of homes in Randolph County are single-family, while 11% are multifamily. Multifamily housing has increased by 370 homes since 2010.

Housing Typology

Randolph County | 2019



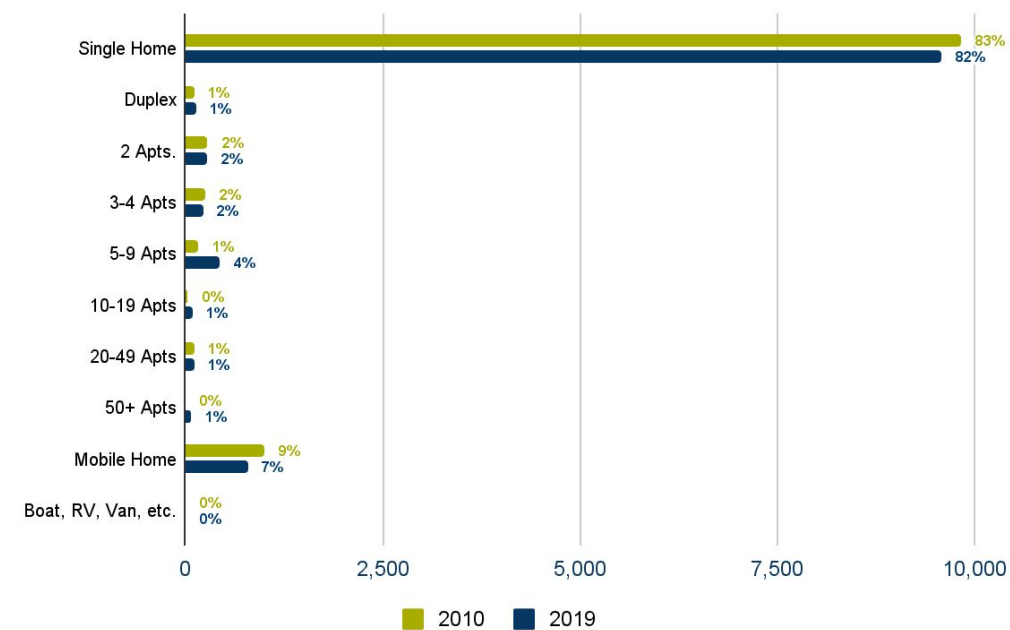
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Randolph County | 2010-2019



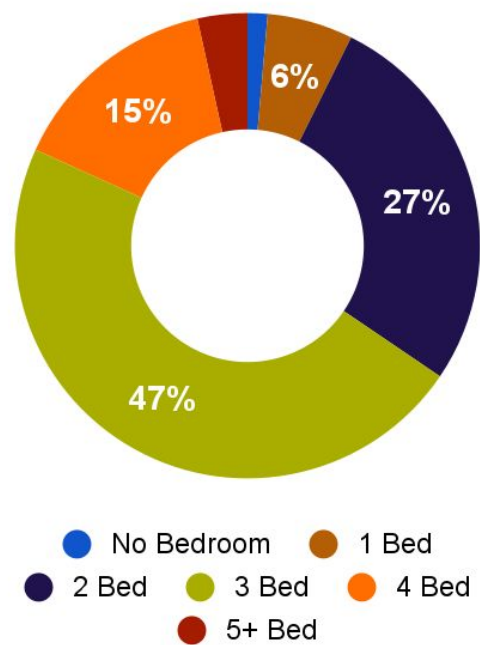
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Randolph County contain 2.4 bedrooms, with 66% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Randolph County | 2019

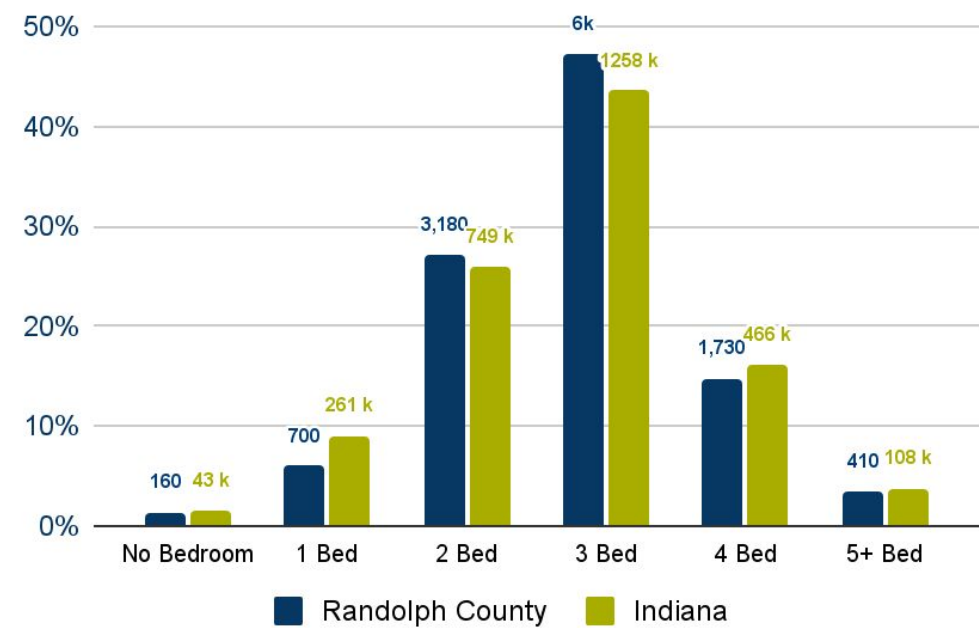
Indiana | 2019



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

Share of Housing Stock by Bedroom

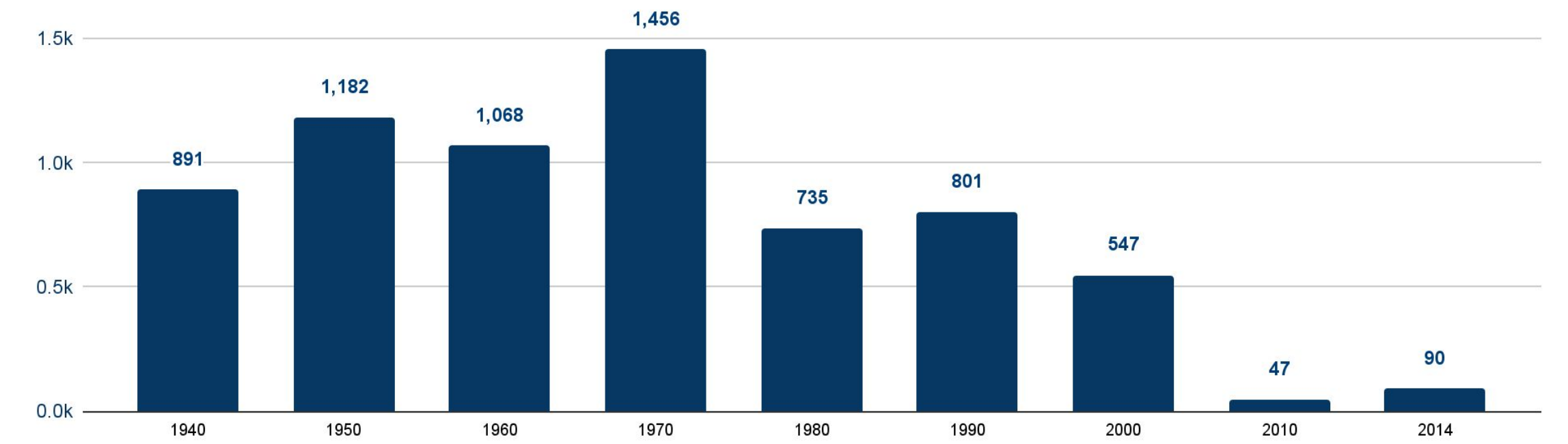
Randolph County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 94% of homes were built before 1990, with a plurality of homes built before 1940.

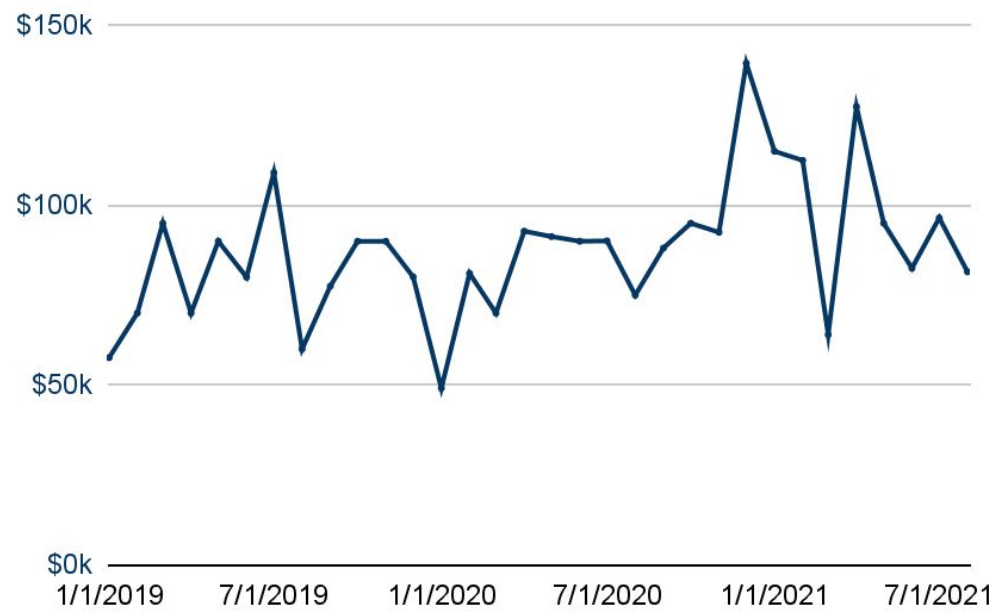
Homes by Year Built
Randolph County | 2019



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

MEDIAN LISTING PRICE | Homes in Randolph County have a median listing price of \$81,400. Home prices have increased by 42% since 2019.

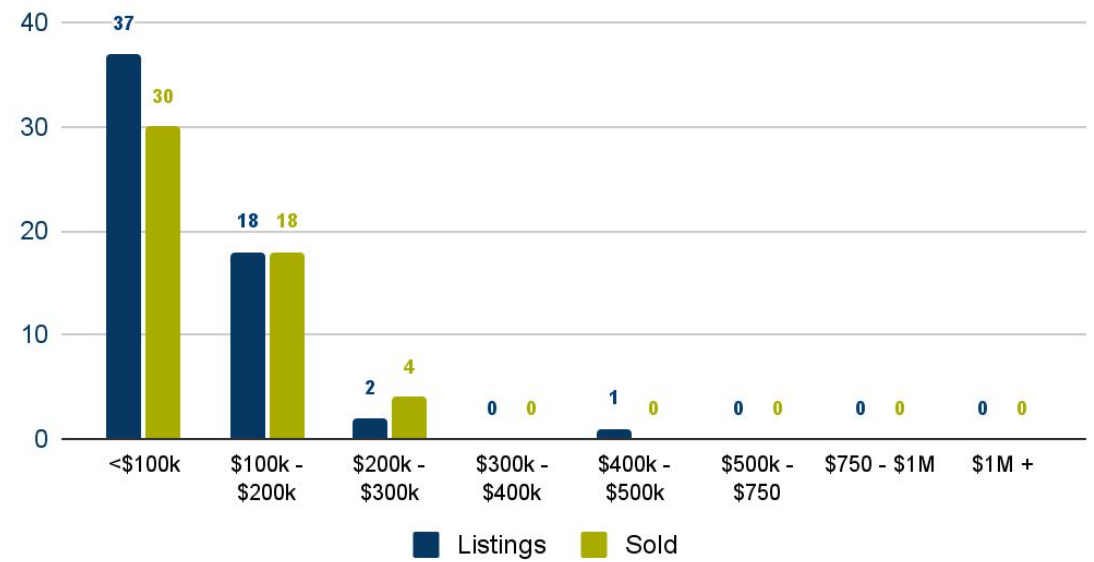
Median Listing Price
Randolph County | 2019-2021



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)
Randolph County | 2021

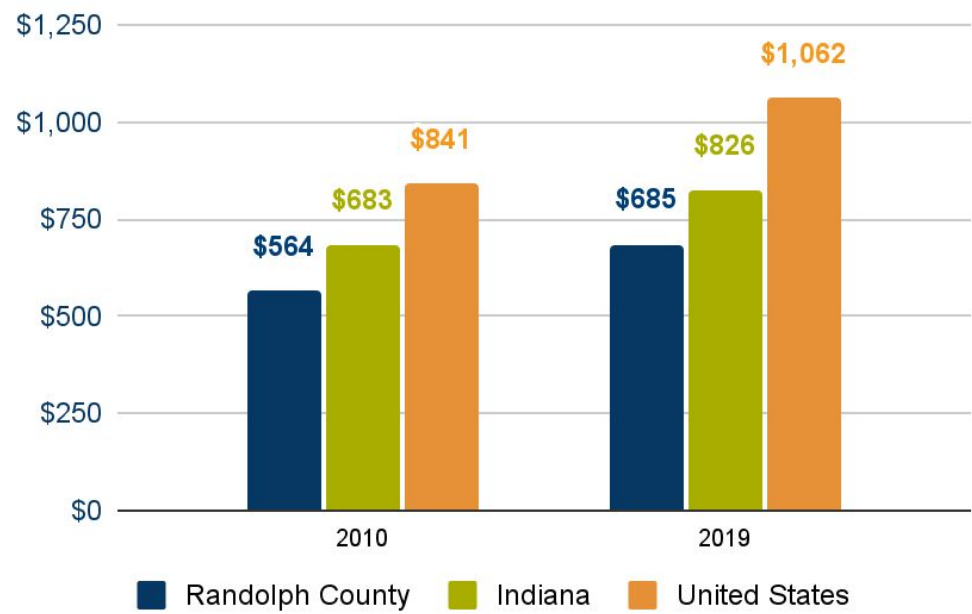


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 21% since 2010, with average rents at \$685 in 2019.

Median Rent

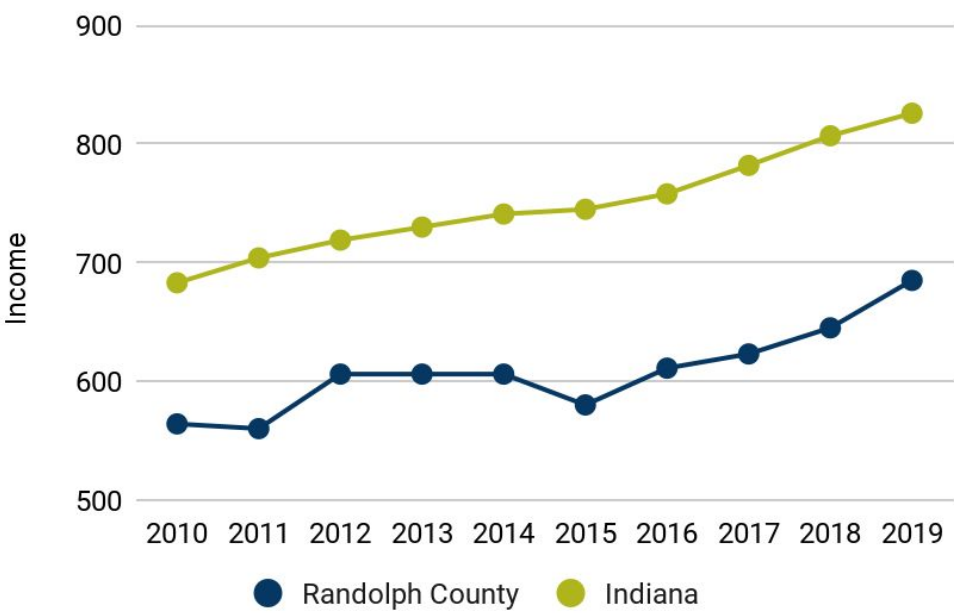
Randolph County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

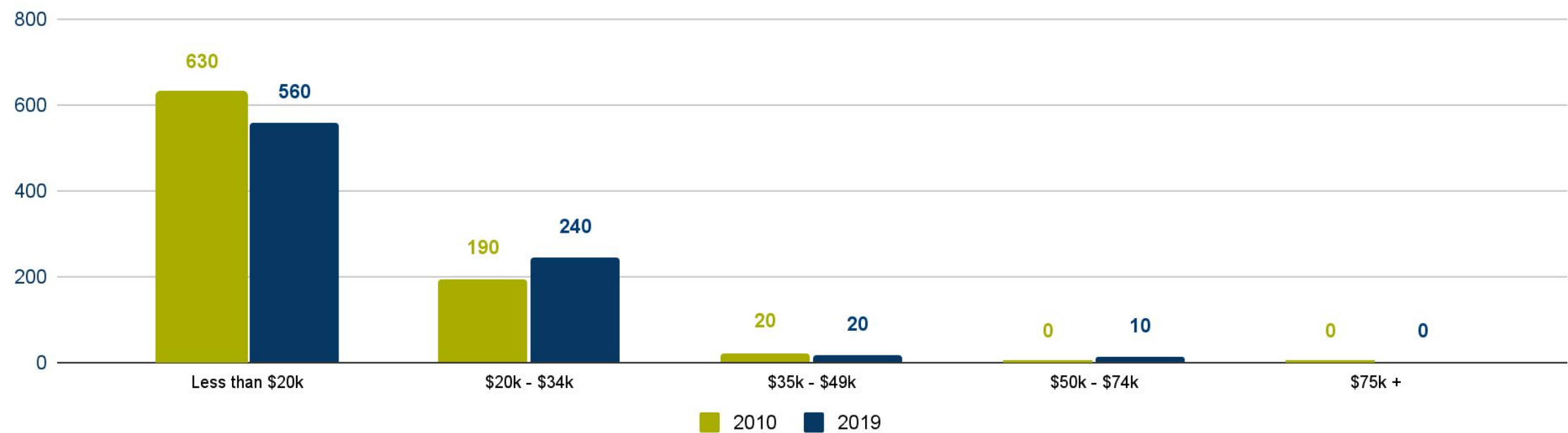
Randolph County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of renter households are housing cost burdened in Randolph County, down -1% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

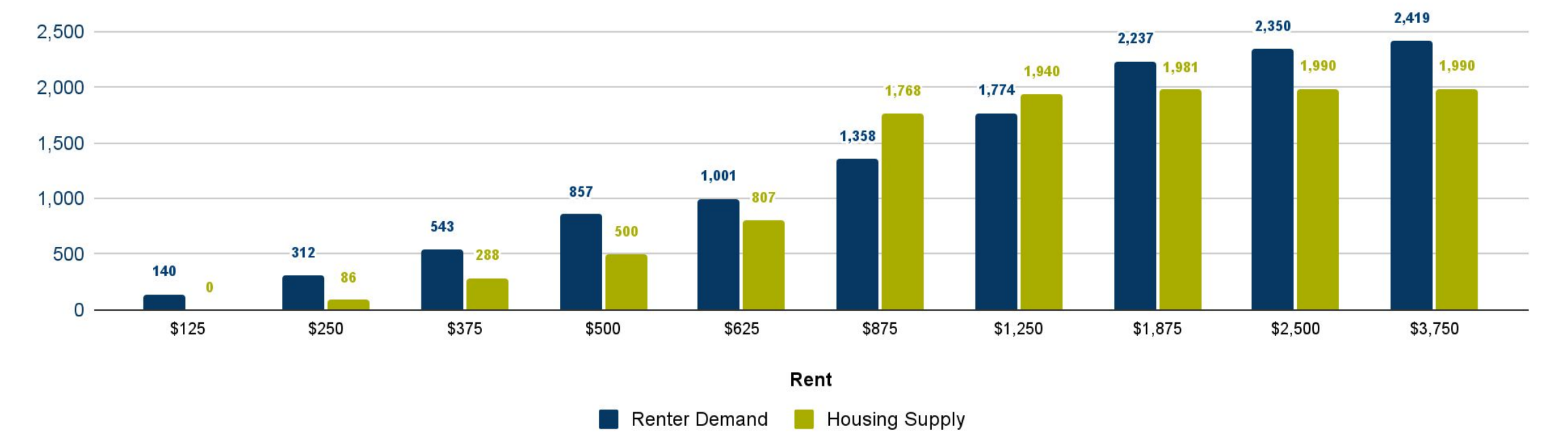
Renter Housing Cost Burden
Randolph County, Indiana | 2010 - 2019



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.

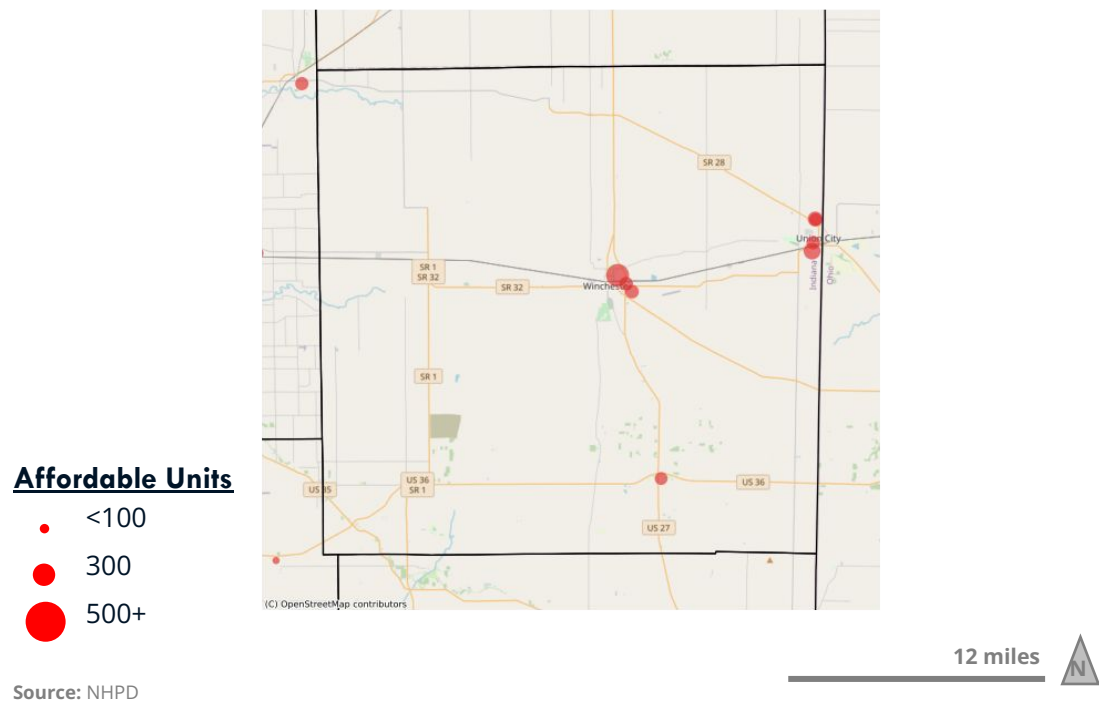
Cumulative Housing Gap
Randolph County, Indiana | 2010-2019



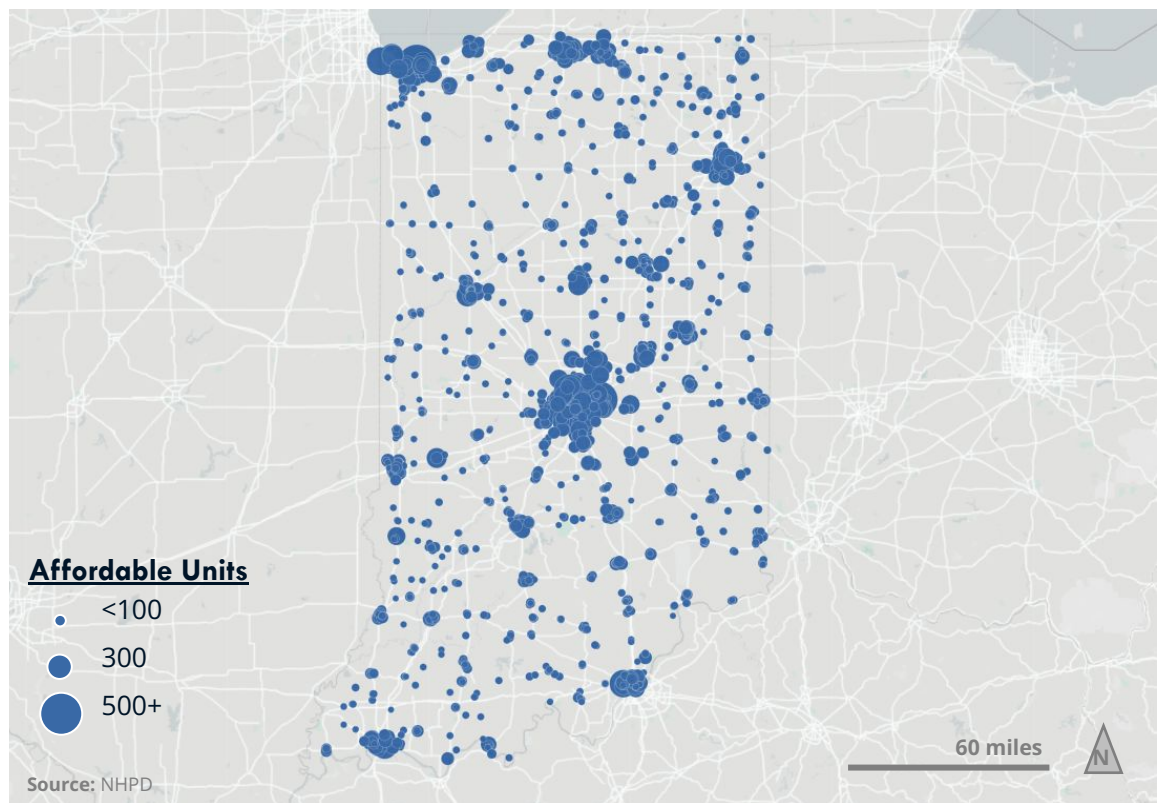
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Randolph County | 2020

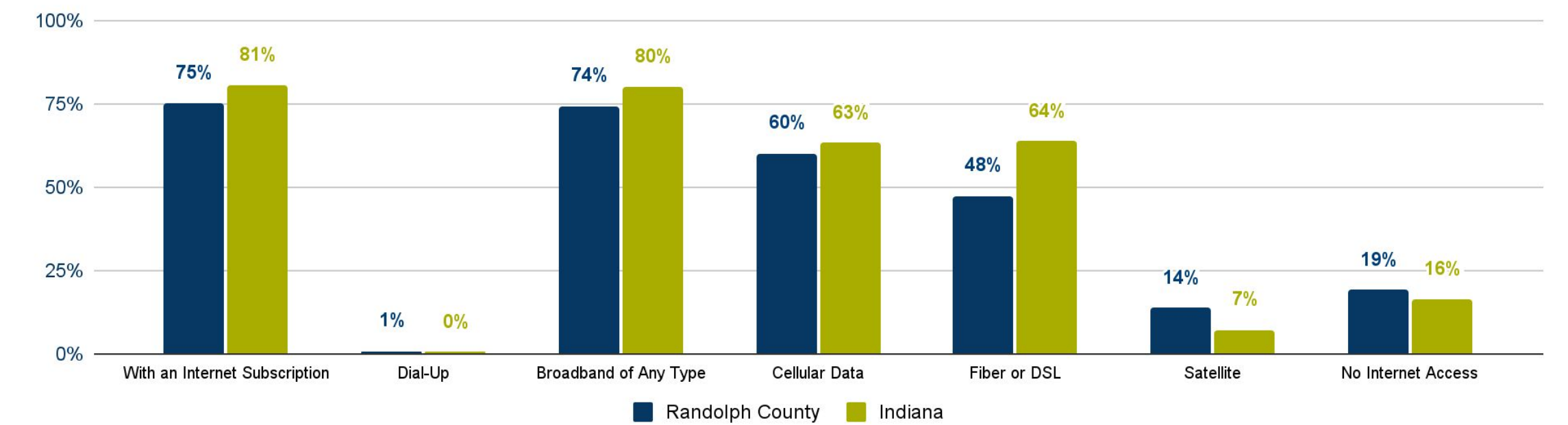


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 74% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Randolph County | 2020

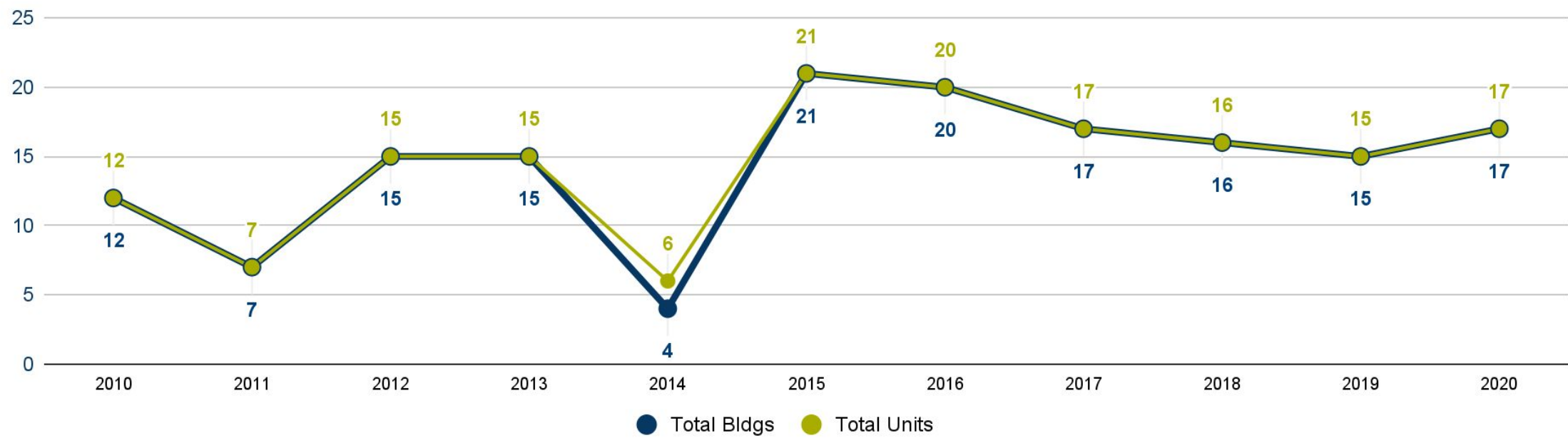


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 17 new housing starts in 2020 in Randolph County, with 159 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Randolph 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