

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR WAYNE 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**:

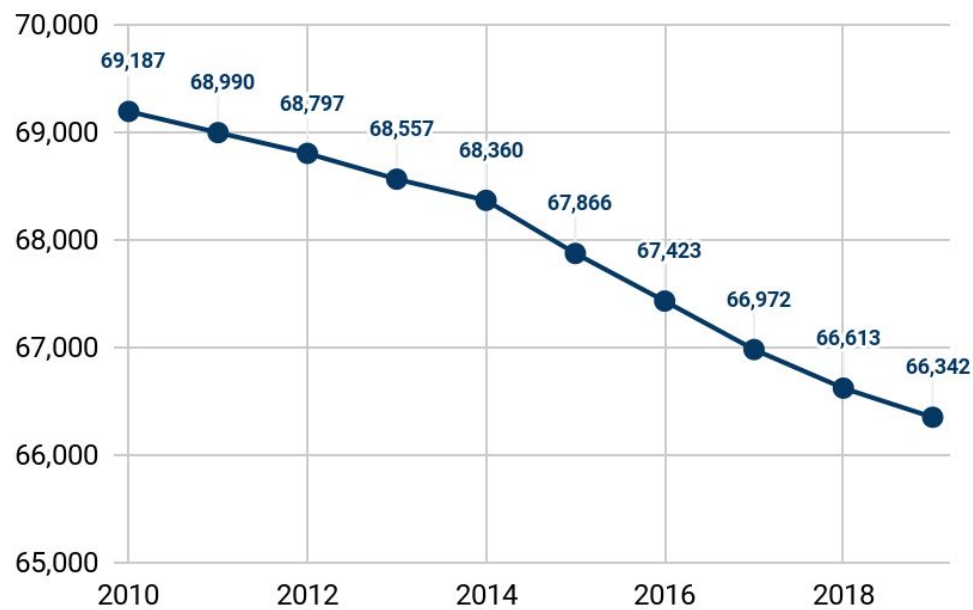
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

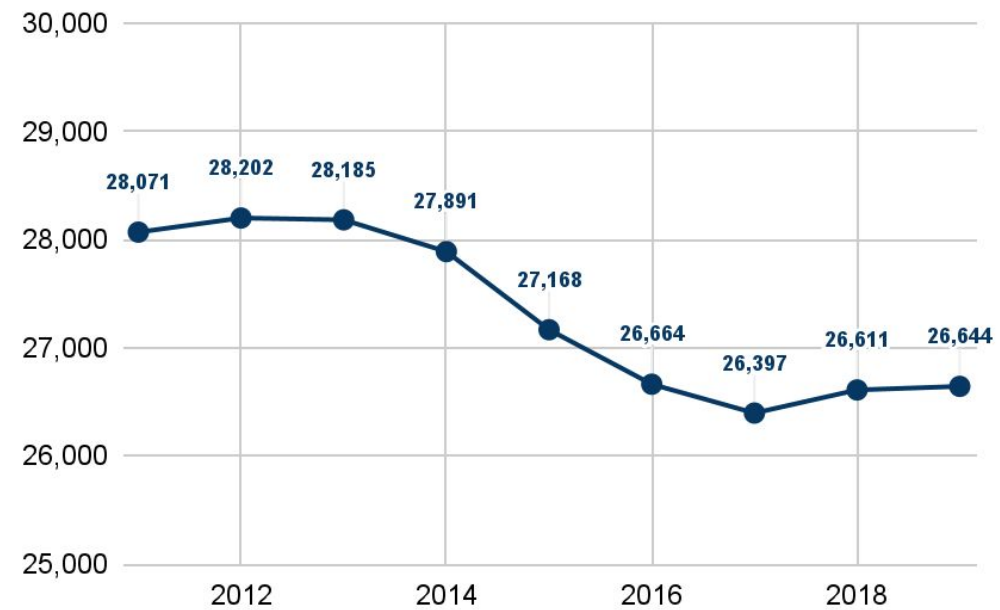
POPULATION | Wayne County's population has decreased by 4.11% (2,845 people) between 2010-2019. In the same time period, the total number of households decreased by 4.68% (1,309 households).

Resident Population
Wayne County | 2010-2019



Source: FRED, U.S. Census Bureau

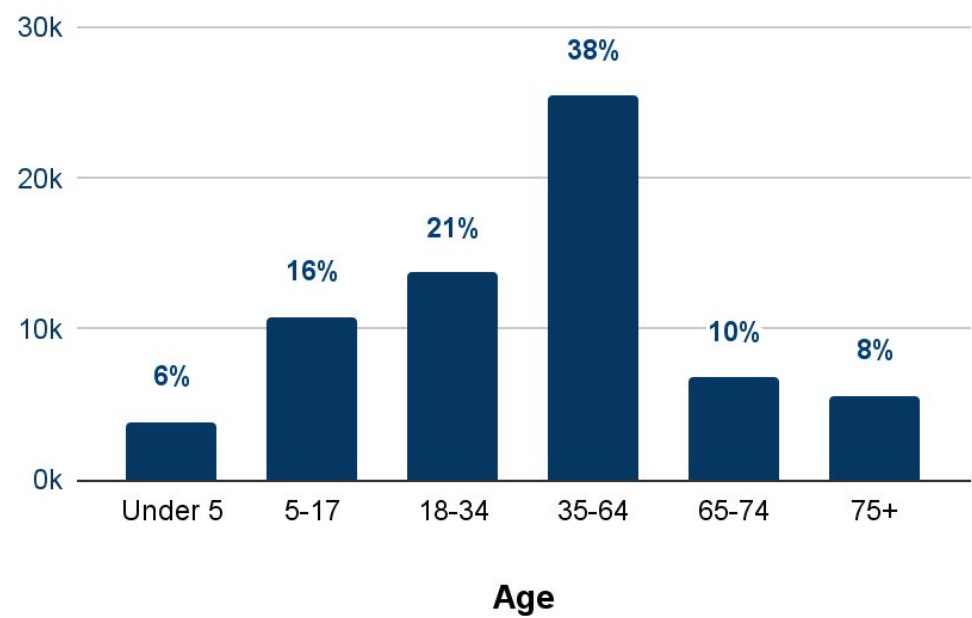
Households
Wayne County | 2010-2019



Source: FRED, U.S. Census Bureau

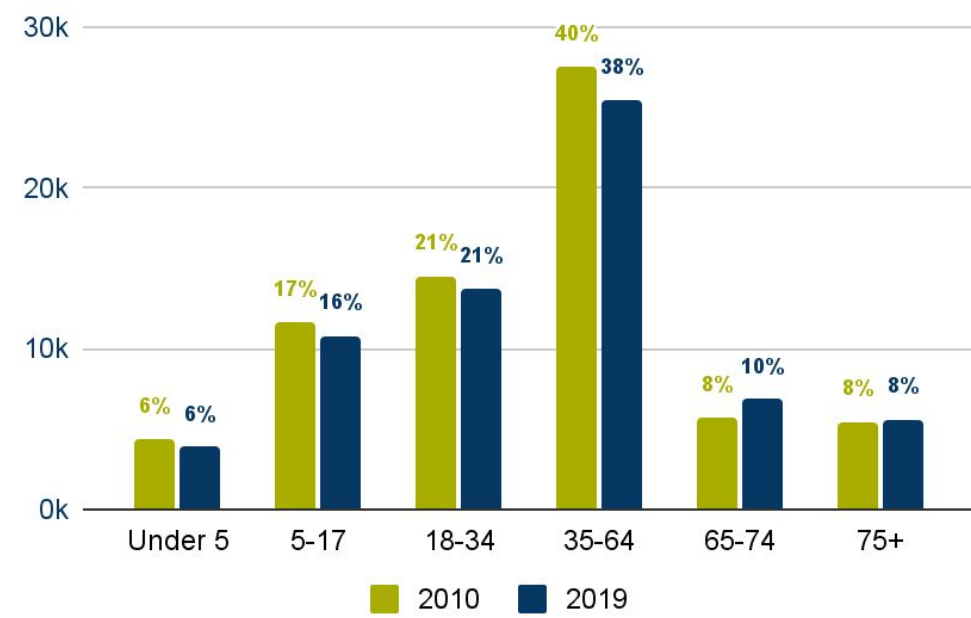
AGE | 19% of people in Wayne County are above the age of 65, while 22% are below 18.

Population by Age
Wayne County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Wayne County | 2010, 2019

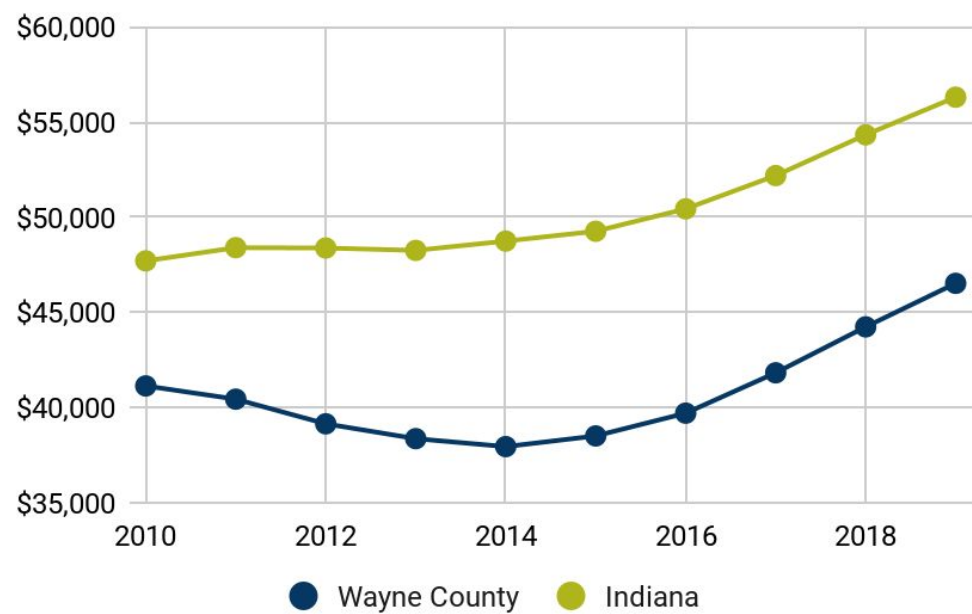


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Wayne County had a median income of \$46,516 in 2019, up 13% since 2010. 38% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

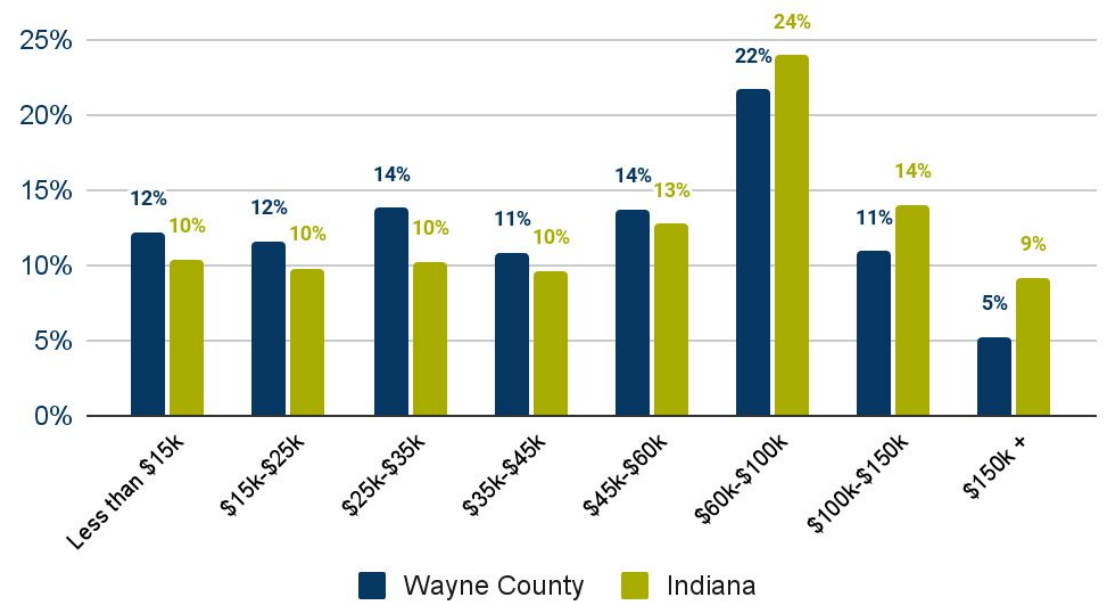
Wayne County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

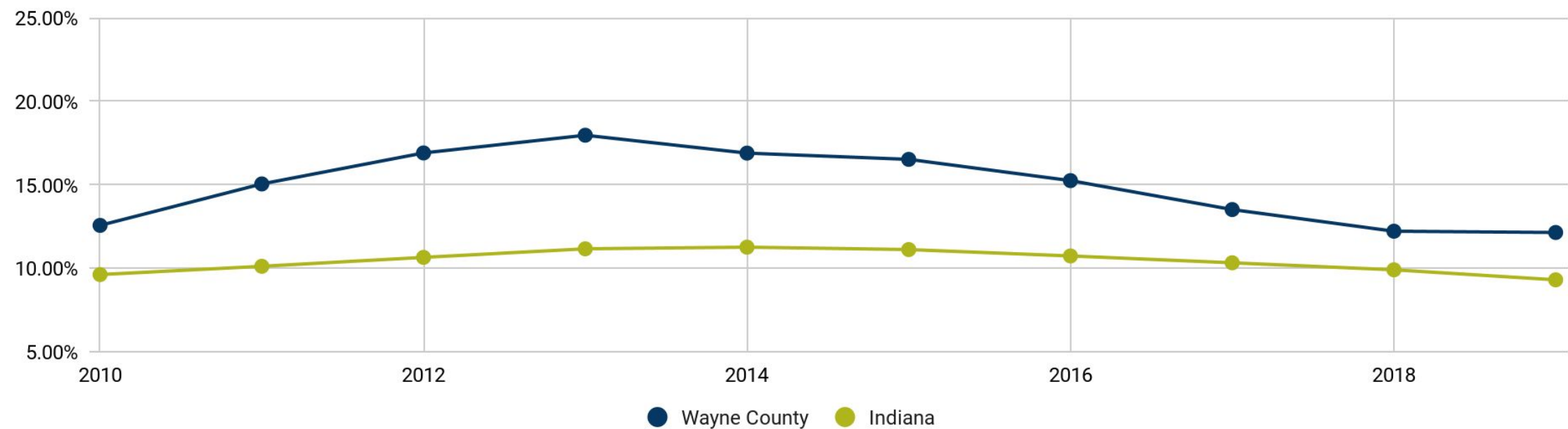
Wayne County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 12.1% of families live in poverty conditions in Wayne County, down 0.43 percentage points from 12.6% in 2010.

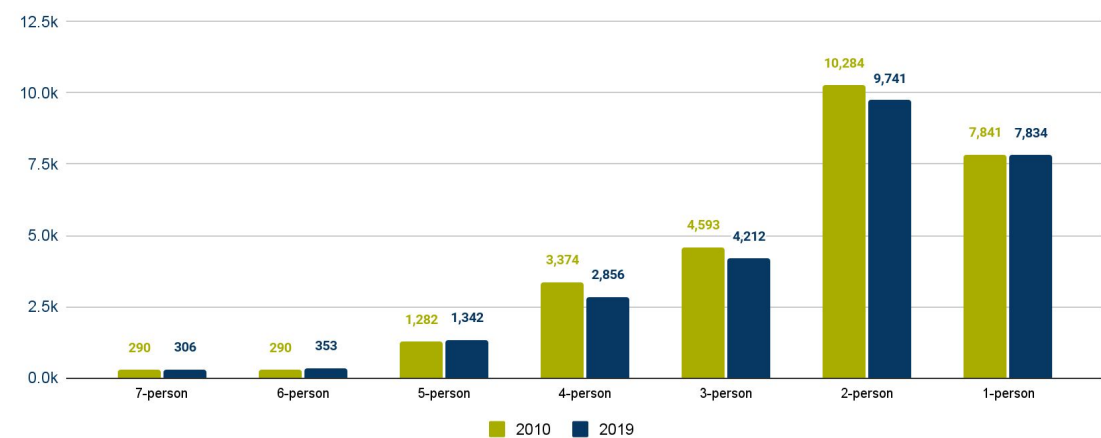
Family Poverty Rate
Wayne County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

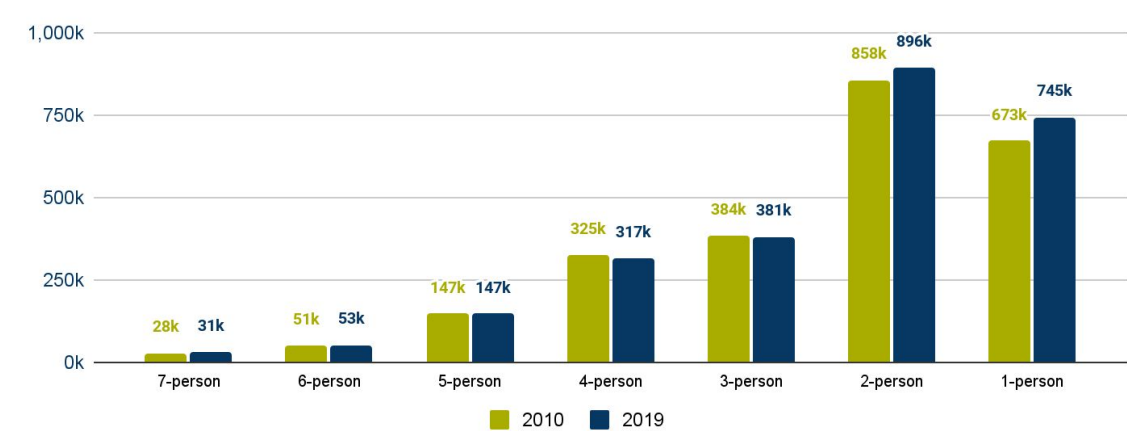
HOUSEHOLD SIZE | The average household size is 2.39 people, compared to 2.52 statewide. The Wayne County average household has shrunk by 0.00 persons since 2010.

Household Size
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



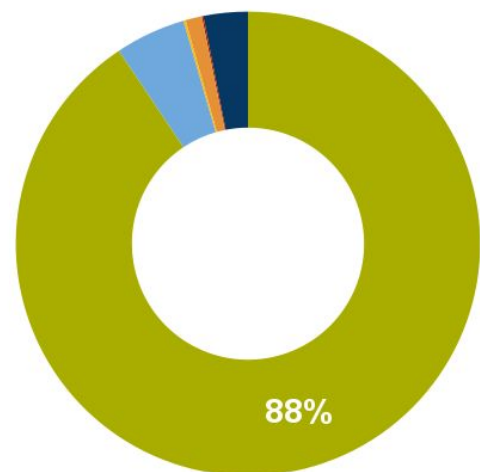
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Wayne County is 88% white, 5% Black, 3% Hispanic/Latino, 1% Asian, and 0% other.

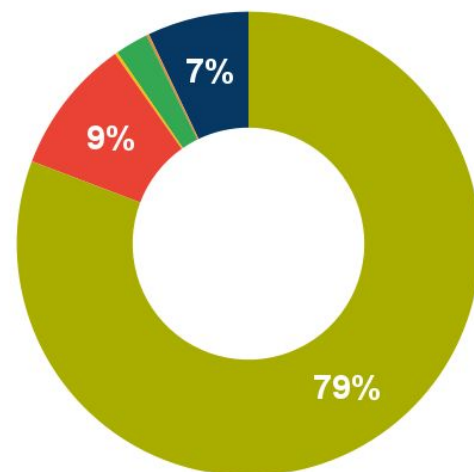
Racial/Ethnic Distribution

Wayne County | 2019

Indiana | 2019



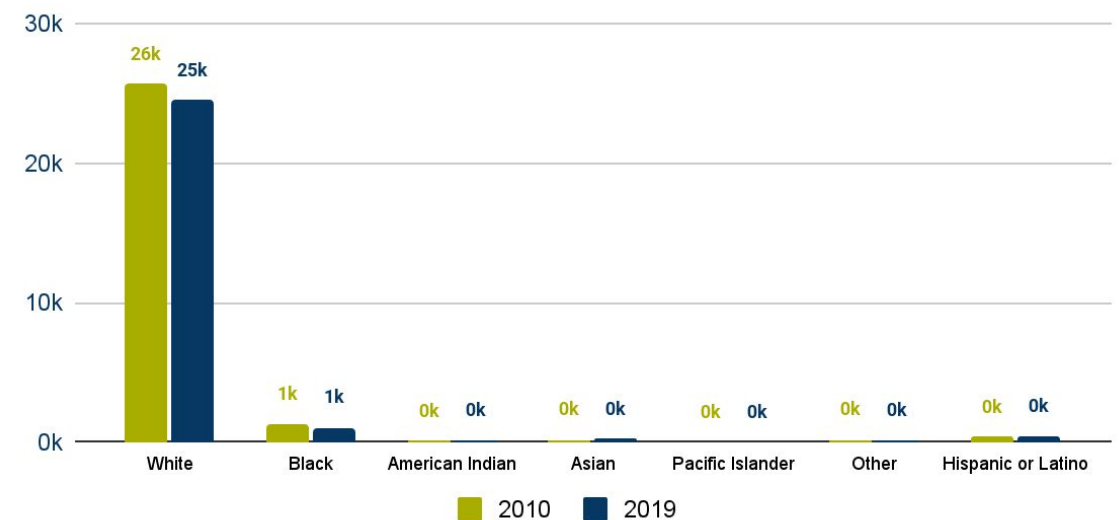
White Black
American Indian Asian
Other Hispanic or Latino



White Black
American Indian Asian
Pacific Islander 2 more

Household Racial/Ethnic Distribution

Wayne County | 2010, 2019



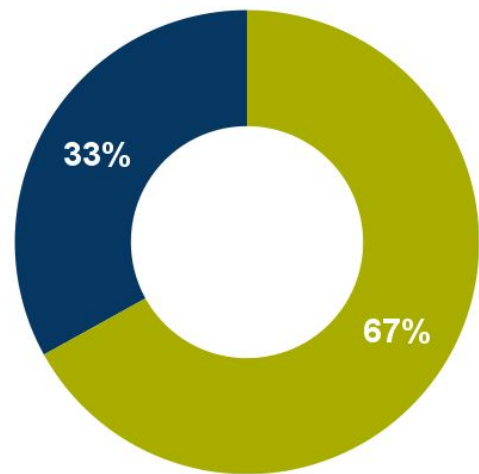
Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 33% of households (8,807 households) in Wayne County were renters, while 67% (17,837 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Wayne County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

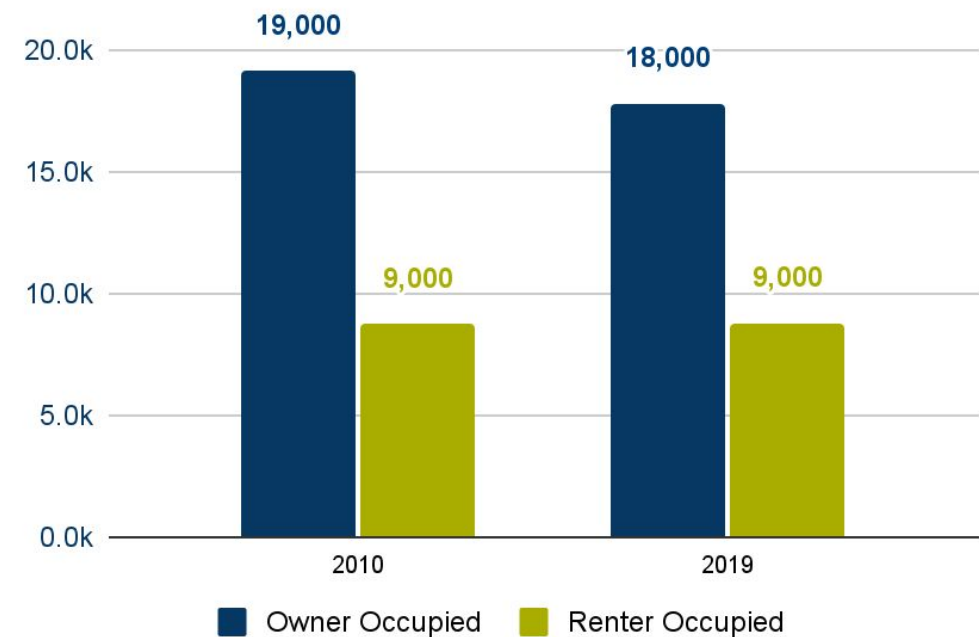
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

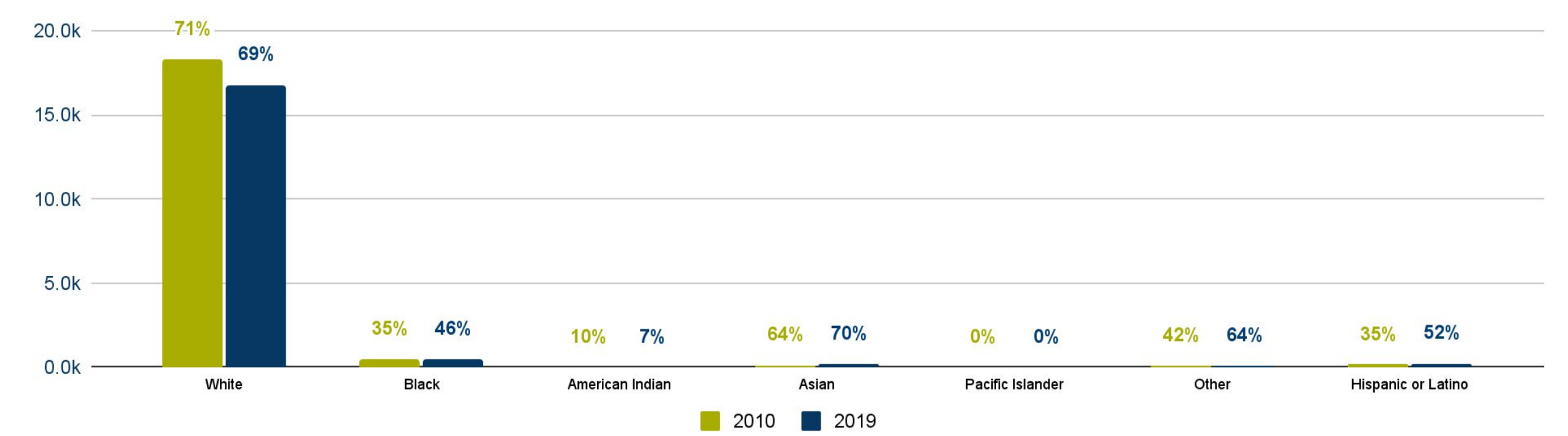
Wayne County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 67%, homeownership is 69% among non-Hispanic White households, 46% for Black households, and 52% for Hispanic or Latino households.

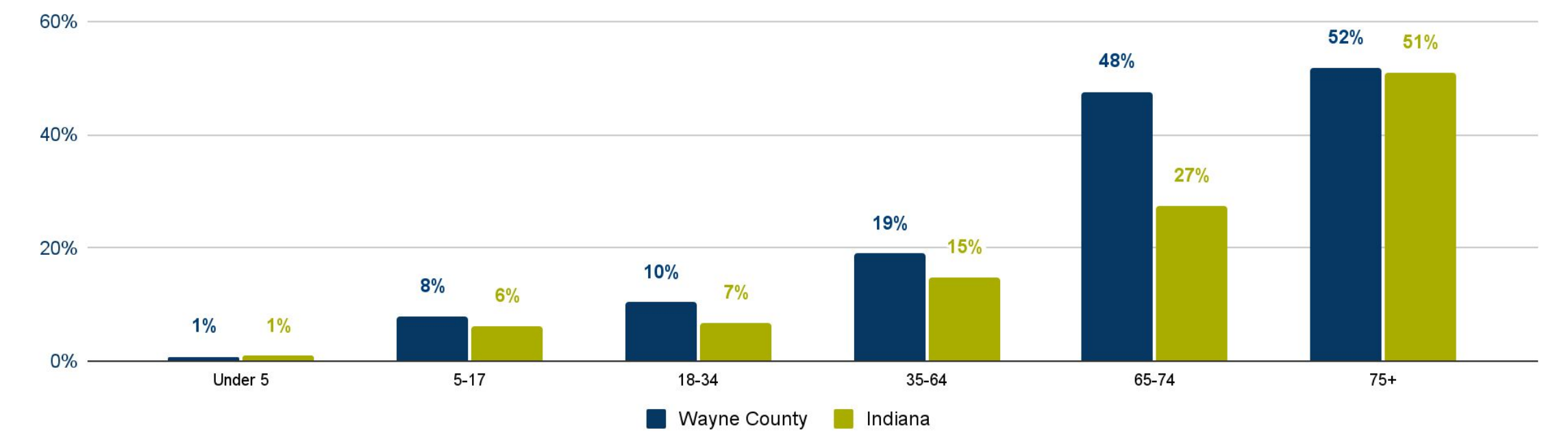
Homeownership by Race
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Wayne County live with a disability. For people above 65, the share increases to 49%.

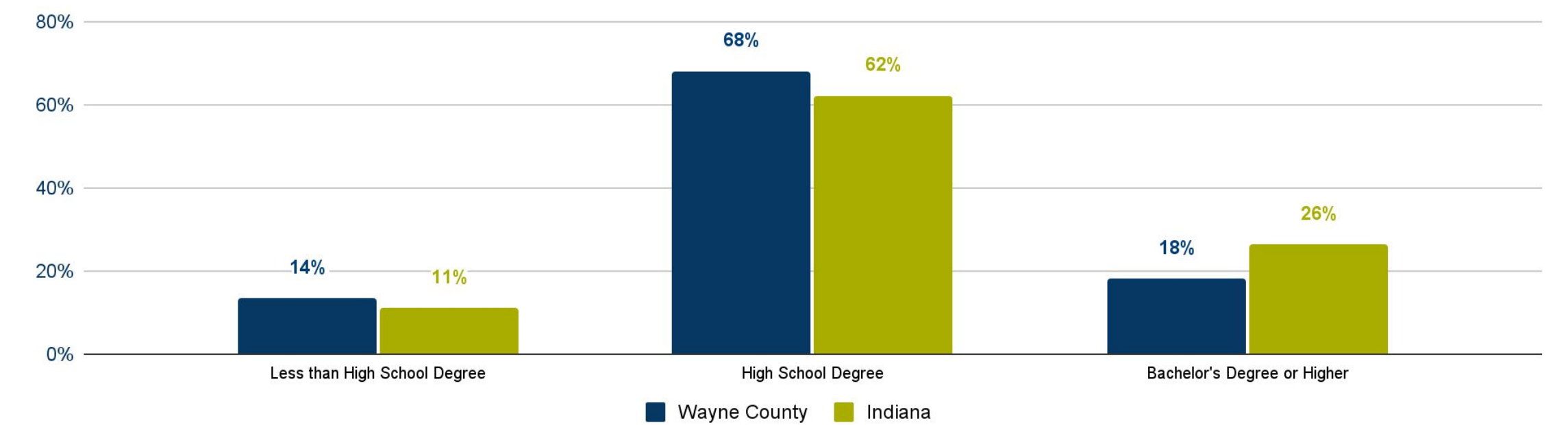
Share of the Population with a Disability by Age
Wayne County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Wayne County, 68% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Wayne County, Indiana | 2019

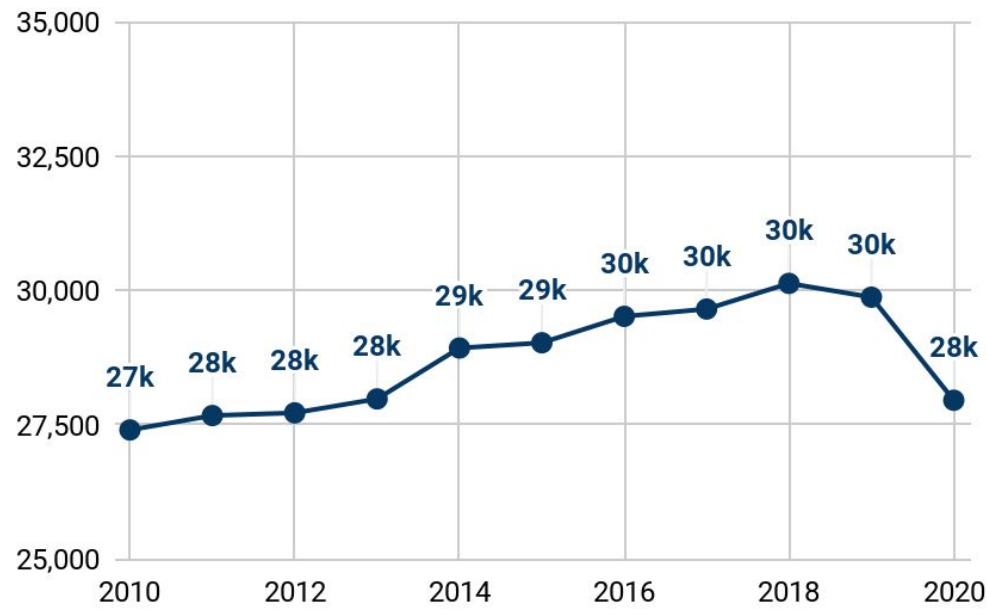


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

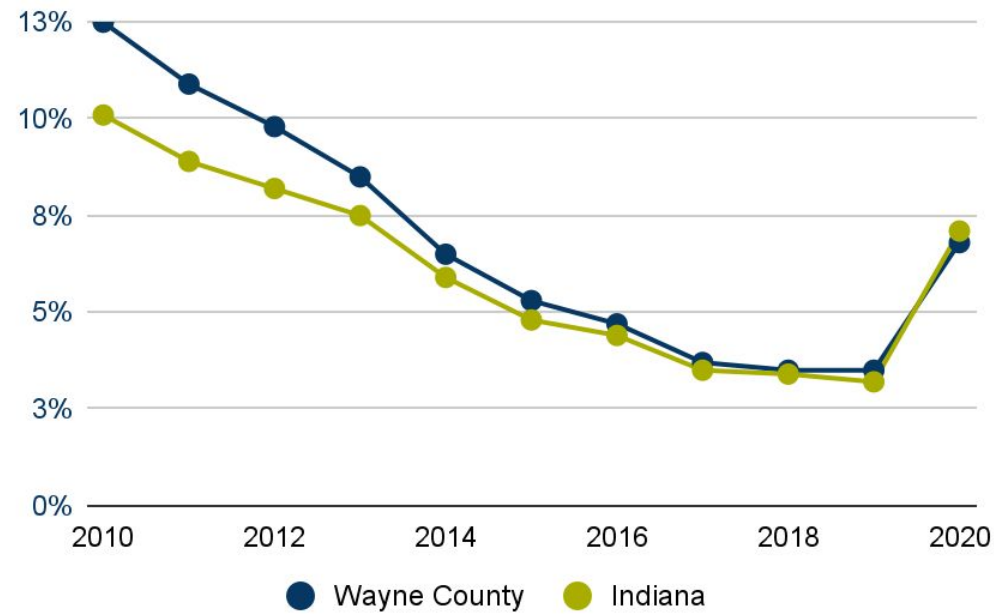
EMPLOYMENT BASE | There are currently 28,000 employed persons in Wayne County, up by 2.02% since 2010. The unemployment rate in 2020 was 6.80%, up 3.30 points from 2019.

Total Employment
Wayne County | 2010-2019



Source: ACS 2010-2019 5-year estimates

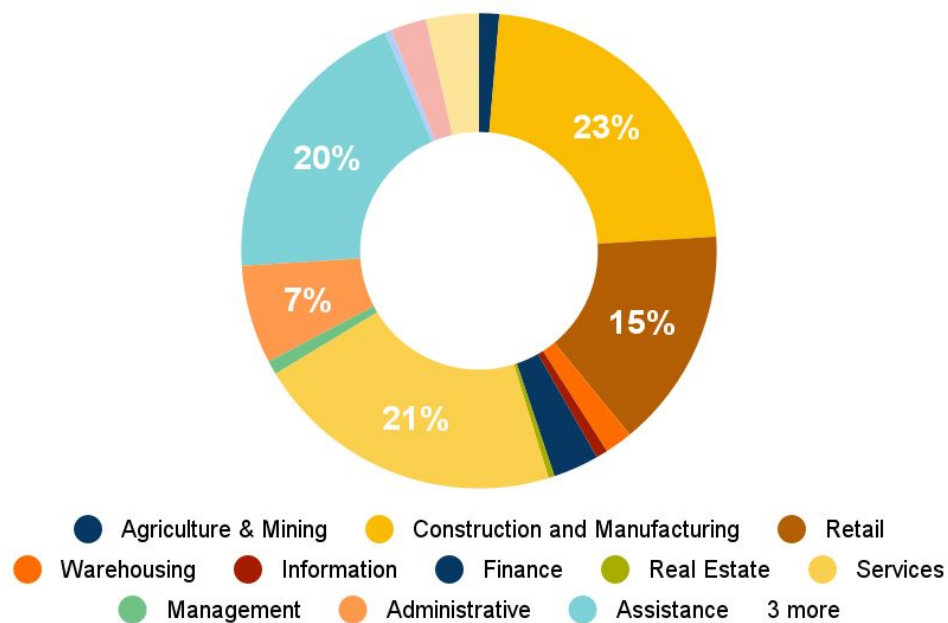
Unemployment Rate
Wayne County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Wayne County, accounting for 20% of all jobs, followed by Health Care and Social Assistance (20% of all jobs).

Total Jobs by All Industries
Wayne County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$39,552**
2. Trade, transportation, and utilities | **\$35,965**
3. Goods-producing | **\$51,391**
4. Education and health services | **\$46,272**
5. Professional and business services | **\$40,530**

Source: BLS

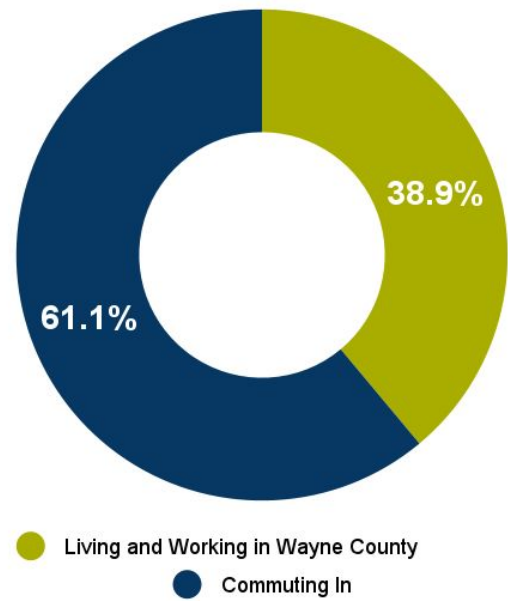
Top 5 Employers

1. Reid Health Hospice (Richmond)
2. Reid Health (Richmond)
3. Premium Transportation Stffng (Richmond)
4. Ivy Tech Community College (Richmond)
5. Catrons Glass Inc (Richmond)

Source: BLS

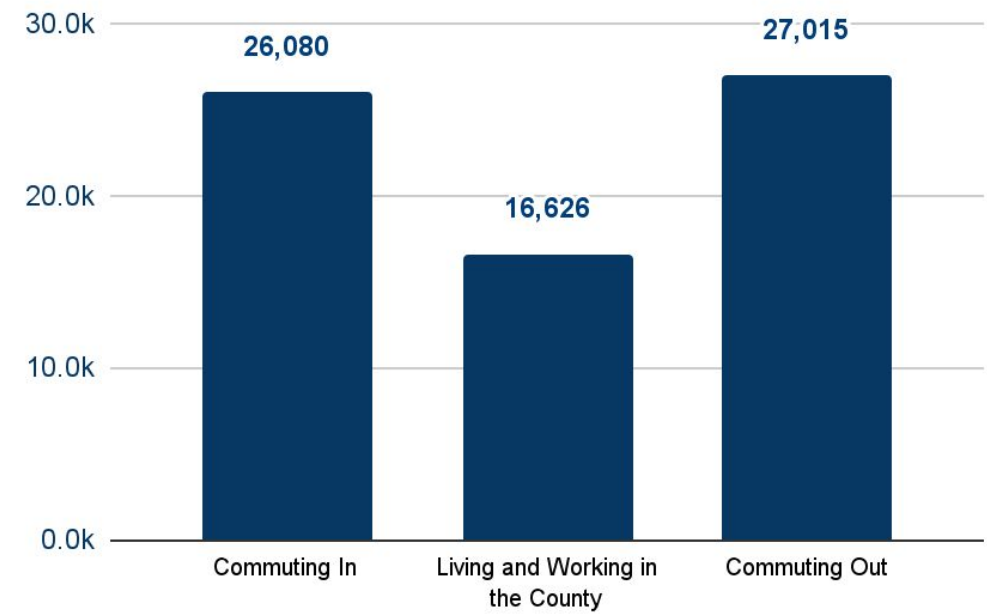
COMMUTER INFLOW / OUTFLOW | 26,000 commuters come into Wayne County for their jobs, while 27,000 employees travel outside of Wayne County for their jobs.

Employment Inflow
Wayne County | 2018



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

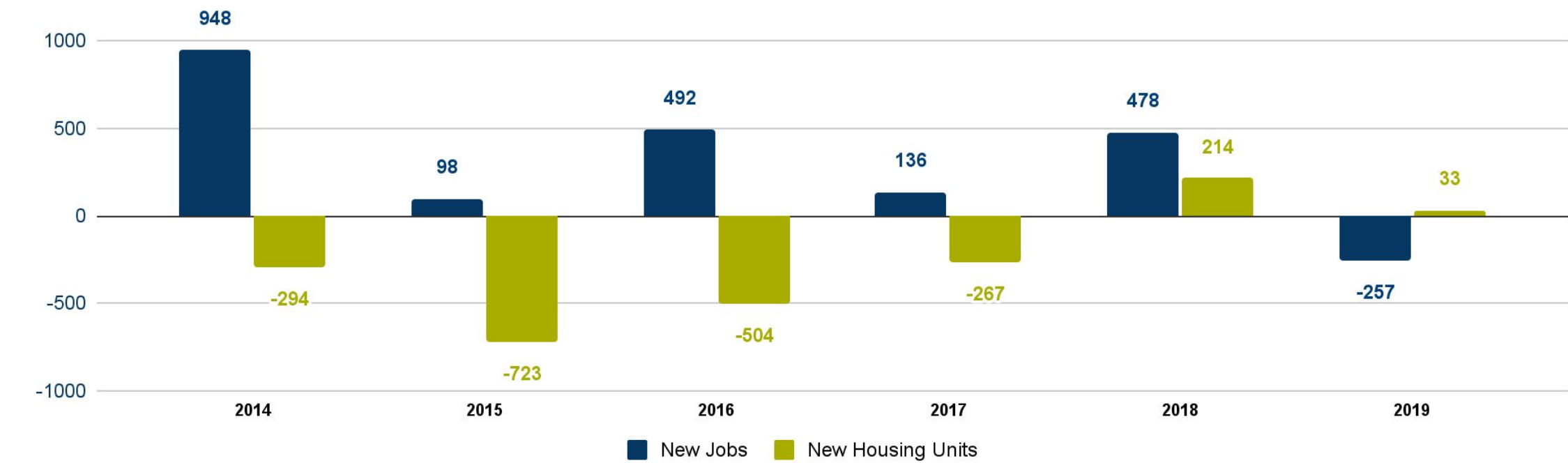
Commuting Patterns
Wayne County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Wayne County has created 1,895 jobs between 2014-2019 and -1,541 housing units, or -81 units for every 100 jobs created.

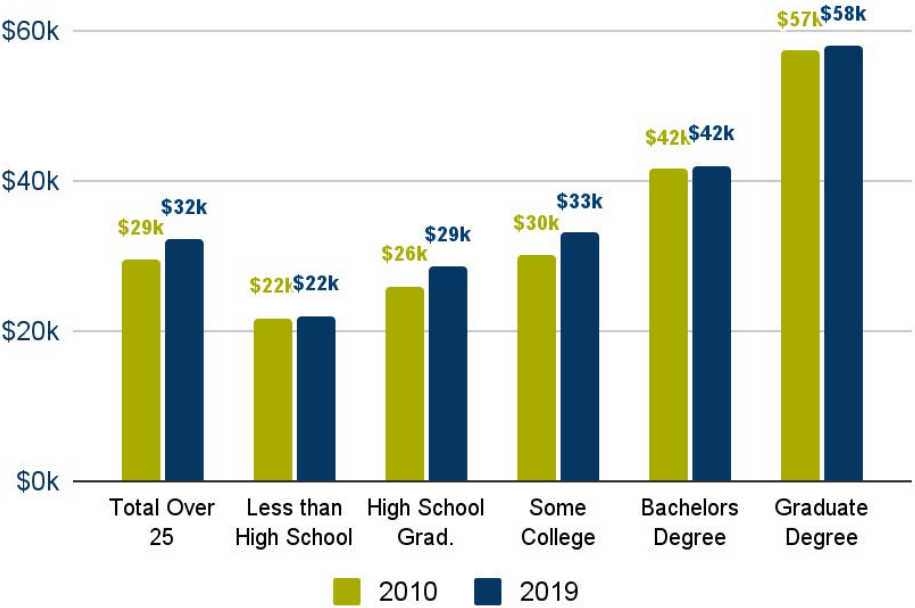
Job Growth and Housing Production
Wayne County | Total Jobs, New Jobs



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

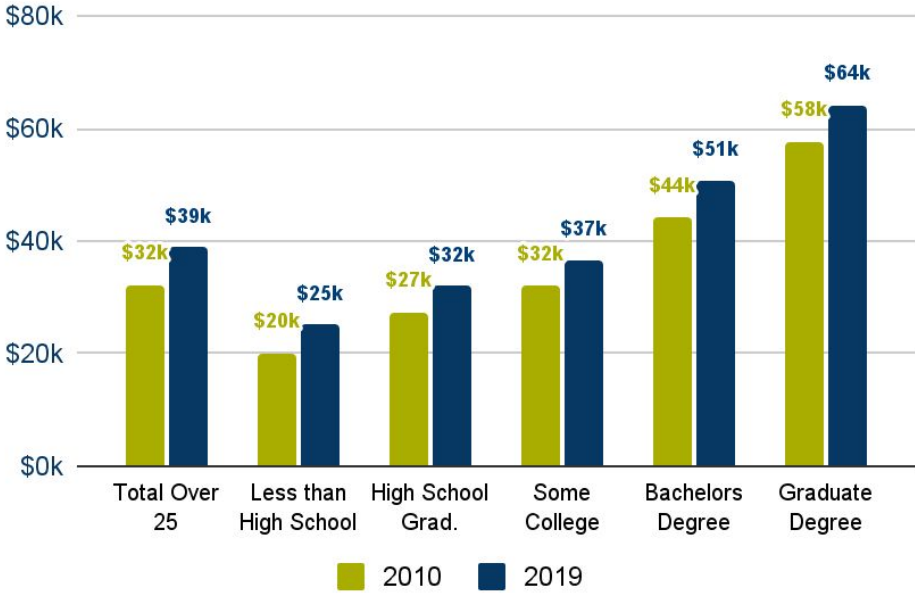
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 10% since 2010 for the total population and increased 10% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

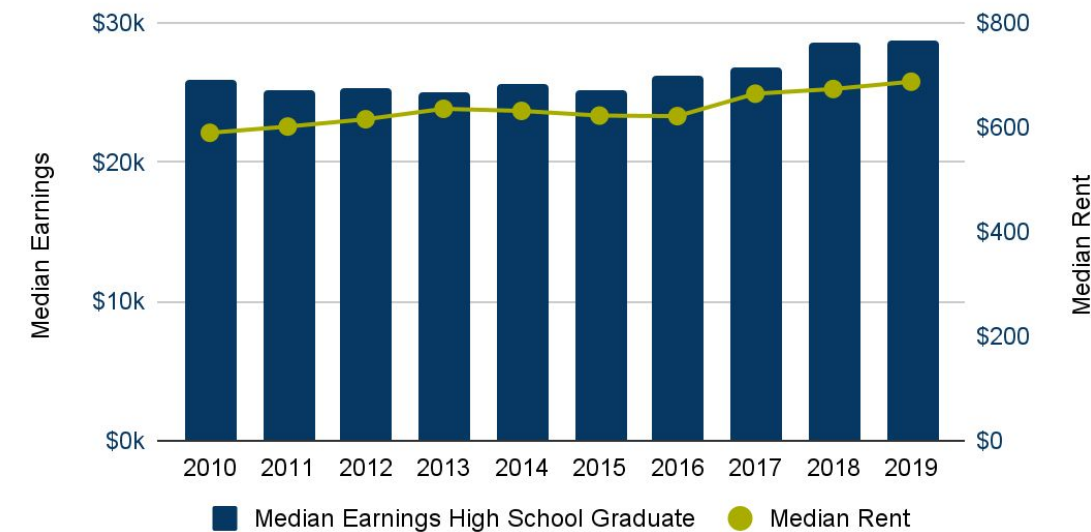
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

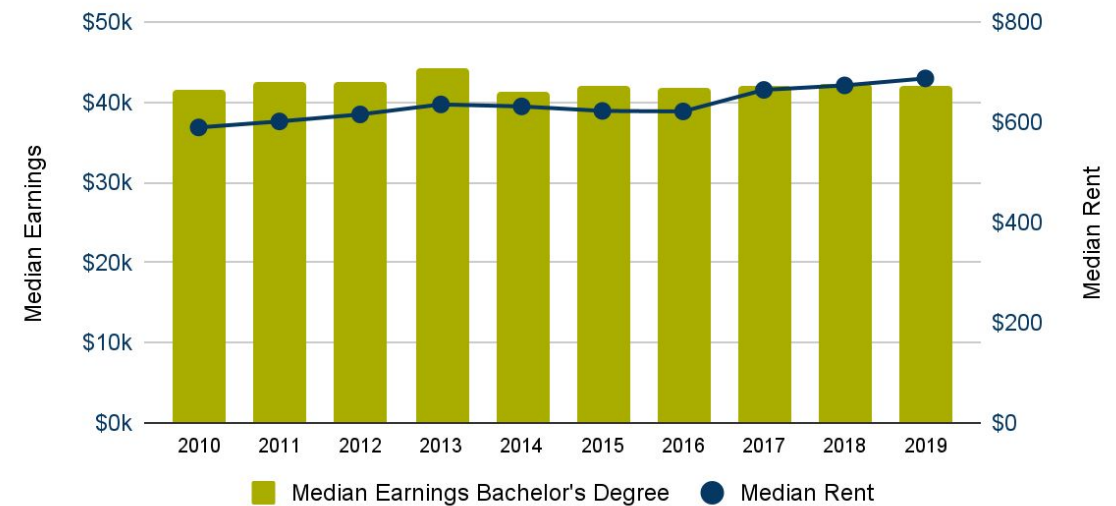
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 16.6%, or 17% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



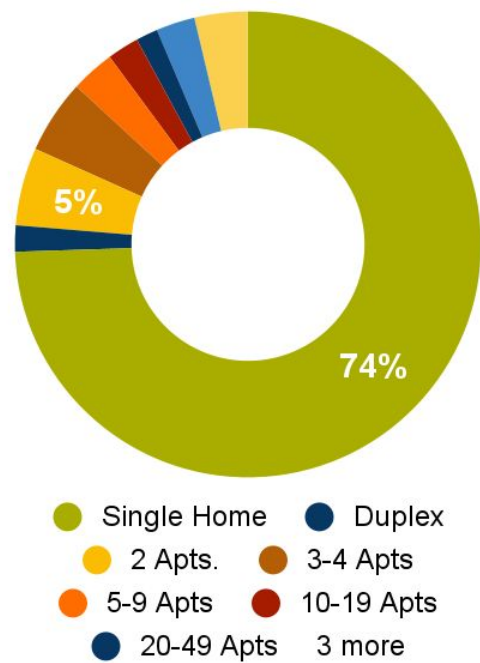
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 74% of homes in Wayne County are single-family, while 22% are multifamily. Multifamily housing has increased by 464 homes since 2010.

Housing Typology

Wayne County | 2019



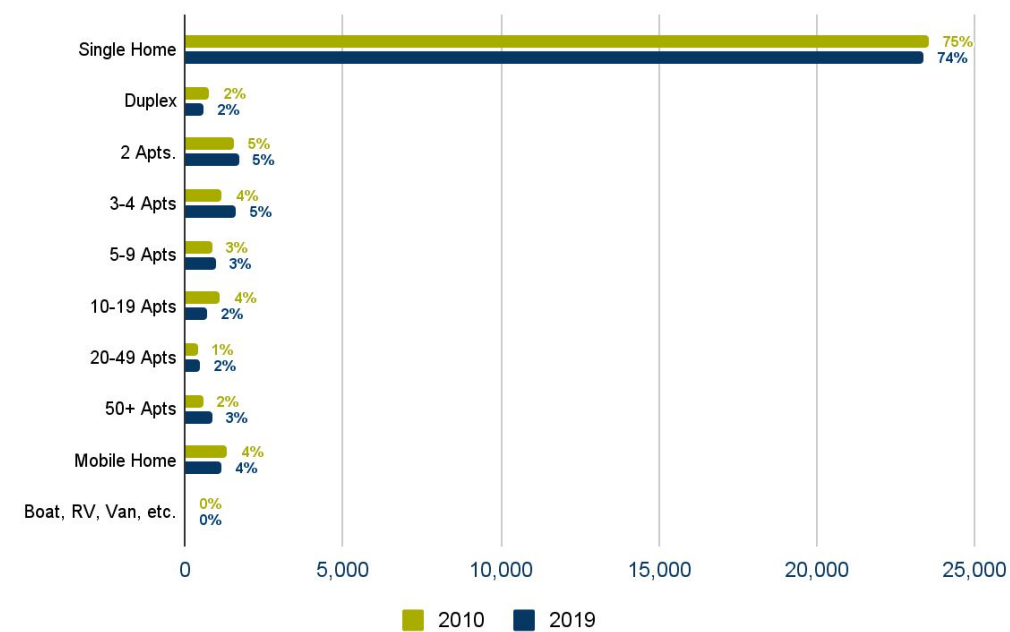
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Wayne County | 2010-2019



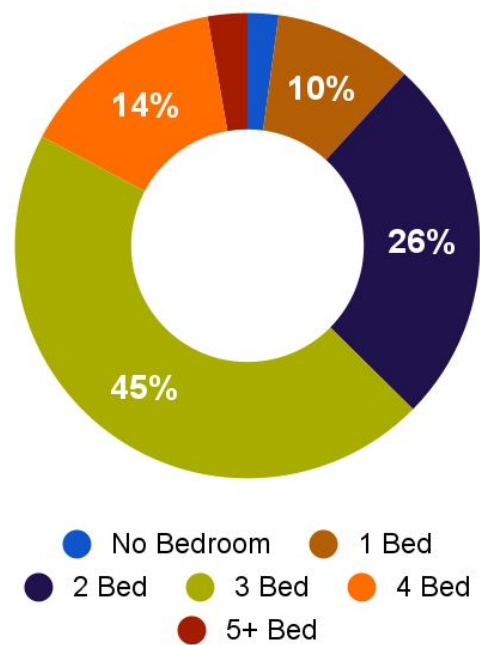
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Wayne County contain 2.39 bedrooms, with 63% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Wayne County | 2019

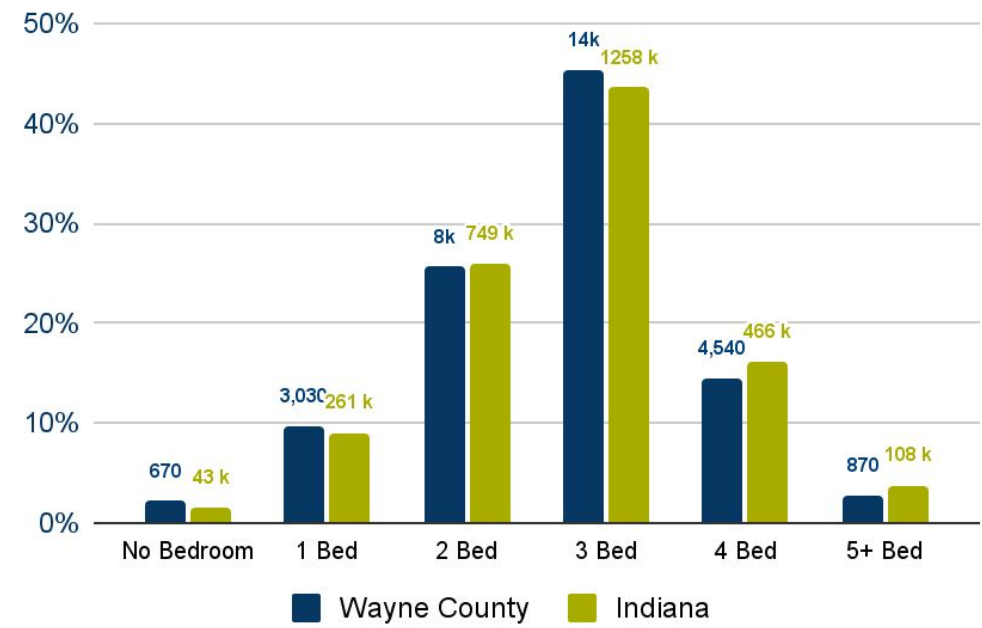
Indiana | 2019



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

Share of Housing Stock by Bedroom

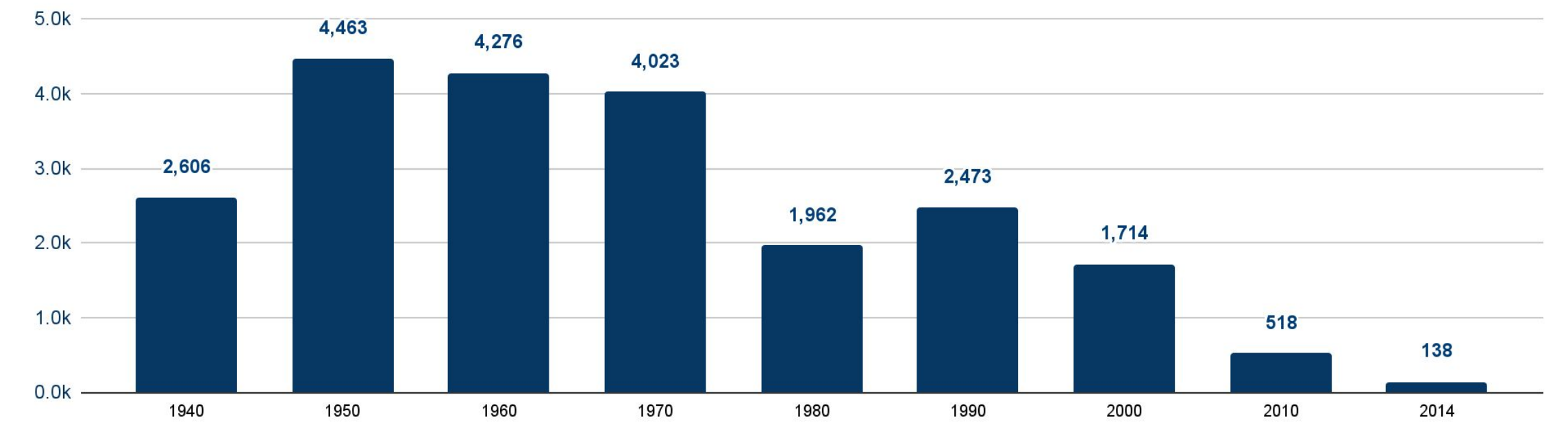
Wayne County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 92% of homes were built before 1990, with a plurality of homes built before 1940.

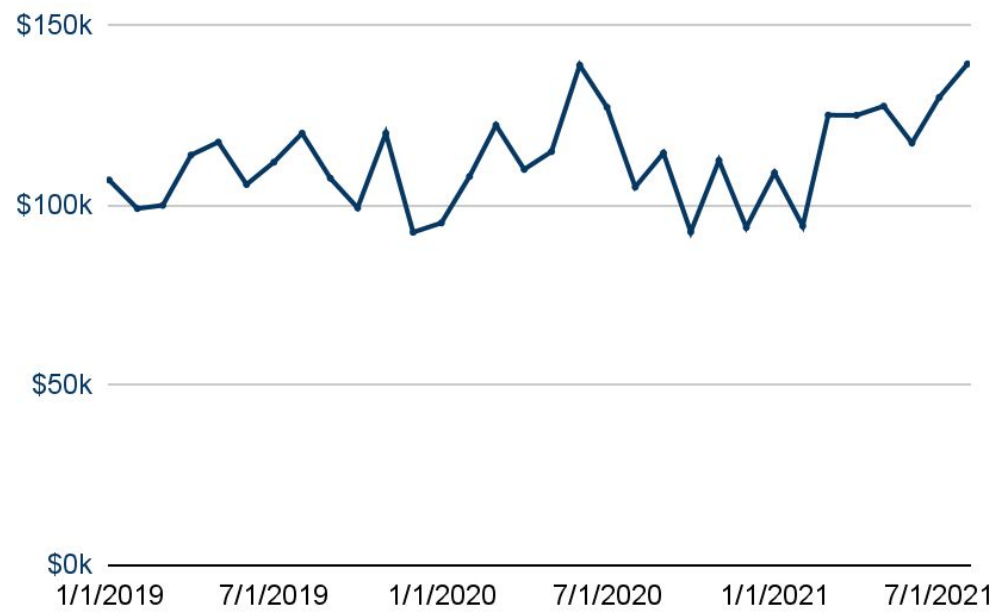
Homes by Year Built
Wayne County | 2019



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

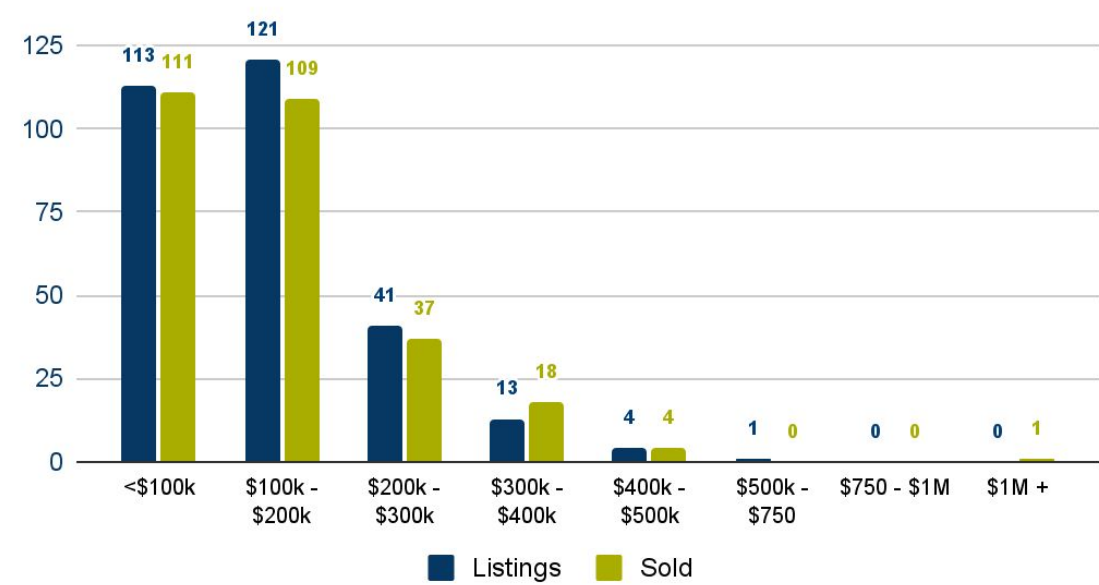
MEDIAN LISTING PRICE | Homes in Wayne County have a median listing price of \$139,250. Home prices have increased by 30% since 2019.

Median Listing Price
Wayne 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)
Wayne County | 2021

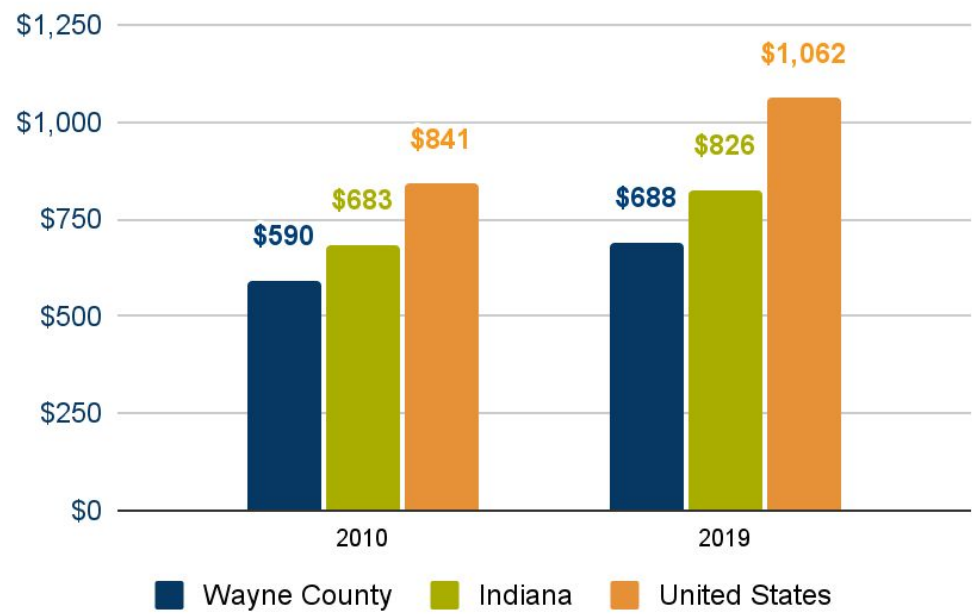


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$688 in 2019.

Median Rent

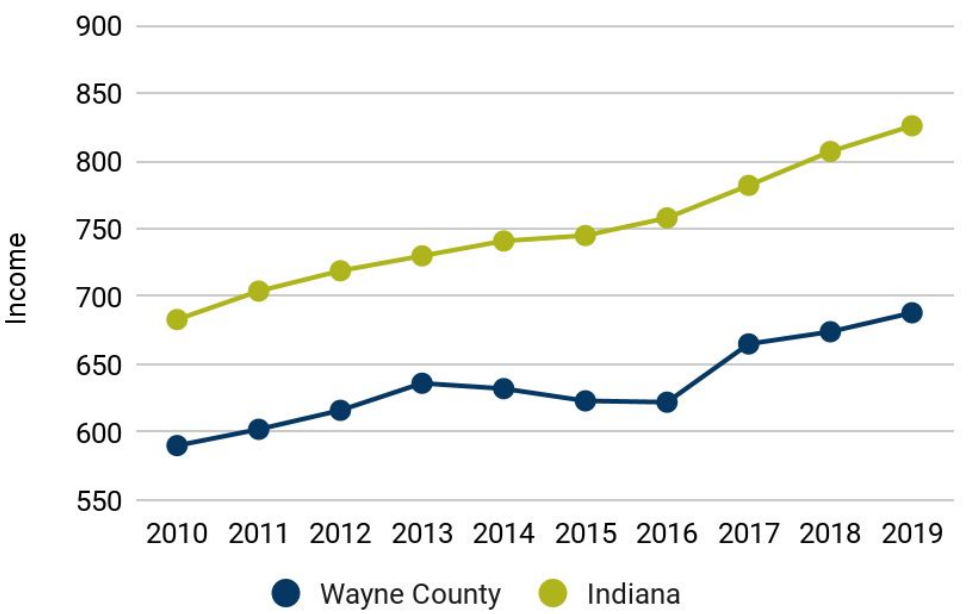
Wayne County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

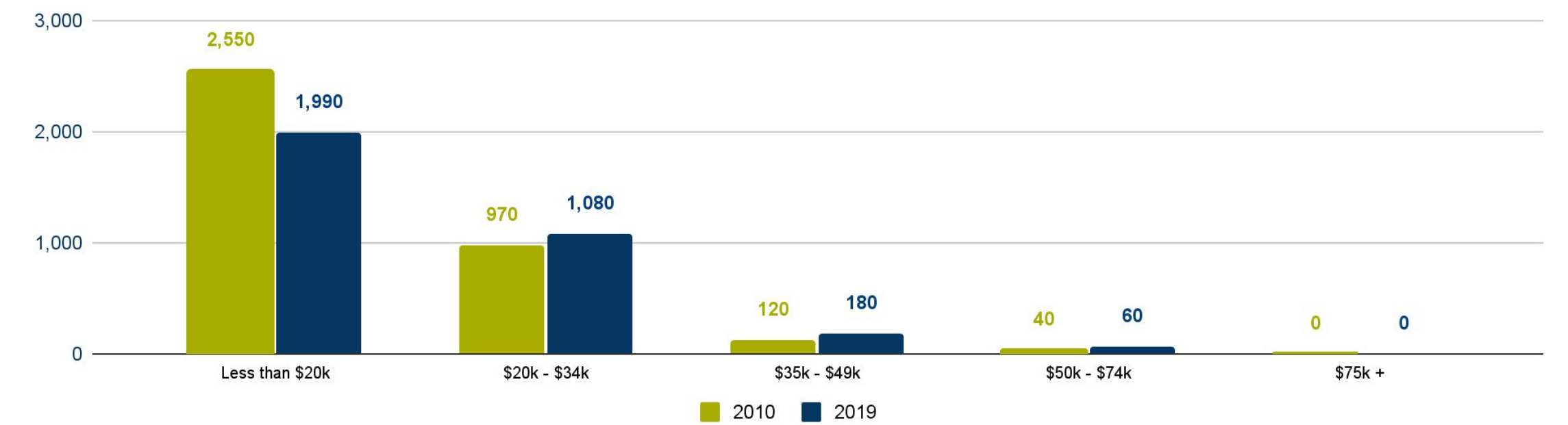
Wayne County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 40% of renter households are housing cost burdened in Wayne County, down -13% since 2010. 56% of households earning below \$50,000 are housing cost burdened.

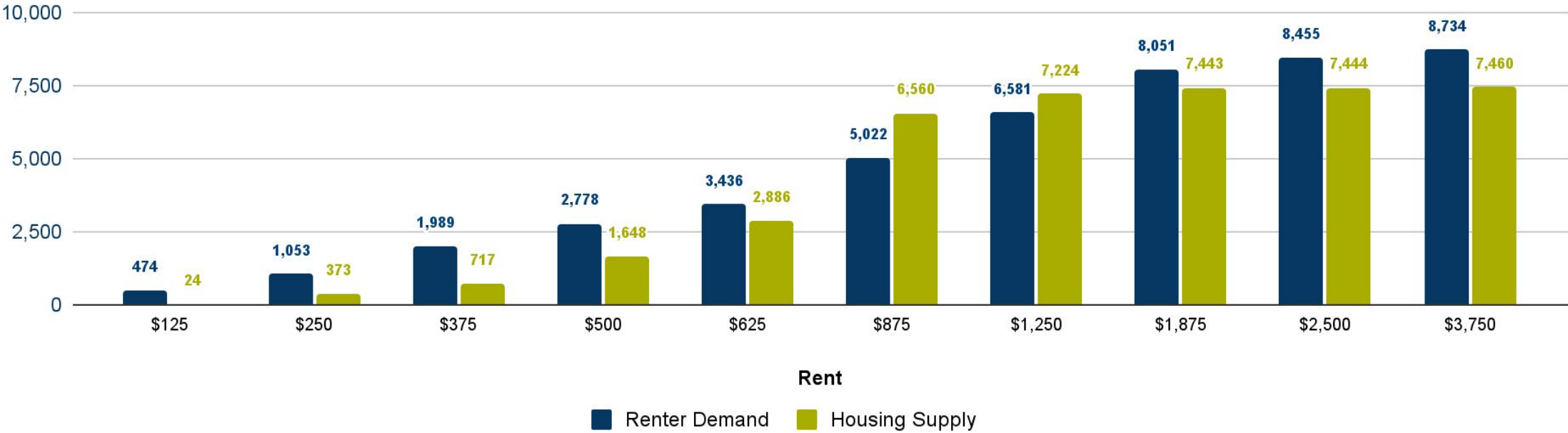
Renter Housing Cost Burden
Wayne County, Indiana | 2010 - 2019



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 2000 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
Wayne County, Indiana | 2010-2019

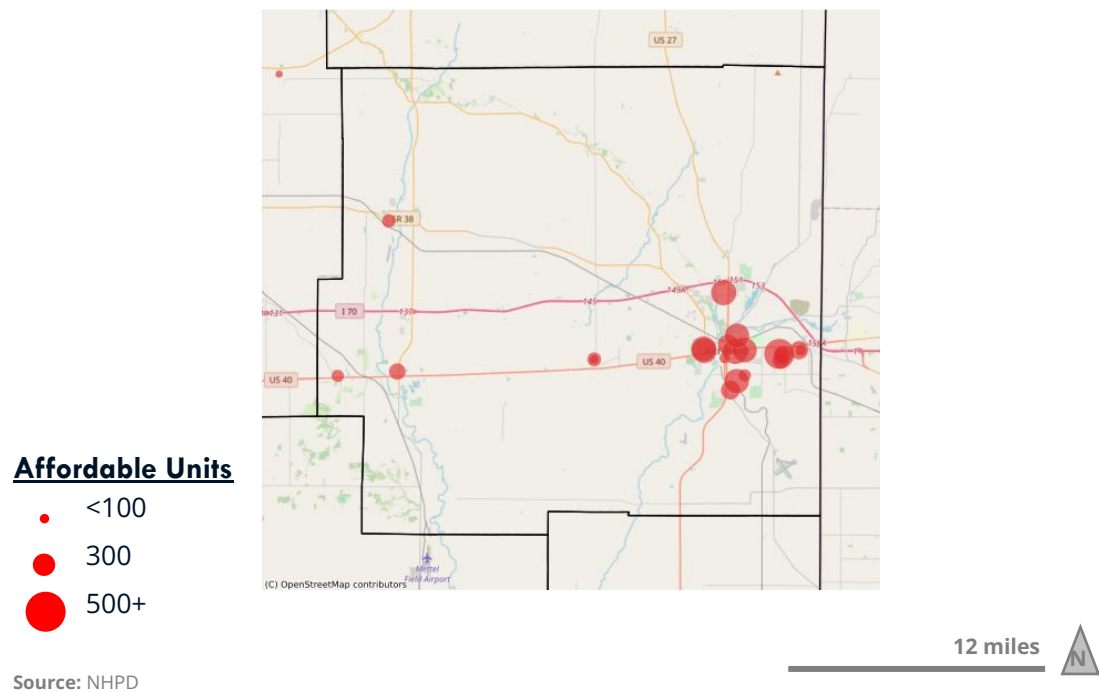


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

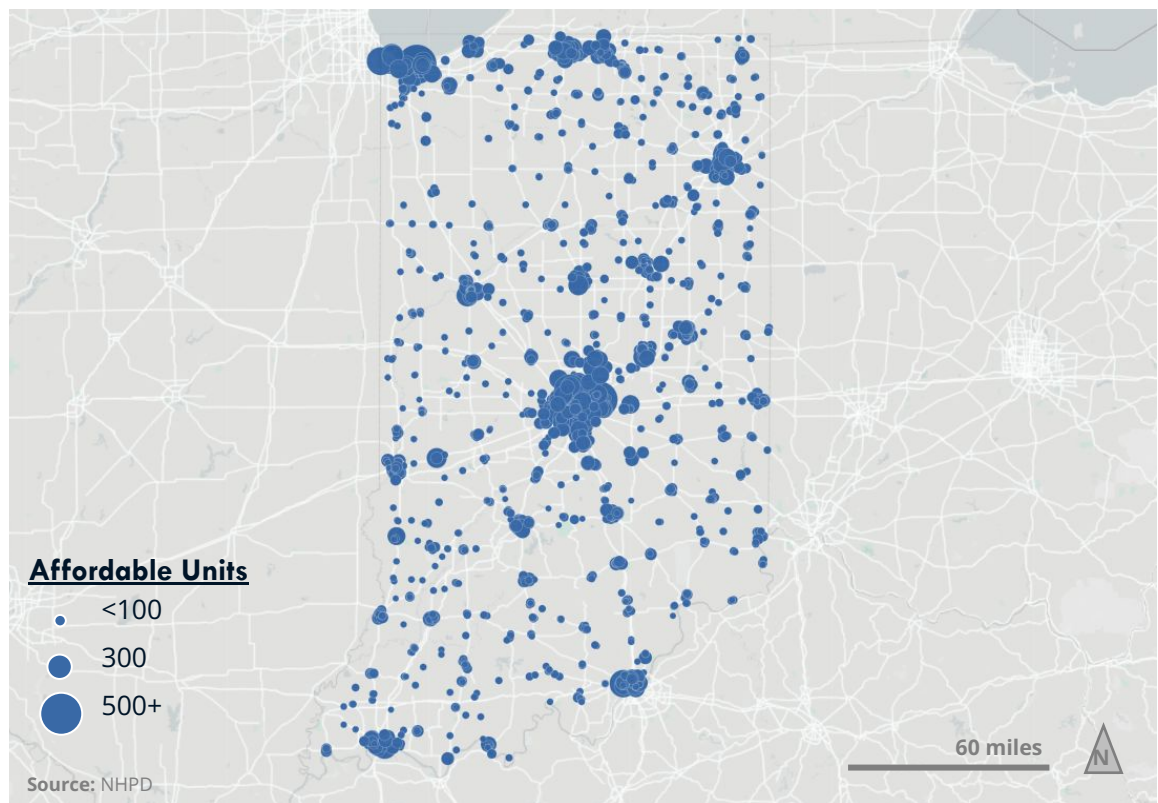
Affordable Housing Inventory

Wayne County | 2020



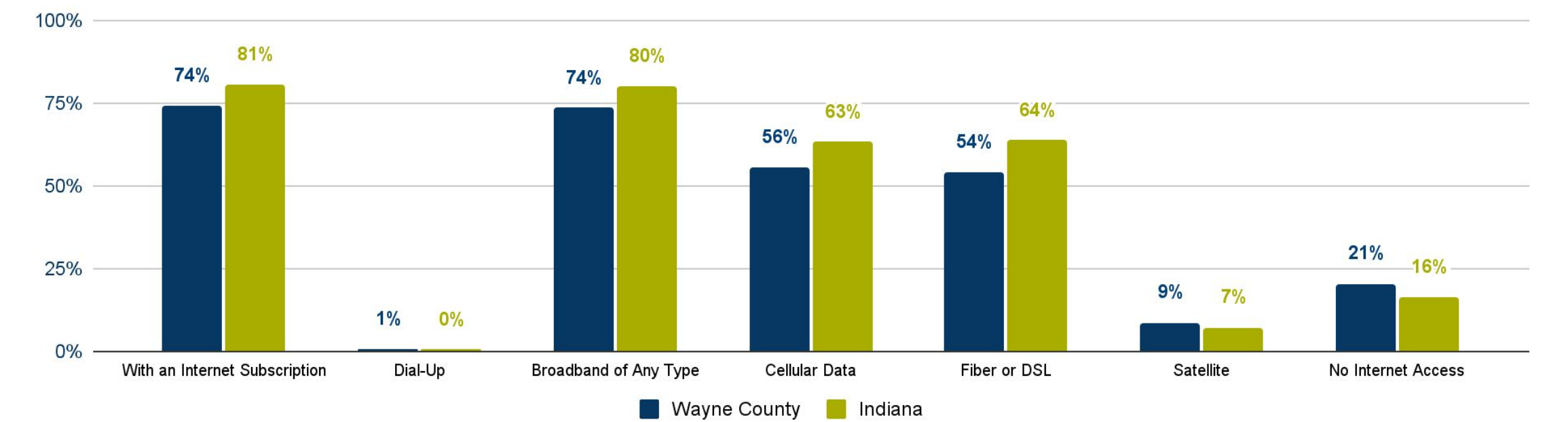
Affordable Housing Inventory

State of Indiana | 2020



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

Broadband Access
Wayne County | 2020

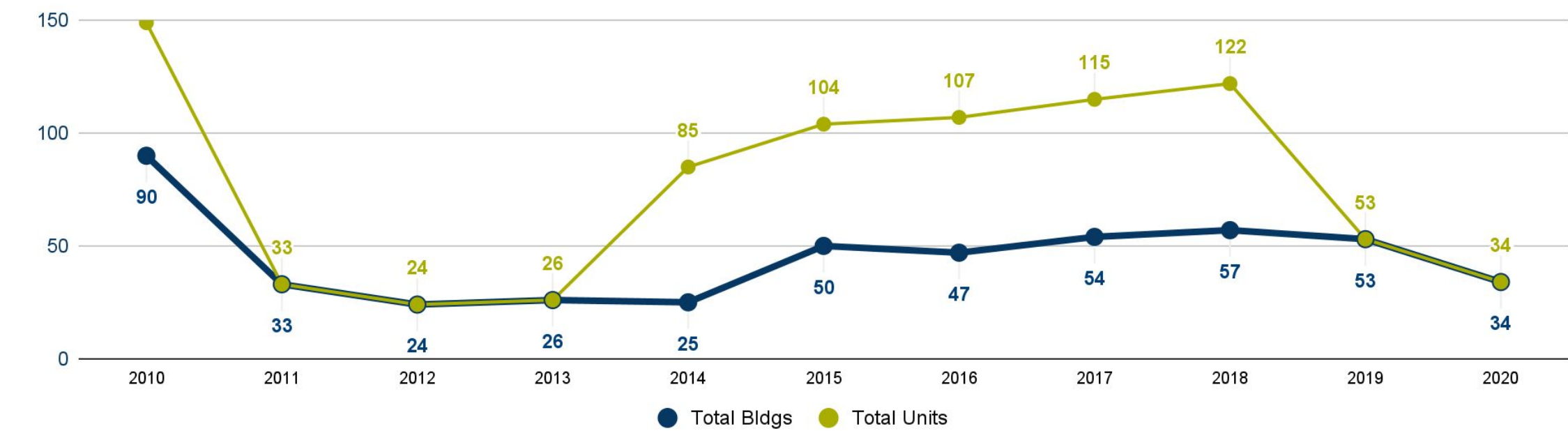


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 34 new housing starts in 2020 in Wayne County, with 493 total building permits authorized since 2010.

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



Source: St. Louis Fed.

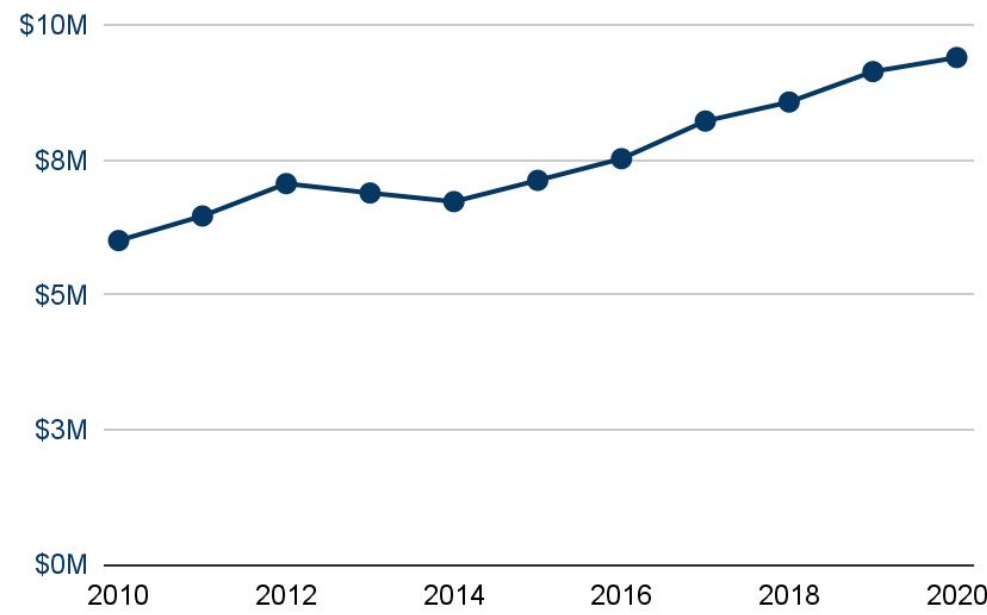
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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