



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR HAMILTON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

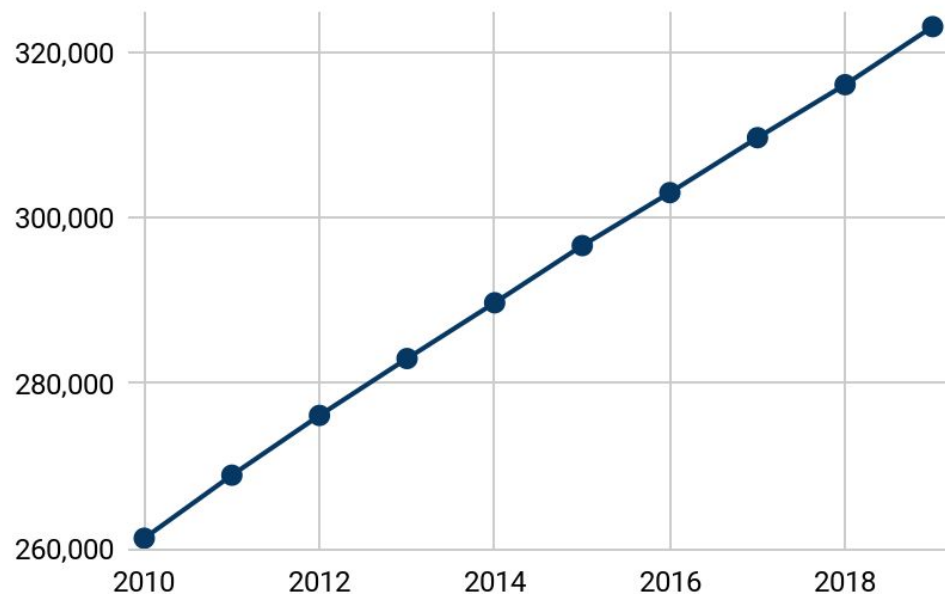
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

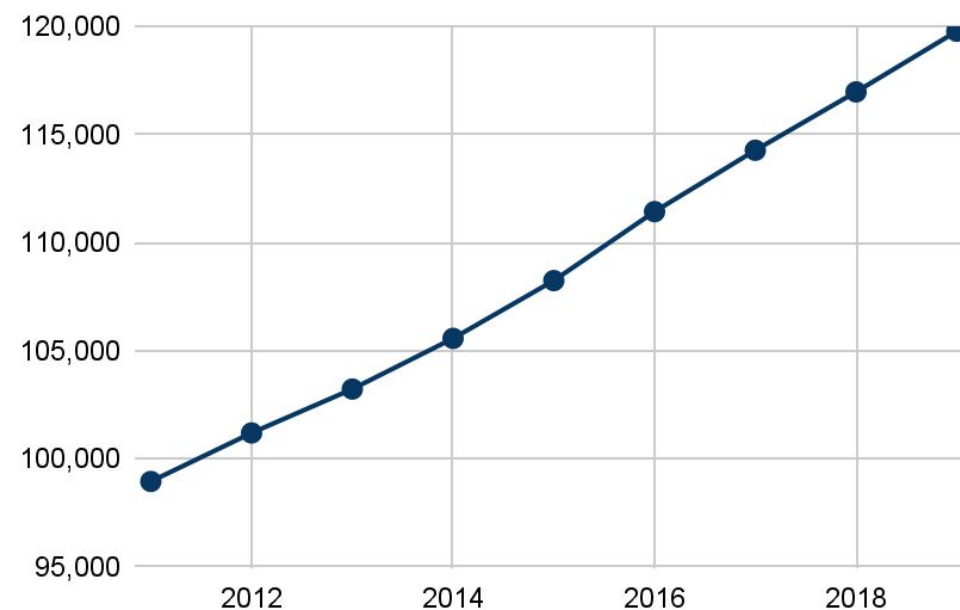
POPULATION | Hamilton County's population has increased by 23.68% (62,000 people) between 2010-2019. In the same time period, the total number of households increased by 25% (24,000 households).

Resident Population
Hamilton County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Hamilton County | 2010-2019



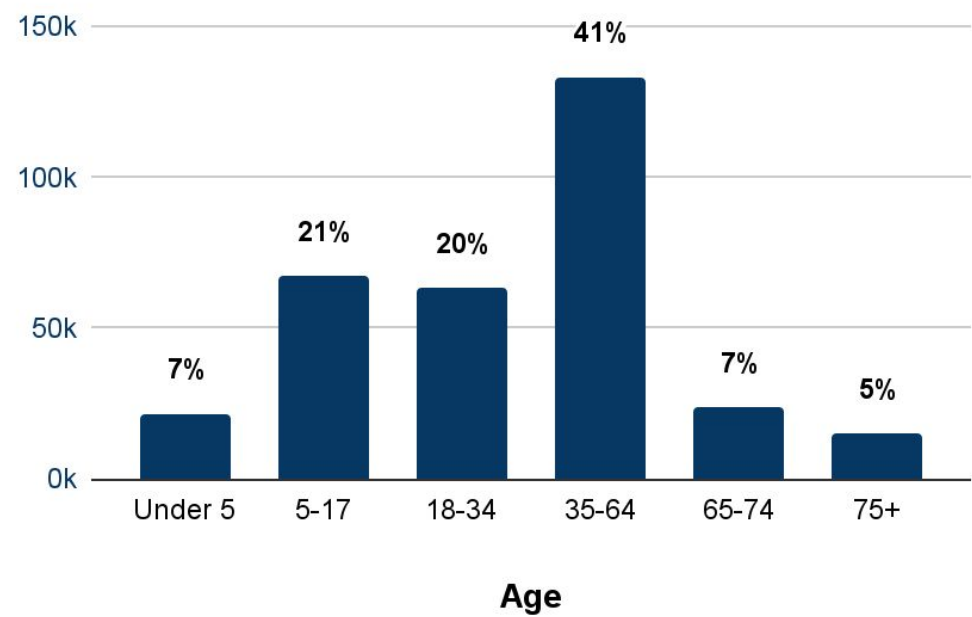
Source: FRED, U.S. Census Bureau

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Note: Some data are placeholders, and not representative of actual conditions.

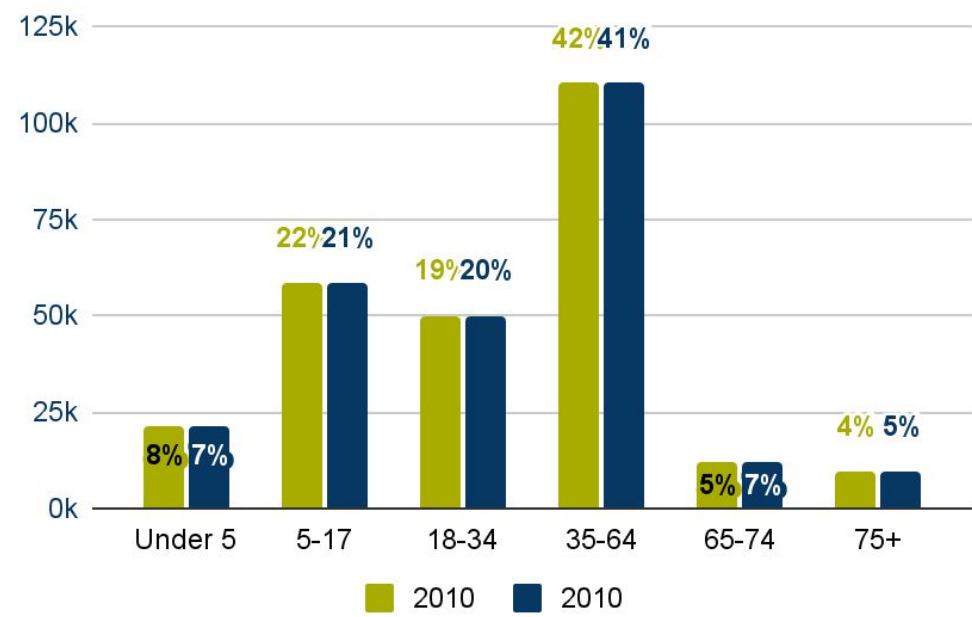
AGE | 12% of people in Hamilton County are above the age of 65, while 27% are below 18.

Population by Age
Hamilton County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Hamilton County | 2010, 2019

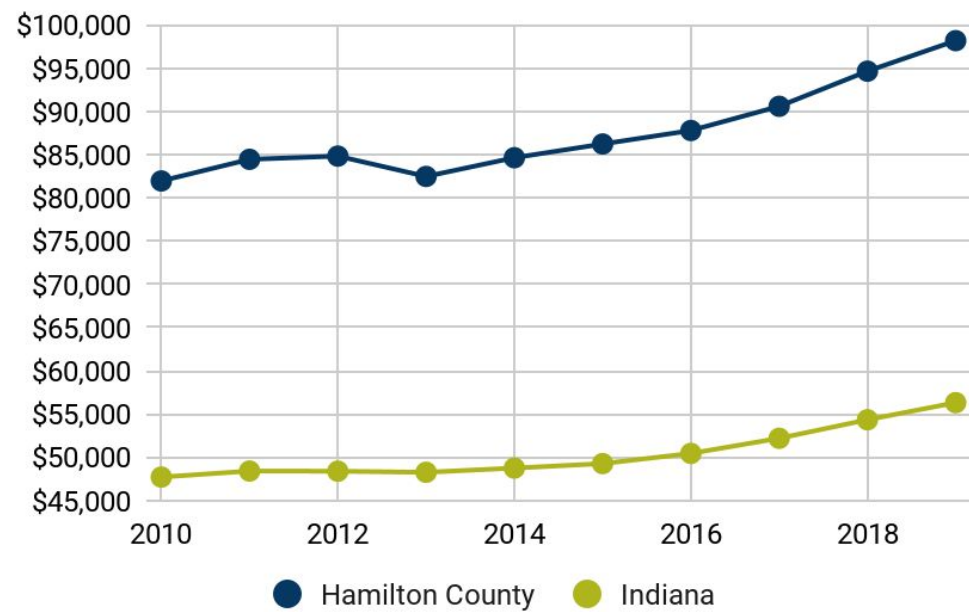


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Hamilton County had a median income of \$98,173 in 2019, up 20% since 2010. 13% of households have incomes below \$35,000, while 49% have incomes above \$100,000.

Median Income

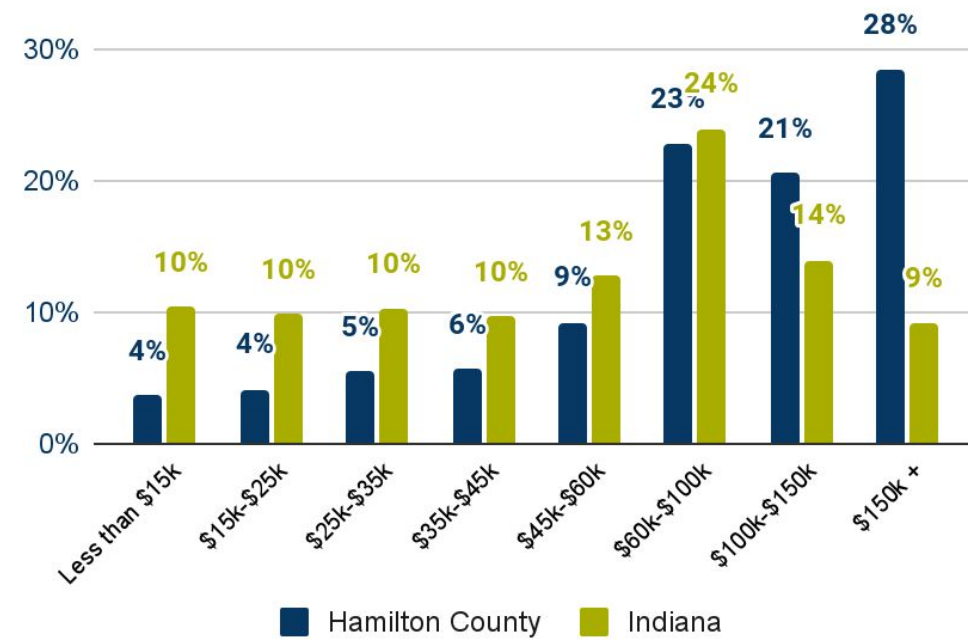
Hamilton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Hamilton County, State of Indiana | 2019



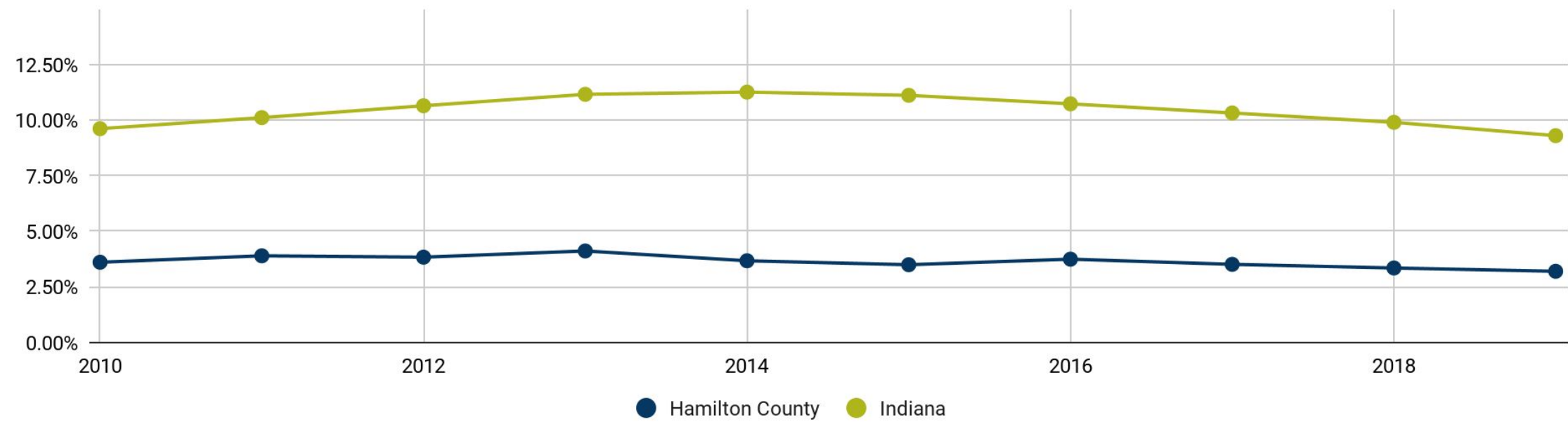
Source: ACS 2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

FAMILY POVERTY RATE | 3.2% of families live in poverty conditions in Hamilton County, down 0.4 points from 3.6% in 2010.

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



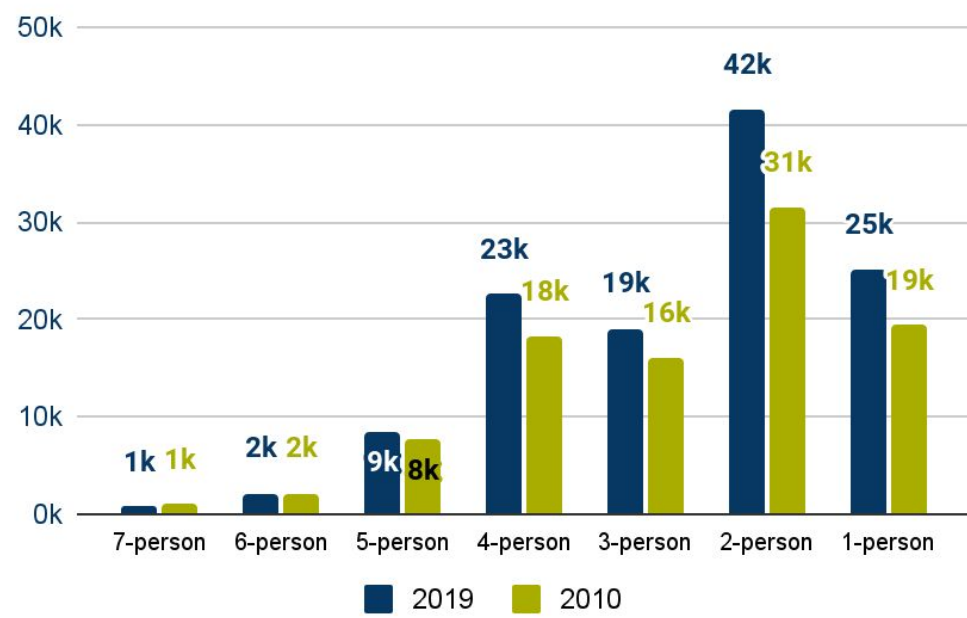
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

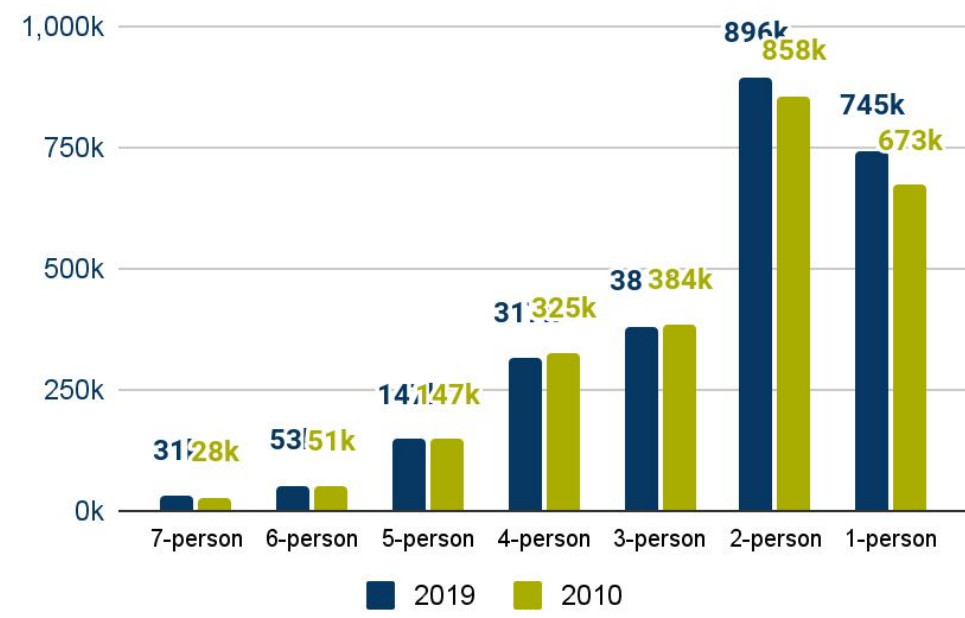
HOUSEHOLD SIZE | The average household size is 2.68, compared to 2.52 statewide. The Hamilton County average household has shrunk by 0.04 persons since 2010.

Household Size
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

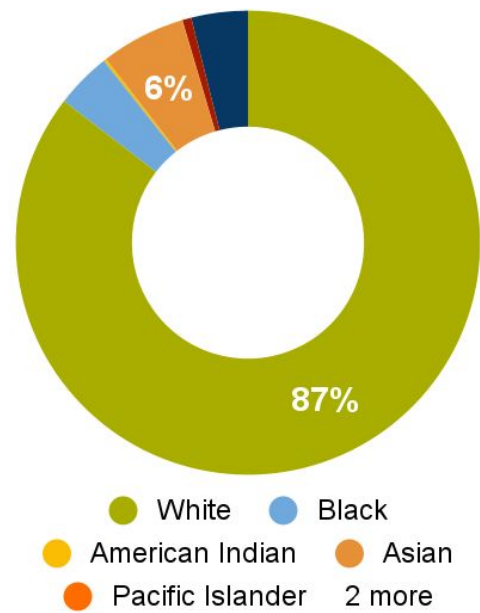
WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Hamilton County is 87% white, 4% Black, 4% Hispanic/Latino, 6% Asian, and 1% other.

Racial Distribution

Hamilton County | 2019



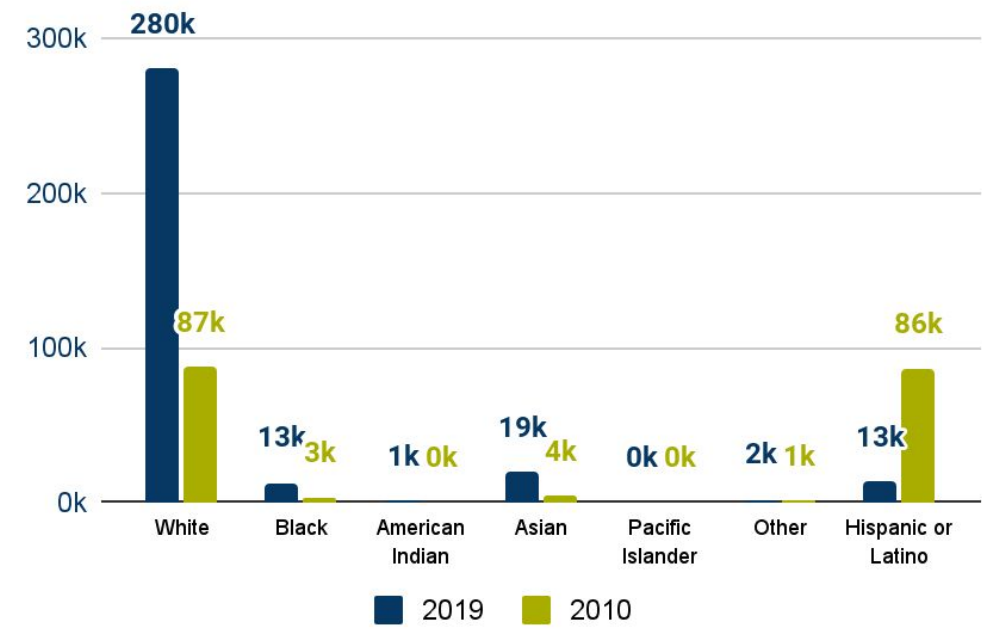
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Hamilton County | 2010, 2019



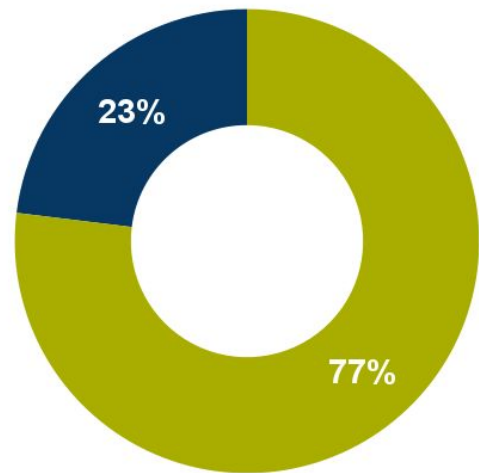
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 23% of households (27,615 households) in Hamilton County were renters, while 77% are (92,174 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

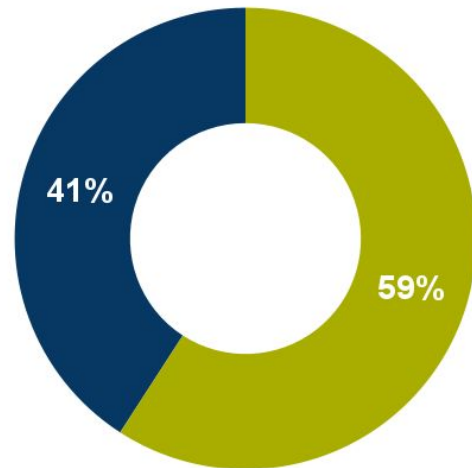
Hamilton County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

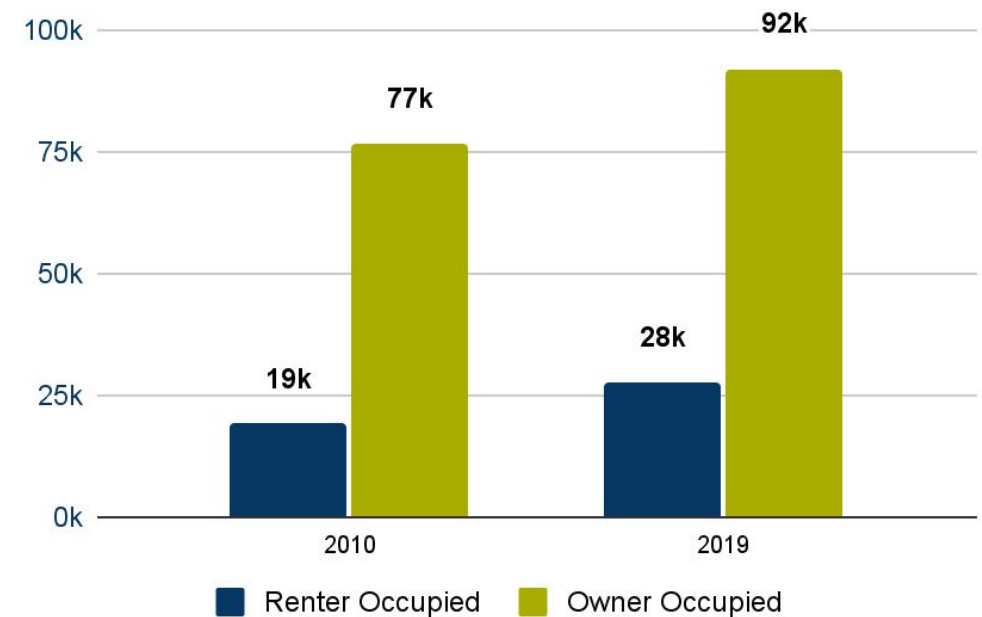
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Hamilton County | 2010-2019



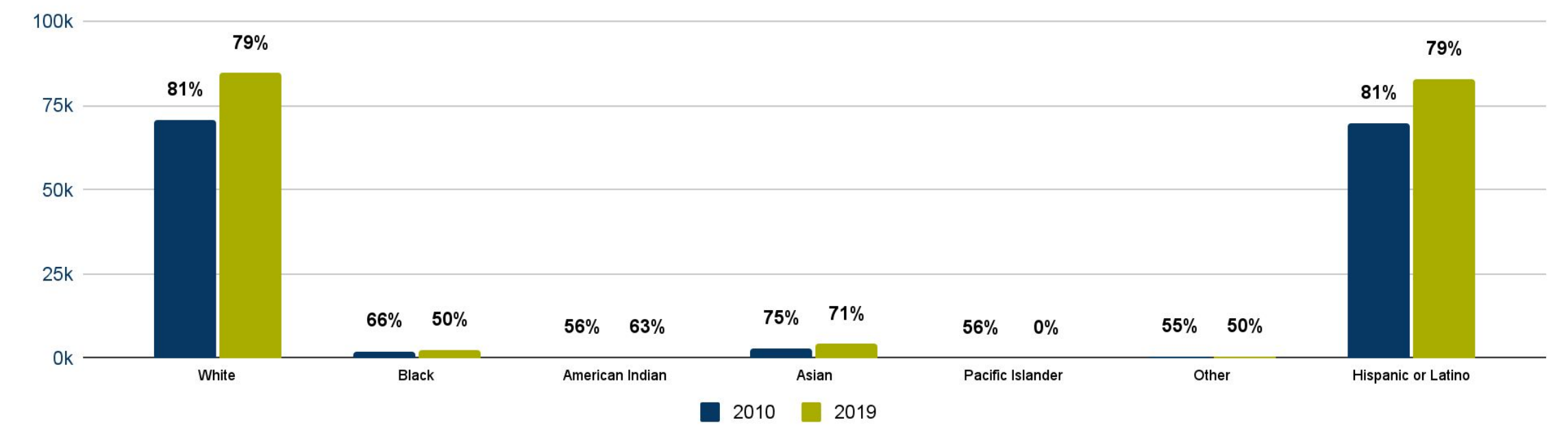
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

Note: Some data are placeholders, and not representative of actual conditions.

TENURE BY RACE | While the overall homeownership rate is 77%, among non-Hispanic White households' homeownership is 79%, 50% for Black households, and 79% for Hispanic or Latino households.

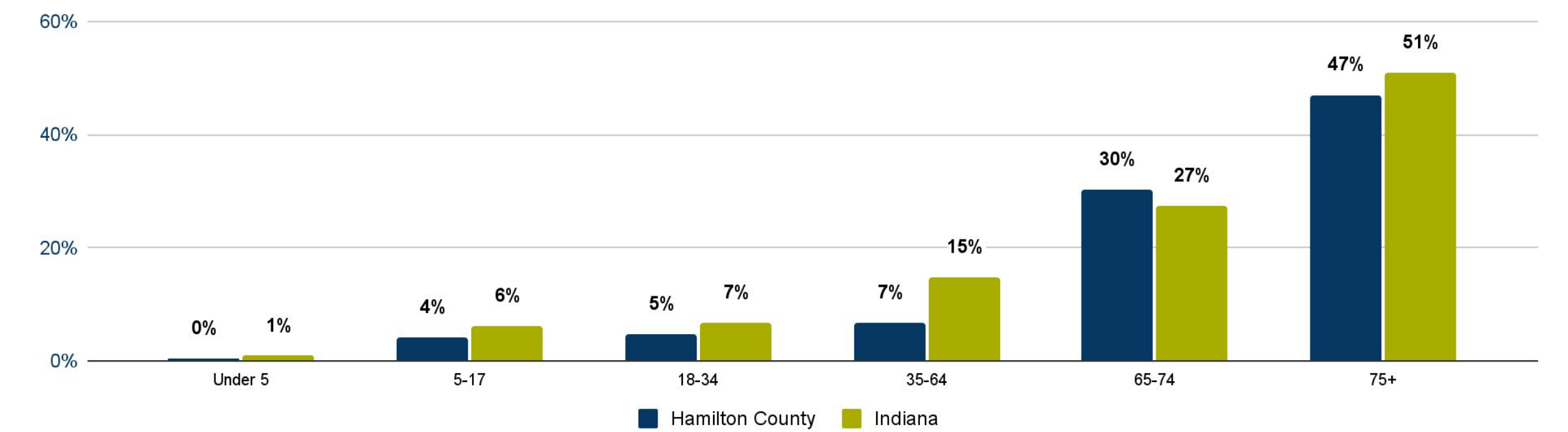
Homeownership by Race
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 9% of people in Hamilton County live with a disability. For people above 65, the share increases to 37%.

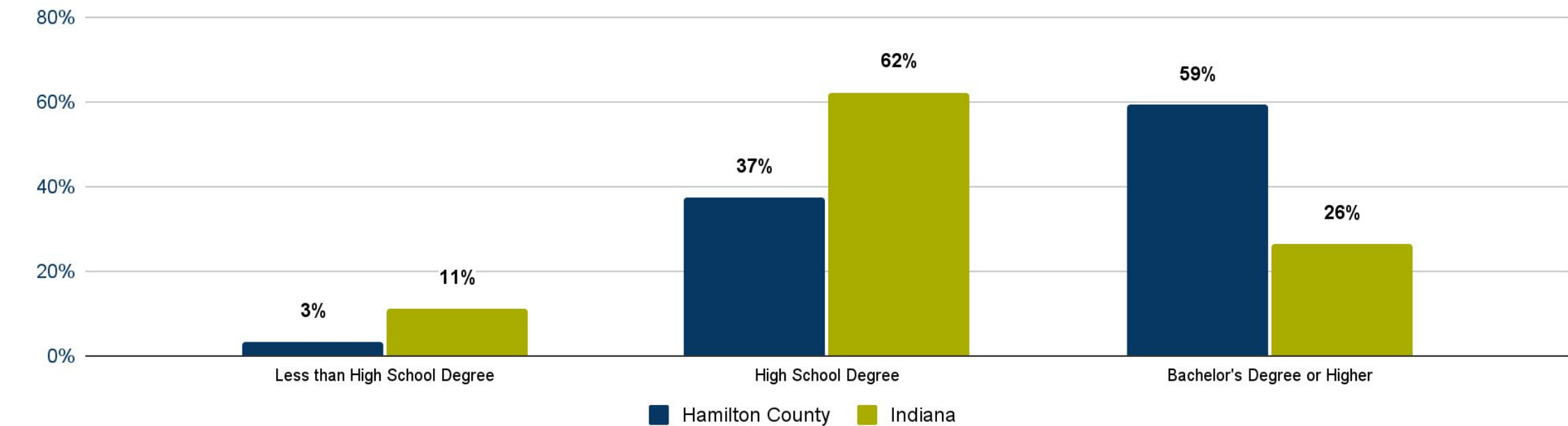
Share of the Population with a Disability by Age
Hamilton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Hamilton County, 37% of the population has at least a high school degree and 59% of the population has at least a Bachelor's degree.

Educational Attainment
Hamilton County, Indiana | 2019



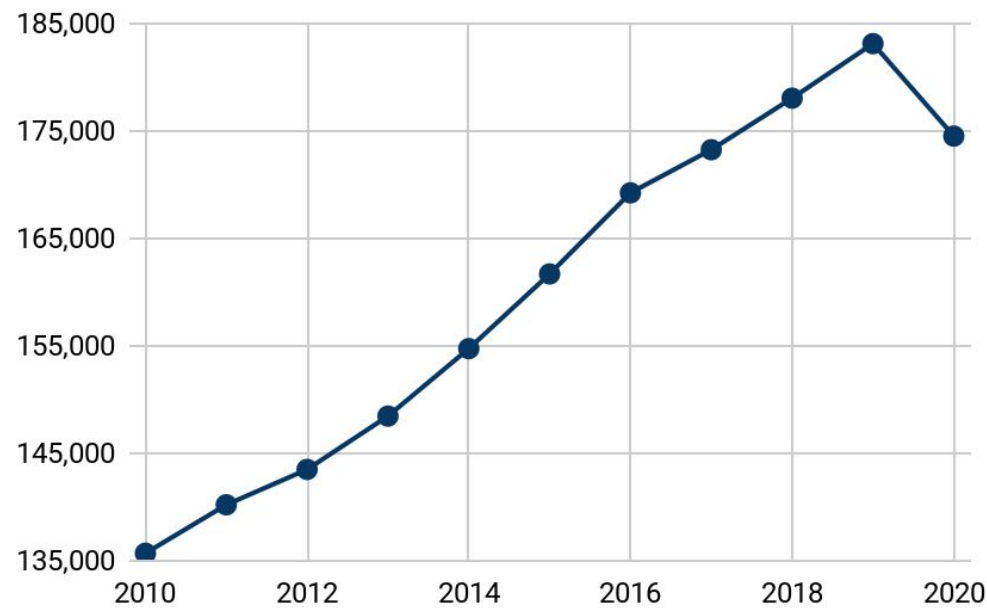
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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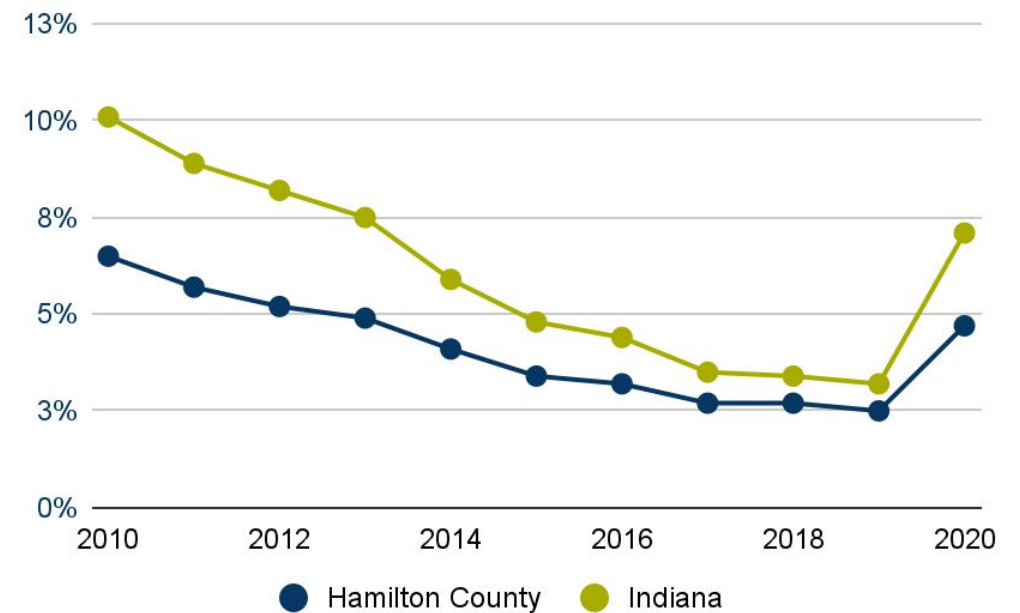
EMPLOYMENT BASE | There are currently 174,000 employed persons in Hamilton County, up by 29% since 2010. The unemployment rate in 2020 was 4.70%, up 2.2 points from 2019.

Total Employment
Hamilton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Hamilton County, Indiana | 2010-2019

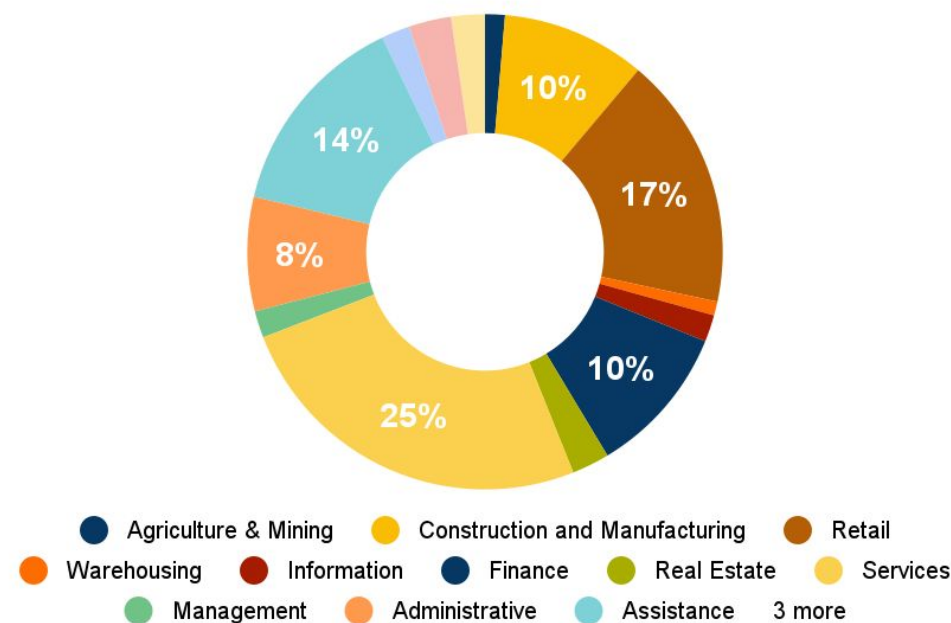


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Hamilton County, accounting for 14% of all jobs, followed by Retail Trade (12% of all jobs).

Total Jobs by All Industries
Hamilton County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$58,427
- 2. Professional and business services | \$71,555
- 3. Trade, transportation, and utilities | \$61,665
- 4. Financial activities | \$87,841
- 5. Education and health services | \$48,174

Source: BLS

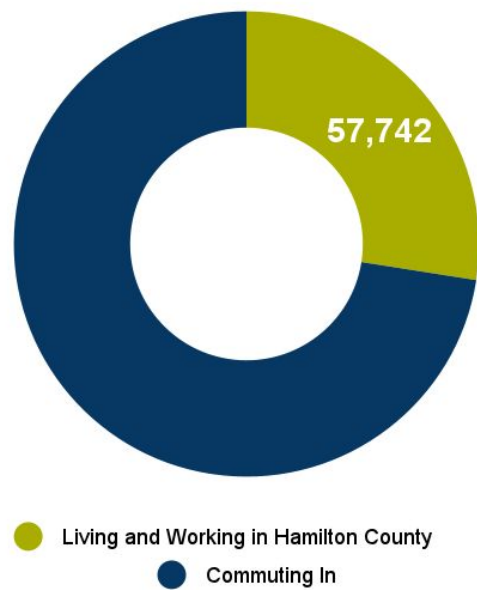
Top 5 Employers

- 1. Cno Financial Group Inc (Carmel)
- 2. Rci Llc (Carmel)
- 3. Navient Corp (Fishers)
- 4. Roche Diagnostics Corp (Fishers)
- 5. Kar Auction Svc Inc (Carmel)

Source: BLS

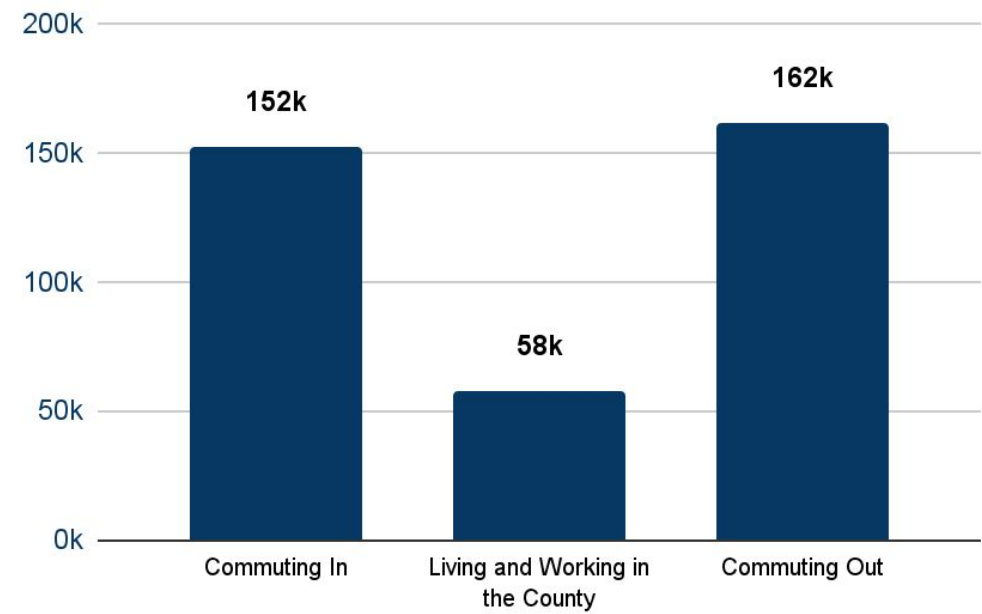
COMMUTER INFLOW / OUTFLOW | 152,000 commuters come into Hamilton County for their jobs, while 162,000 employees travel outside for their jobs.

Employment Inflow
Hamilton County | 2018



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

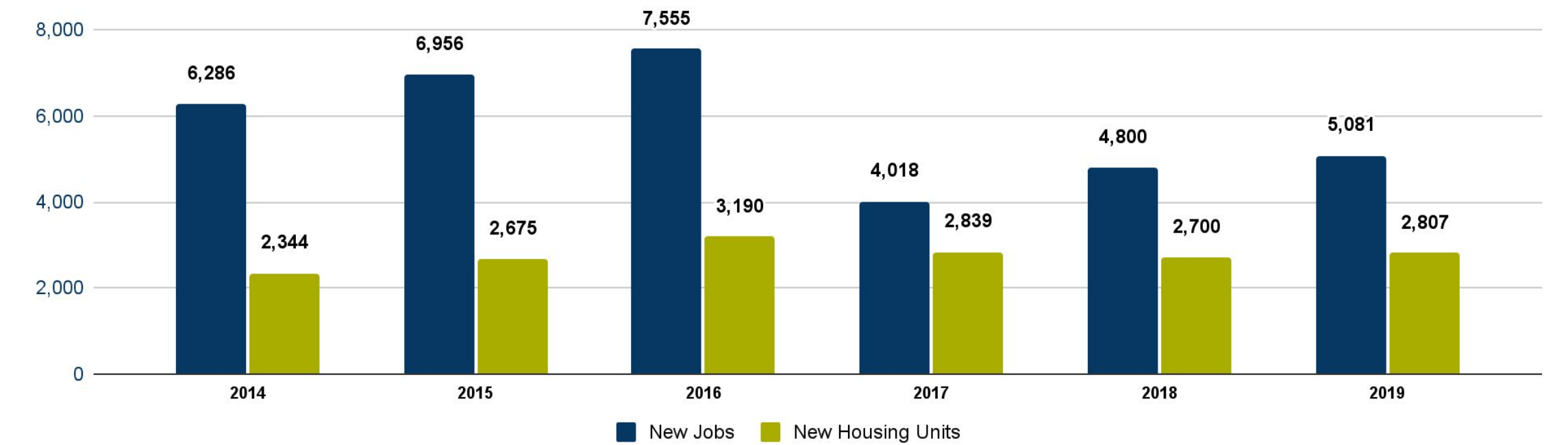
Commuting Patterns
Hamilton County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 34696 between 2014-2019 and 16555, or 48 units for every 100 jobs created.

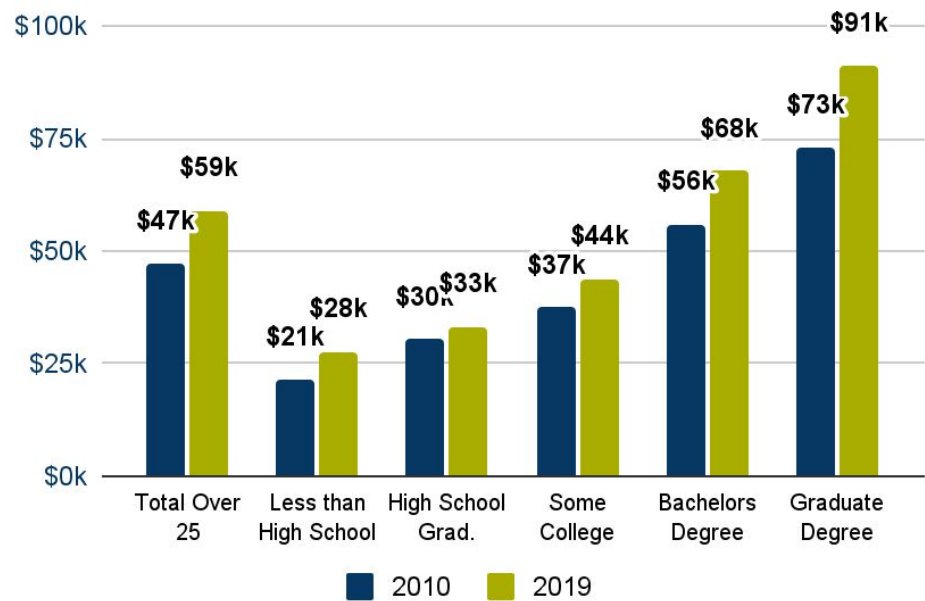
Job Growth and Housing Production
Hamilton County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

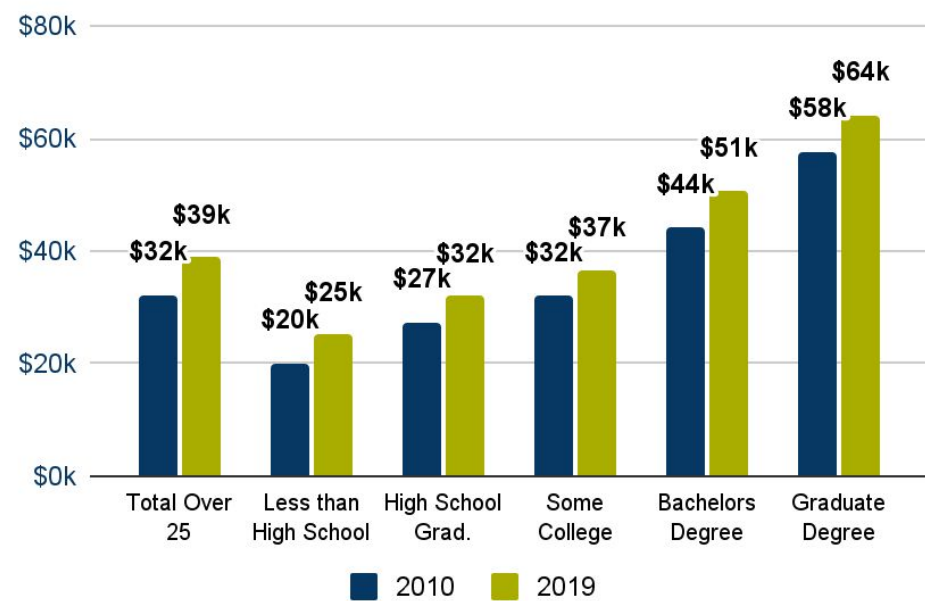
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 25% since 2010 for the total population and increased 9% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Hamilton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

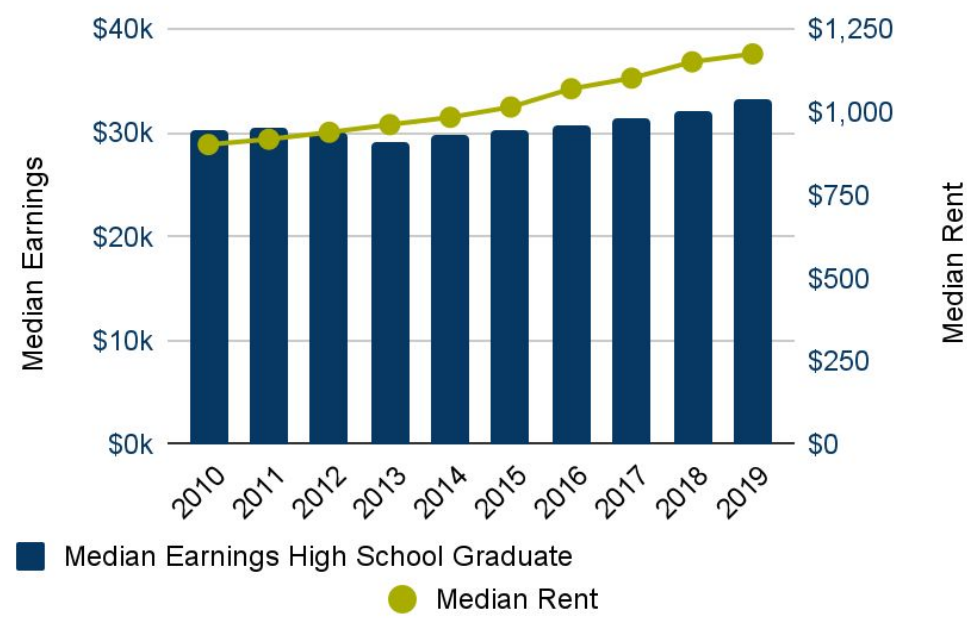
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 30.2% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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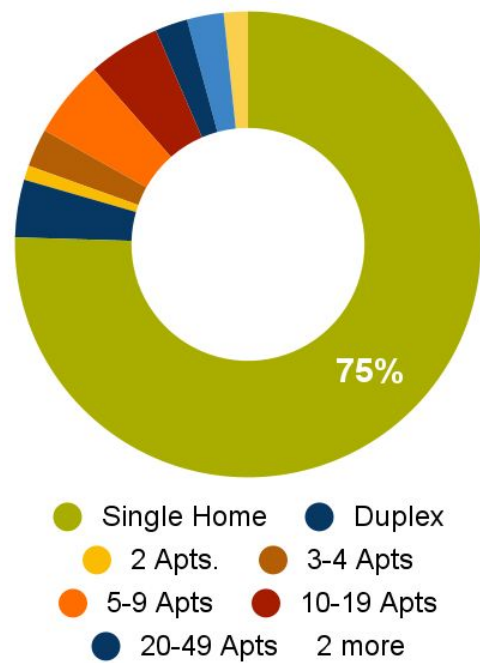
HOUSING TRENDS

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HOUSING TYPOLOGY | 75% of homes in Hamilton County are single-family, while 23% are multifamily. The share of multifamily housing has increased by 9172 homes since 2010.

Housing Typology

Hamilton County | 2019



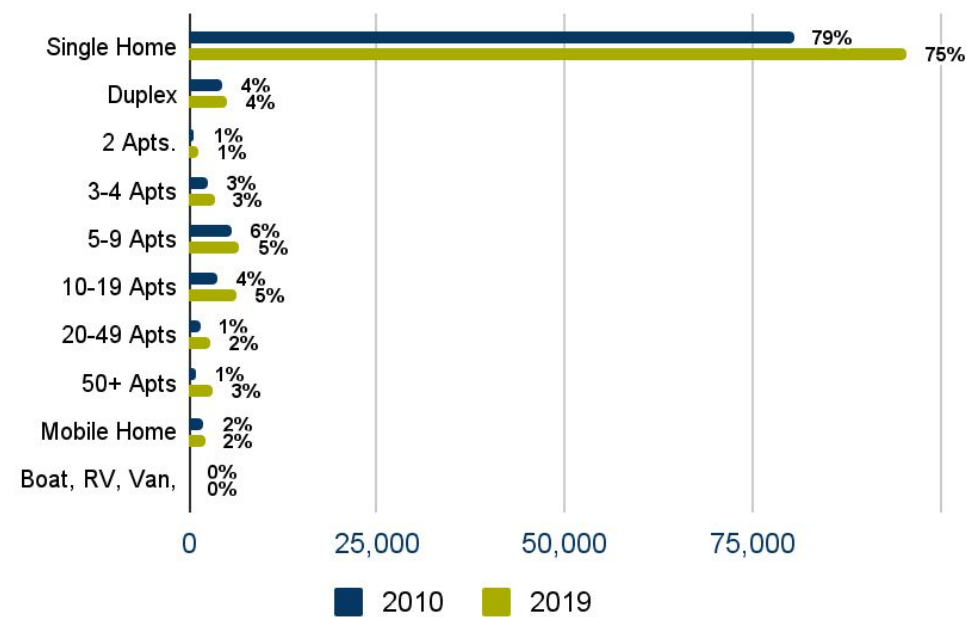
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Hamilton County | 2010, 2019

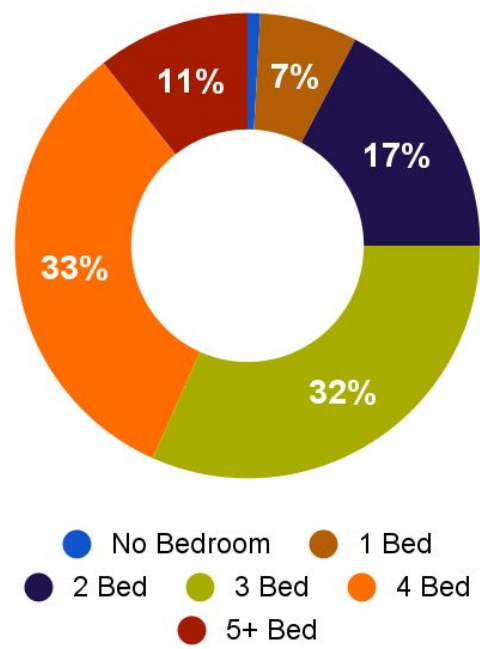


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Hamilton County are 2.68, with 75% of units 3 bedroom or more.

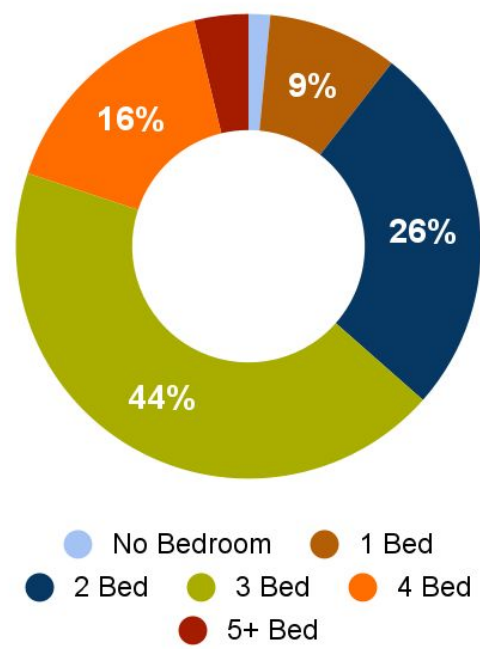
Housing Stock by Bedrooms

Hamilton County | 2019



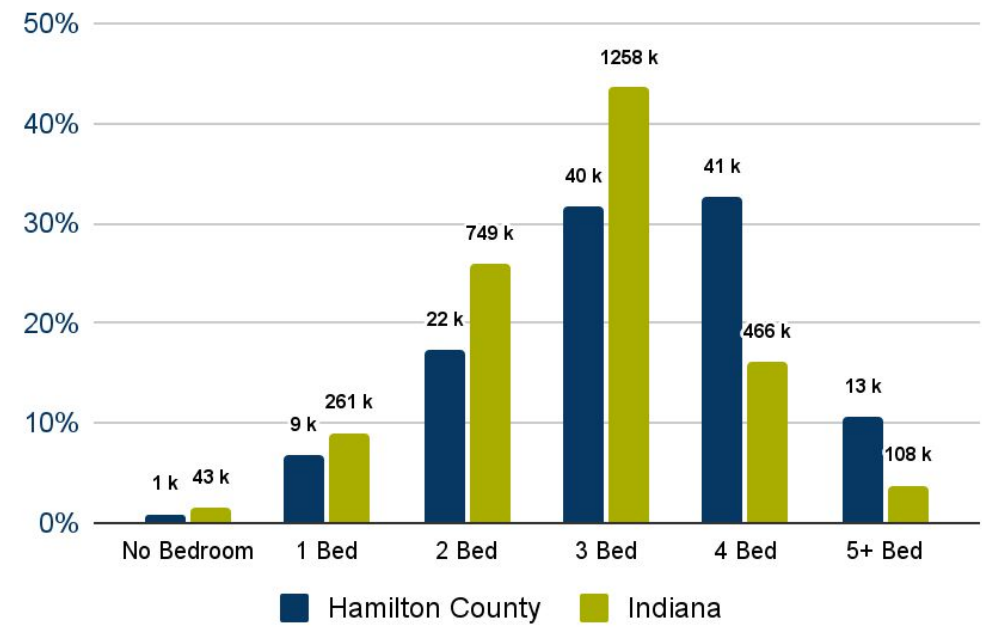
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

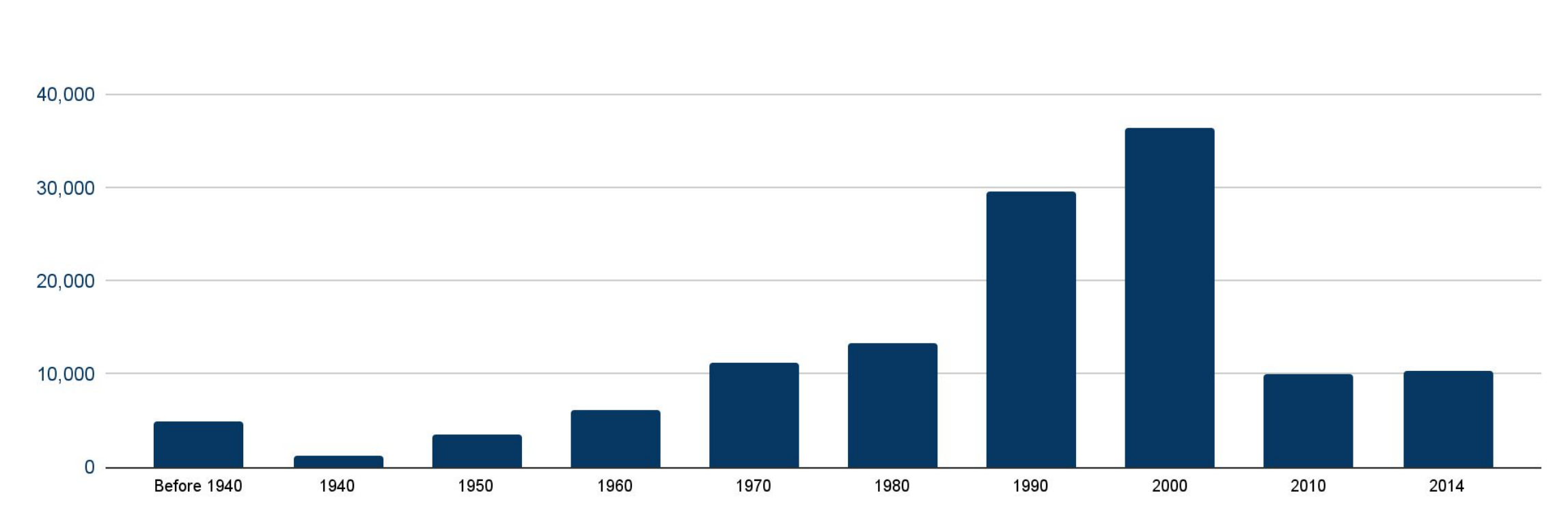
Hamilton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 55% of homes were built before 1990, with most homes built in 2014.

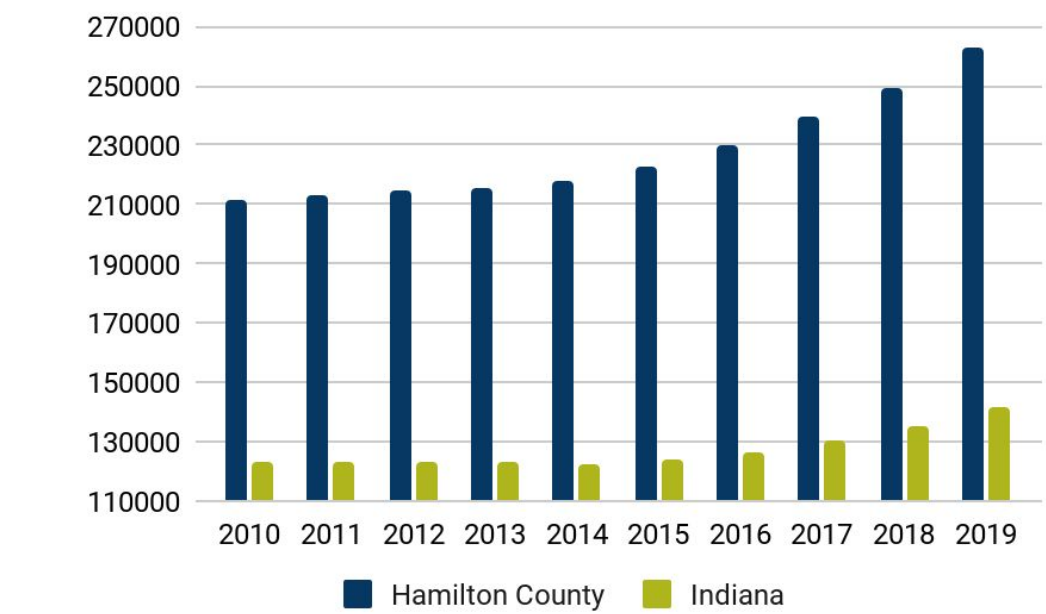
Homes by Year Built
Hamilton County | 2019



Source: ACS 2010-2019 5-year estimates

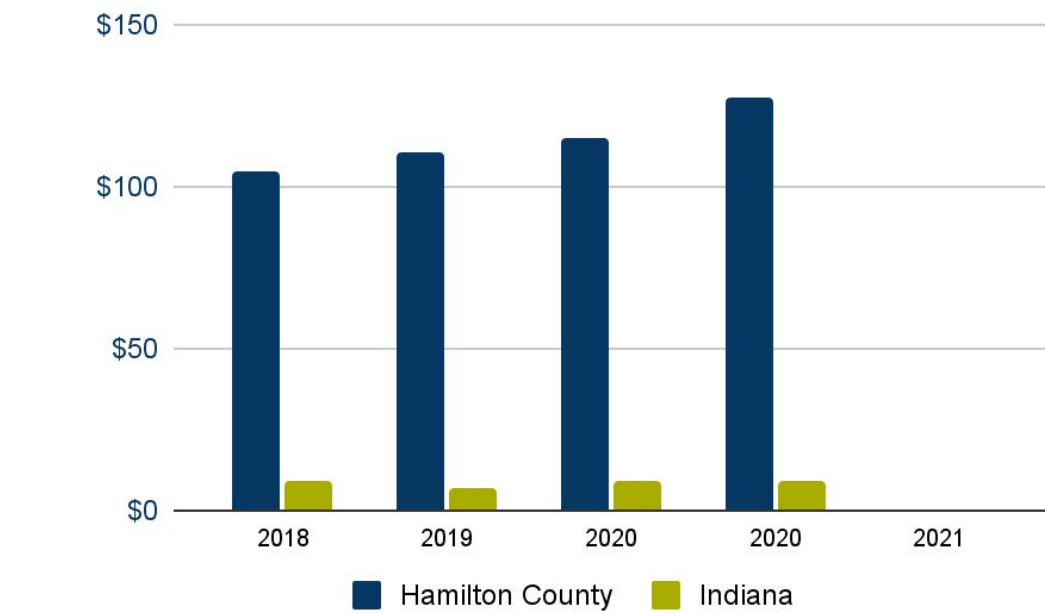
MEDIAN LISTING PRICE | Homes in Hamilton County have a median listing price of \$263,300, compared to \$141,700 statewide. Home prices have increased by 25% since 2010.

Median Listing Price
Hamilton County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Hamilton County | 2017-2020



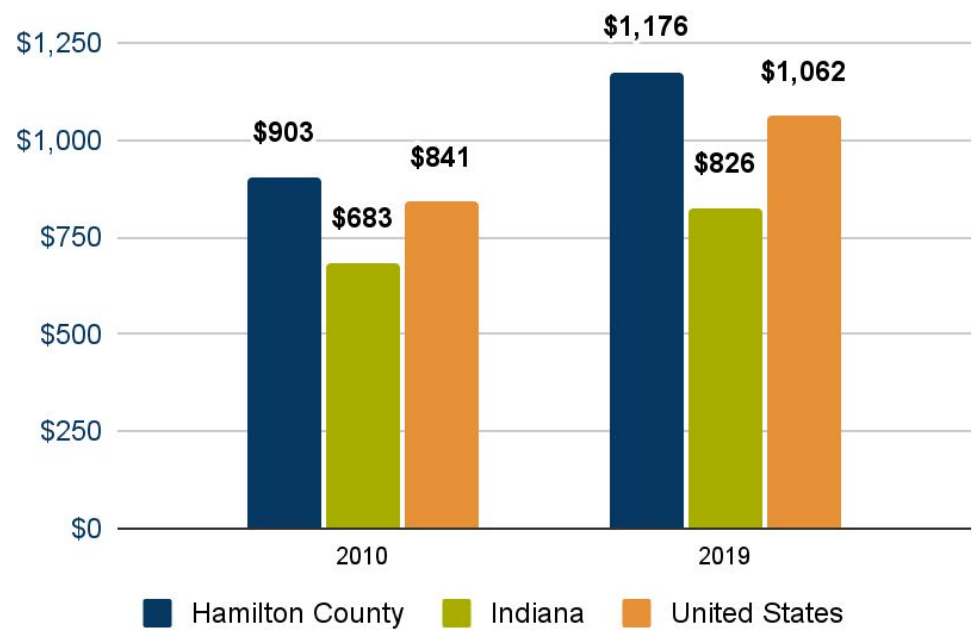
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 30% since 2010, with average rents at \$1,176.

Median Rent

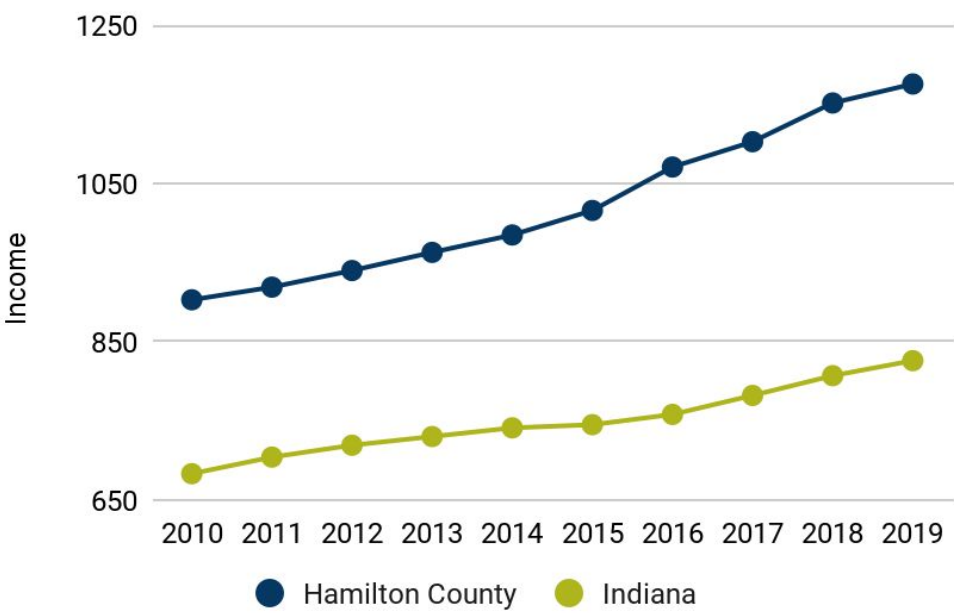
Hamilton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

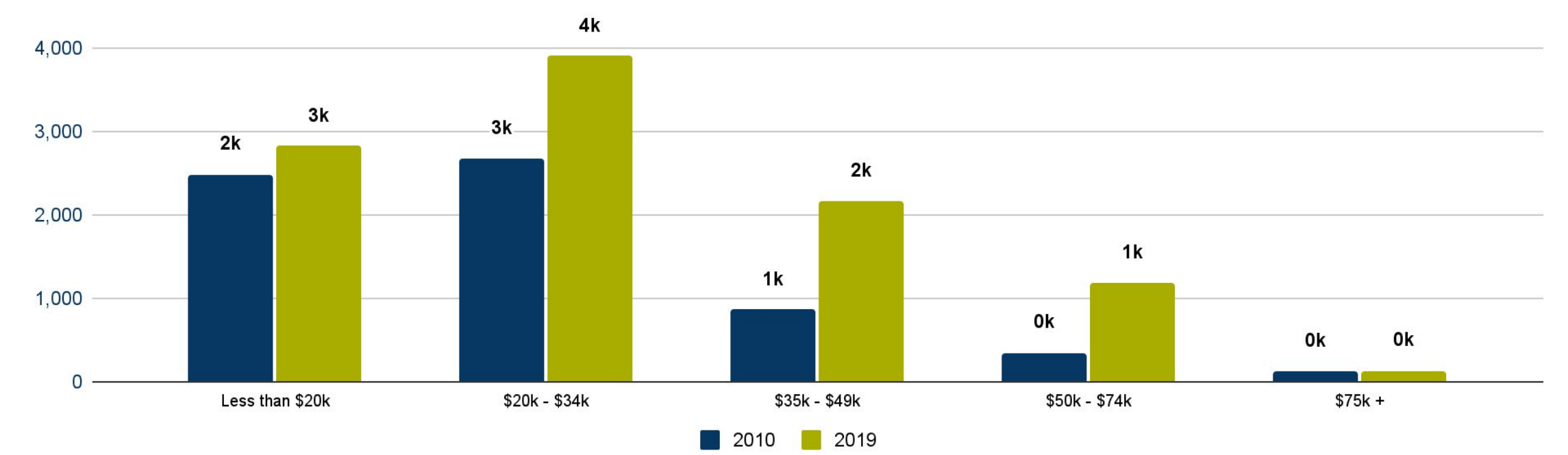
Hamilton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 38% of households are housing cost burdened in Hamilton County, up 5% since 2010. 59% of households earning below \$50,000 are housing cost burdened.

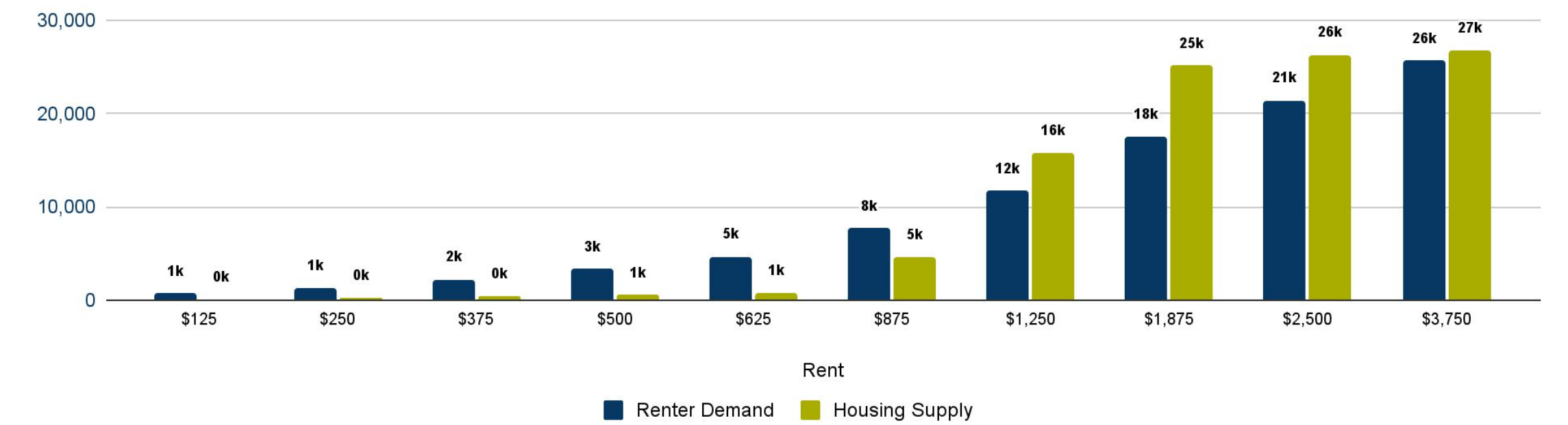
Renter Housing Cost Burden
Hamilton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 9000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Hamilton County, Indiana | 2010-2019

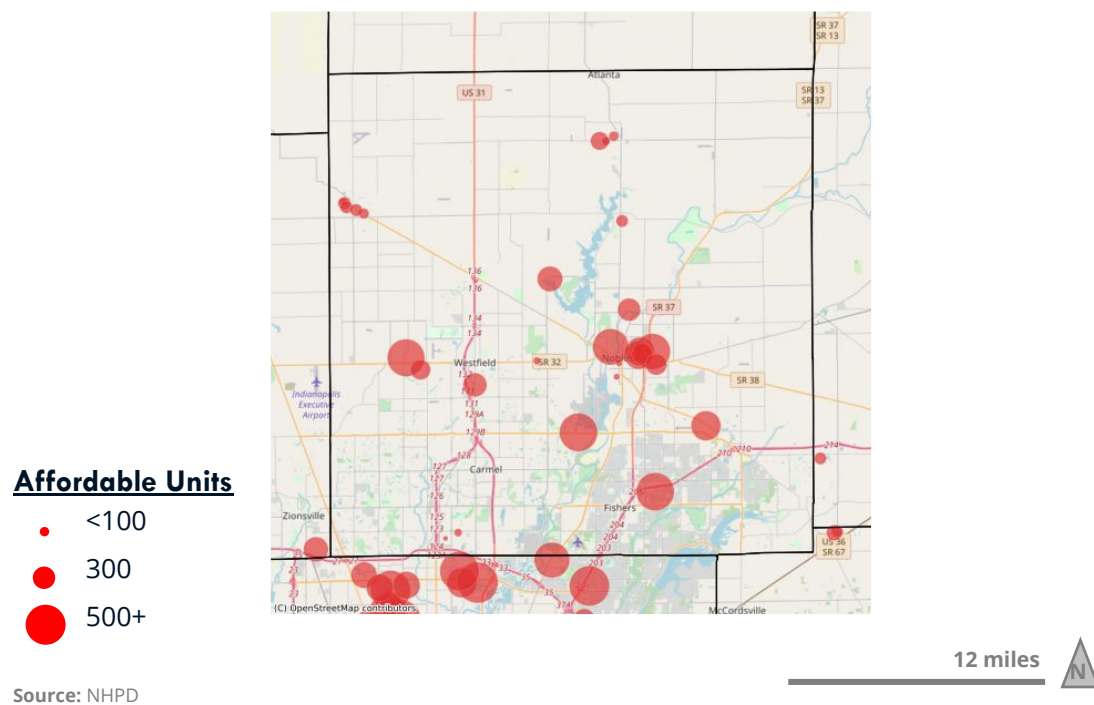


Source: ACS 2010-2019 5-year estimates

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

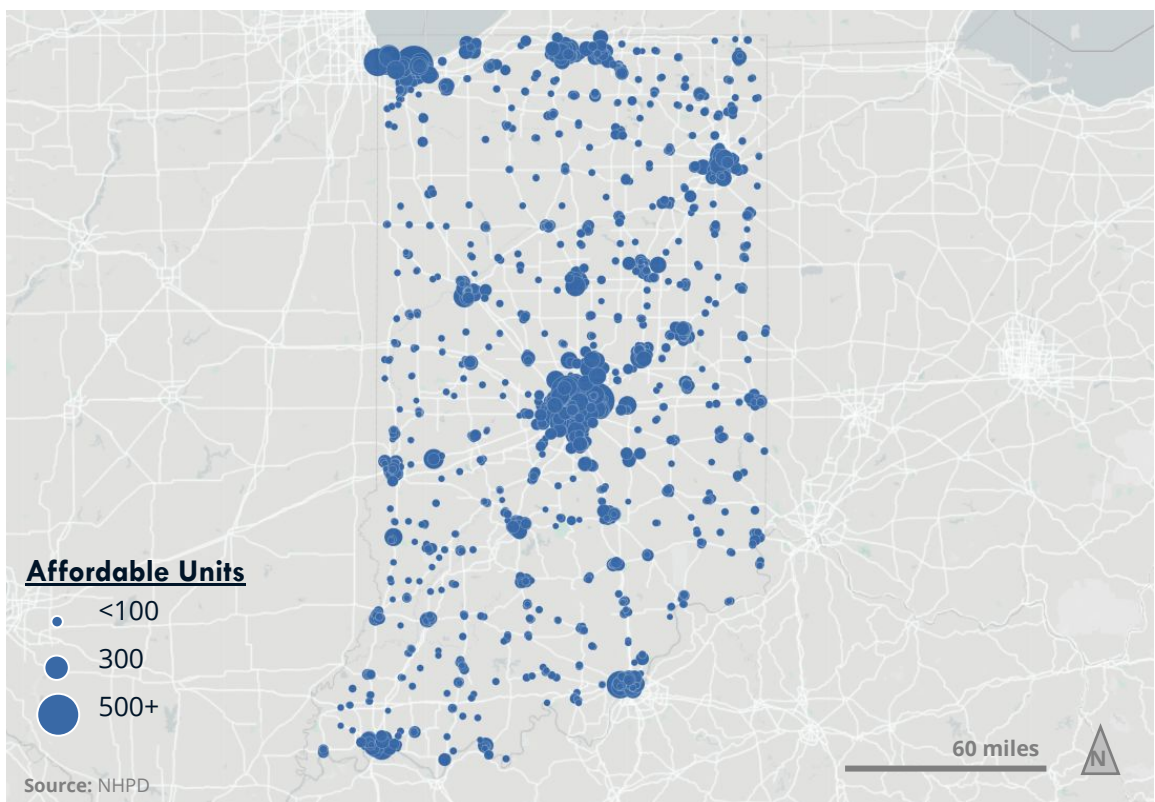
Affordable Housing Inventory

Hamilton County | 2020



Affordable Housing Inventory

State of Indiana | 2020

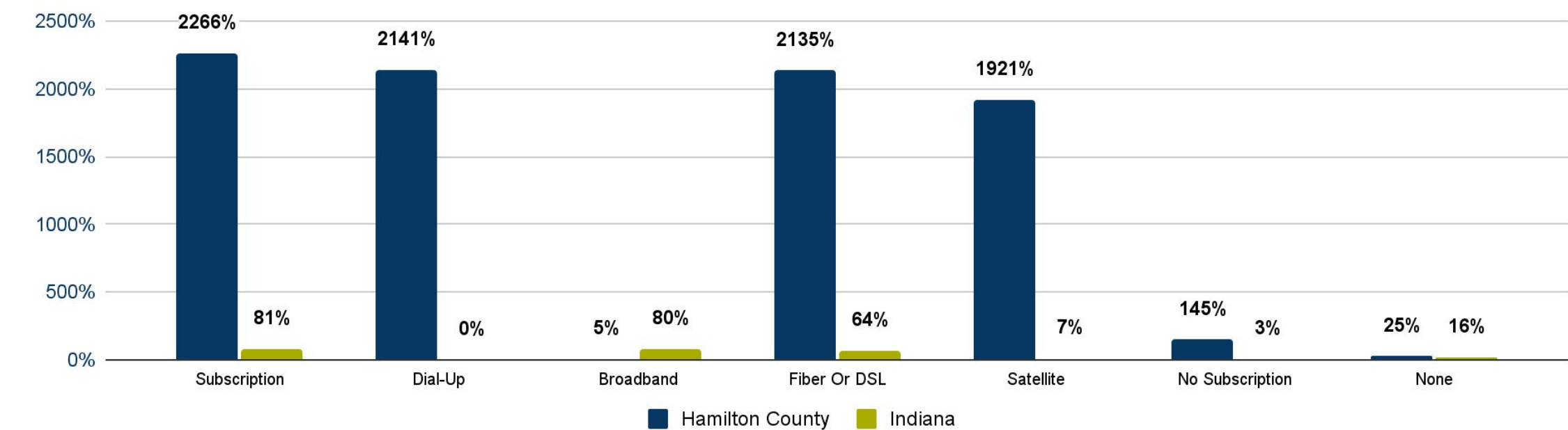


WORKING DRAFT

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HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access Hamilton County | 2017-2020



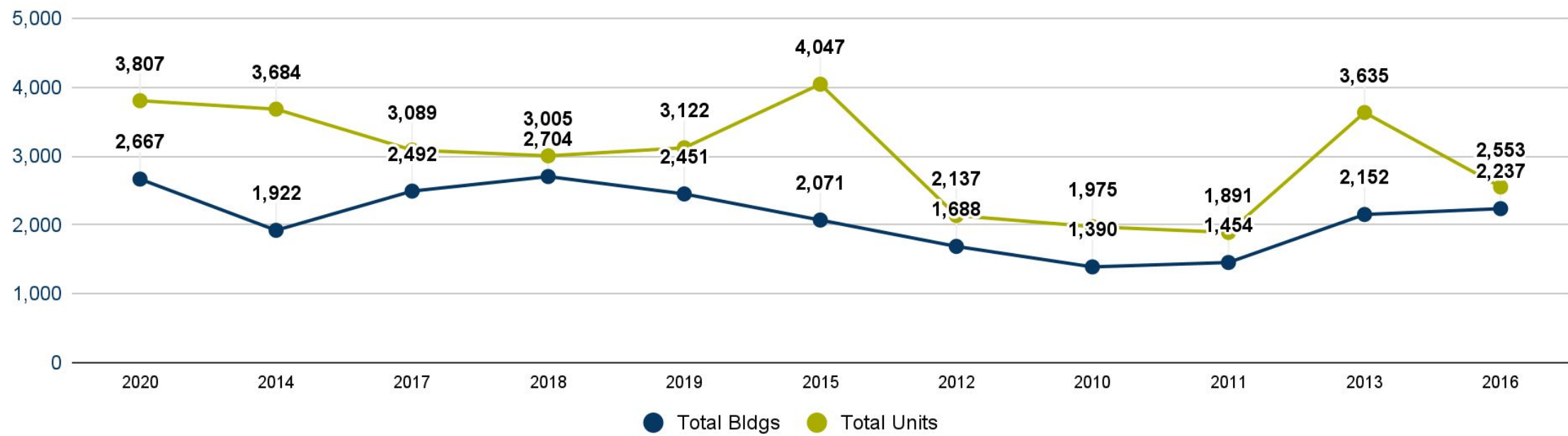
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 2,237 new housing starts in 2016 in Hamilton County, with 23,228 total building permits authorized since 2020.

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



Source: St. Louis Fed.

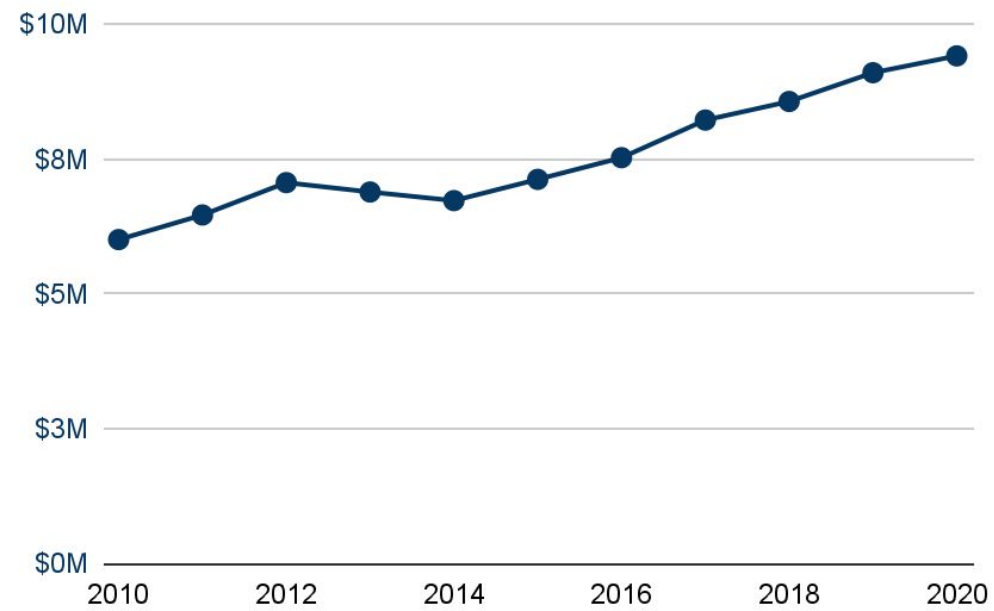
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

WORKING DRAFT

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