



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR HENDRICKS COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

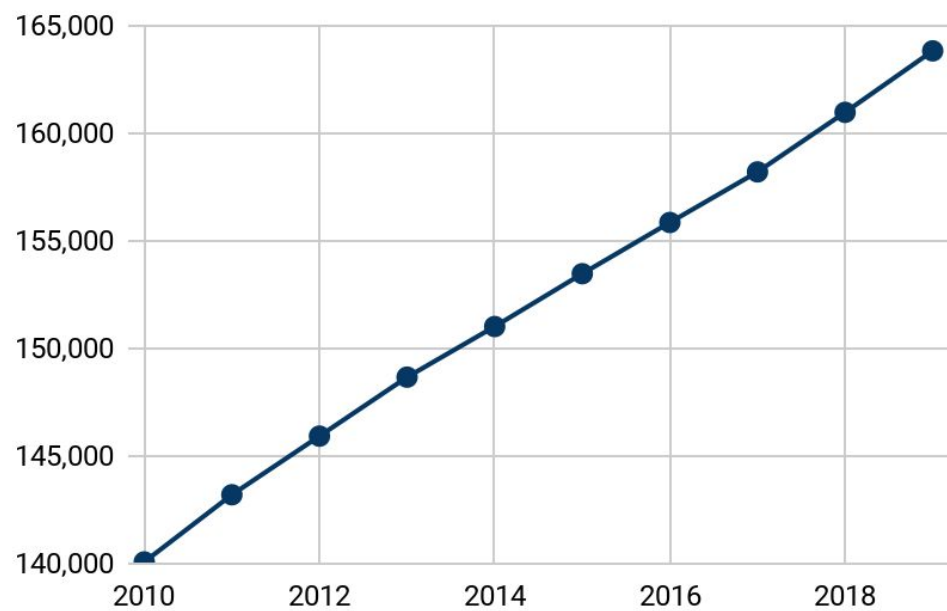
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

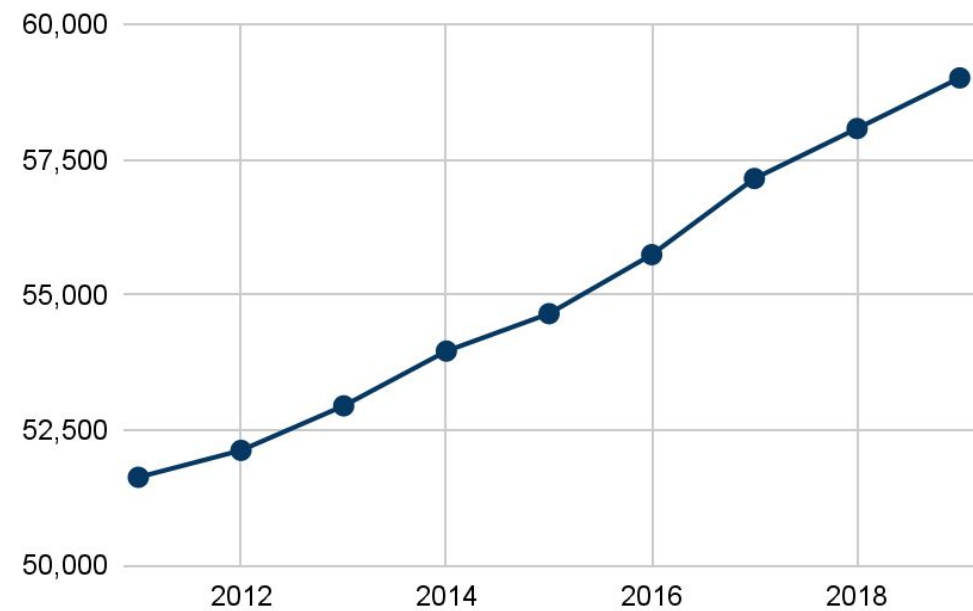
POPULATION | Hendricks County's population has increased by 16.98% (24,000 people) between 2010-2019. In the same time period, the total number of households increased by 16% (8,000 households).

Resident Population
Hendricks County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Hendricks County | 2010-2019



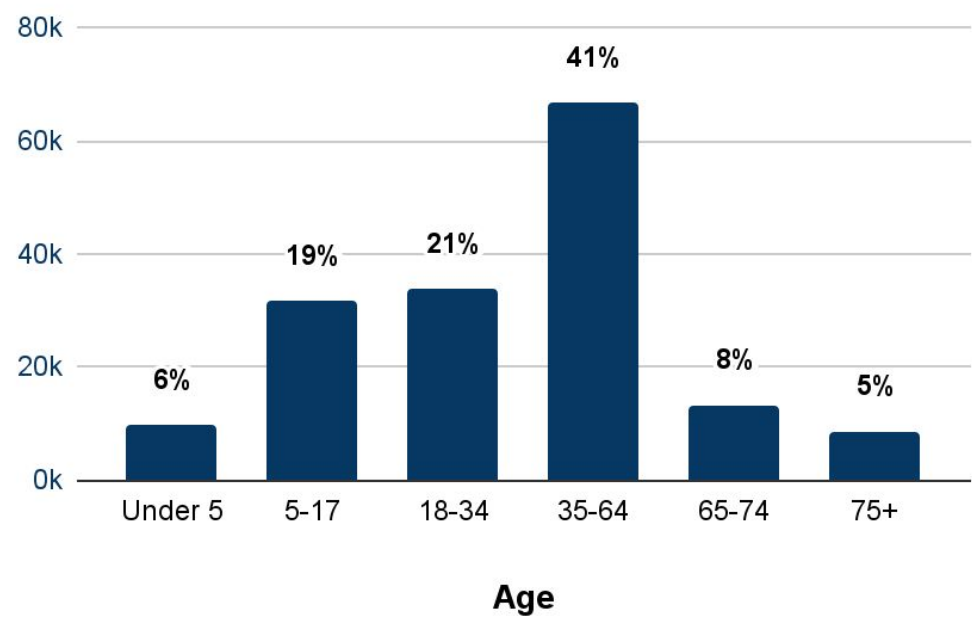
Source: FRED, U.S. Census Bureau

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

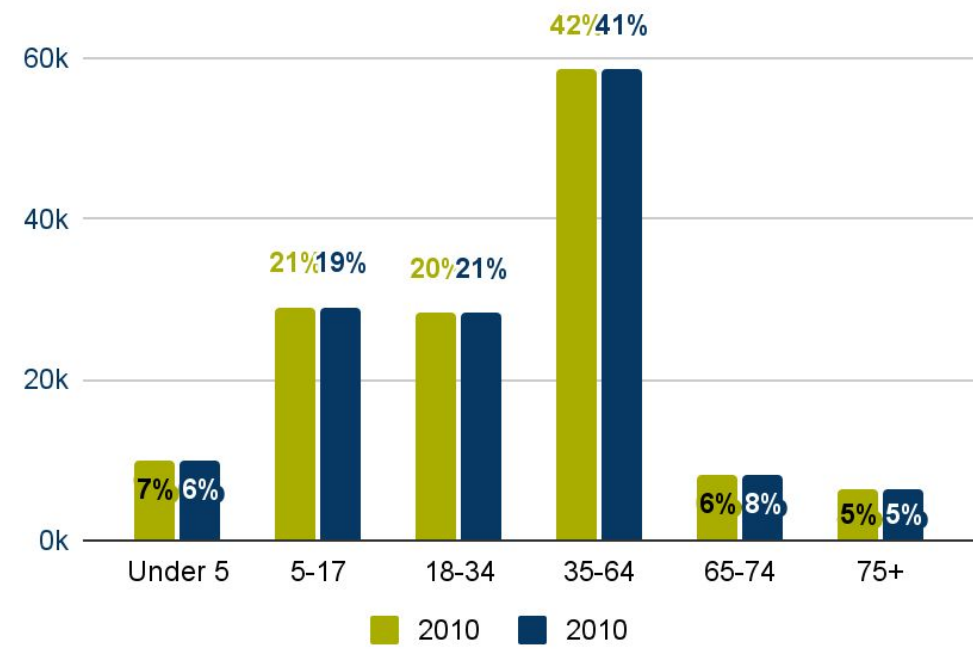
AGE | 13% of people in Hendricks County are above the age of 65, while 25% are below 18.

Population by Age
Hendricks County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Hendricks County | 2010, 2019

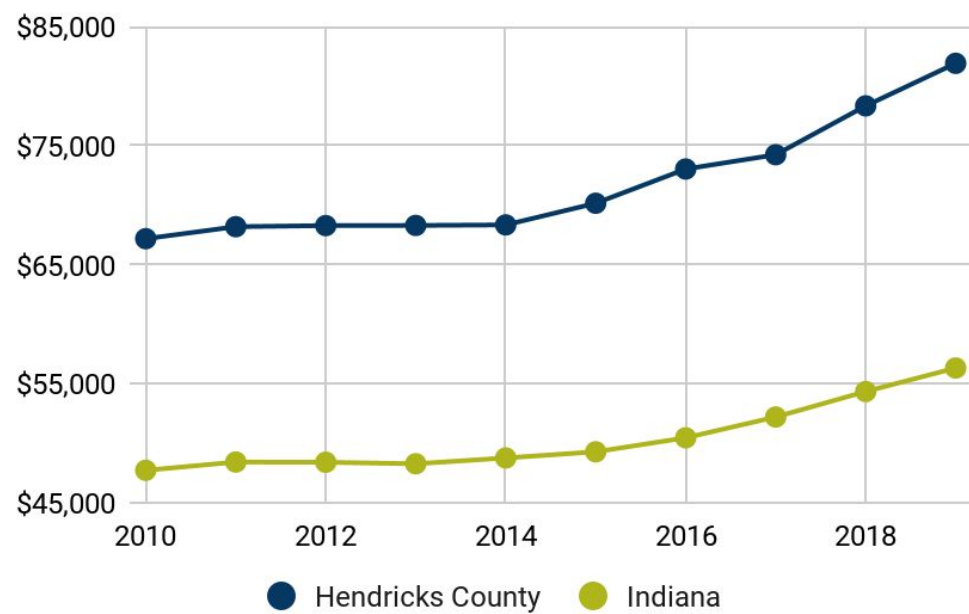


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Hendricks County had a median income of \$81,933 in 2019, up 22% since 2010. 15% of households have incomes below \$35,000, while 38% have incomes above \$100,000.

Median Income

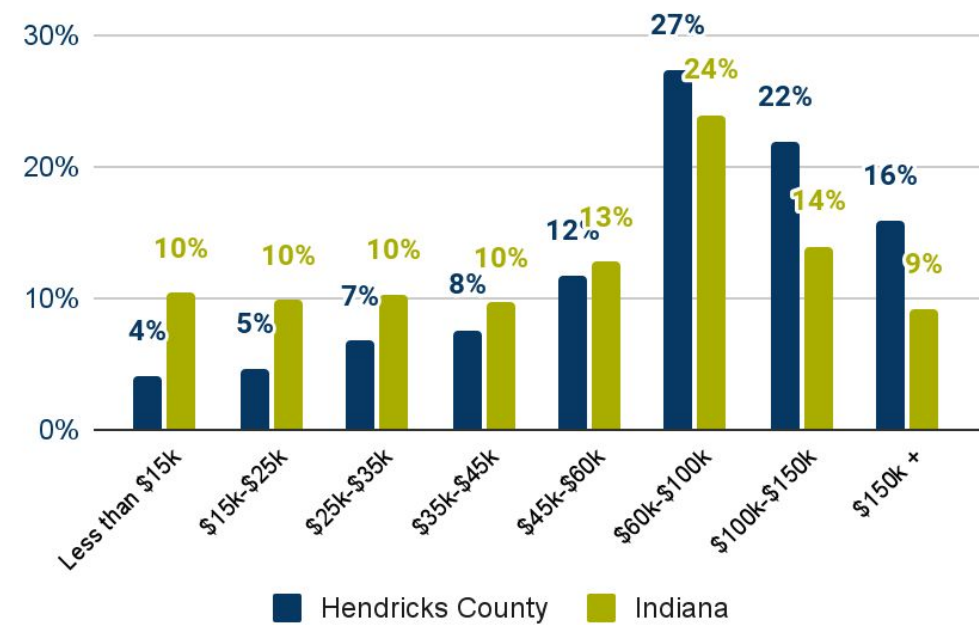
Hendricks County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Hendricks County, State of Indiana | 2019



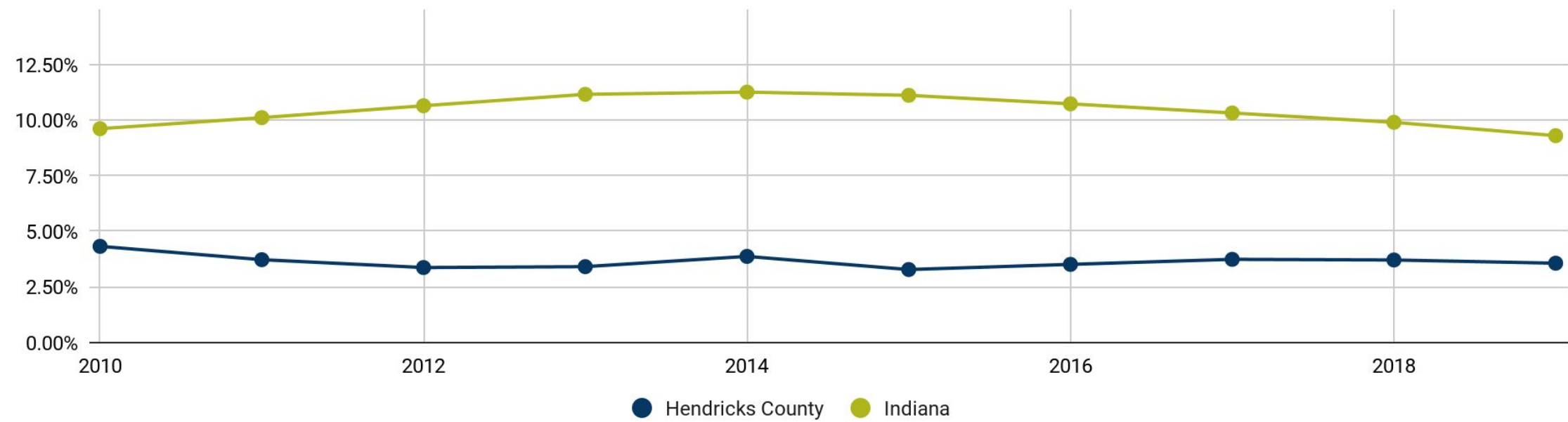
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 3.6% of families live in poverty conditions in Hendricks County, down 0.8 points from 4.3% in 2010.

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

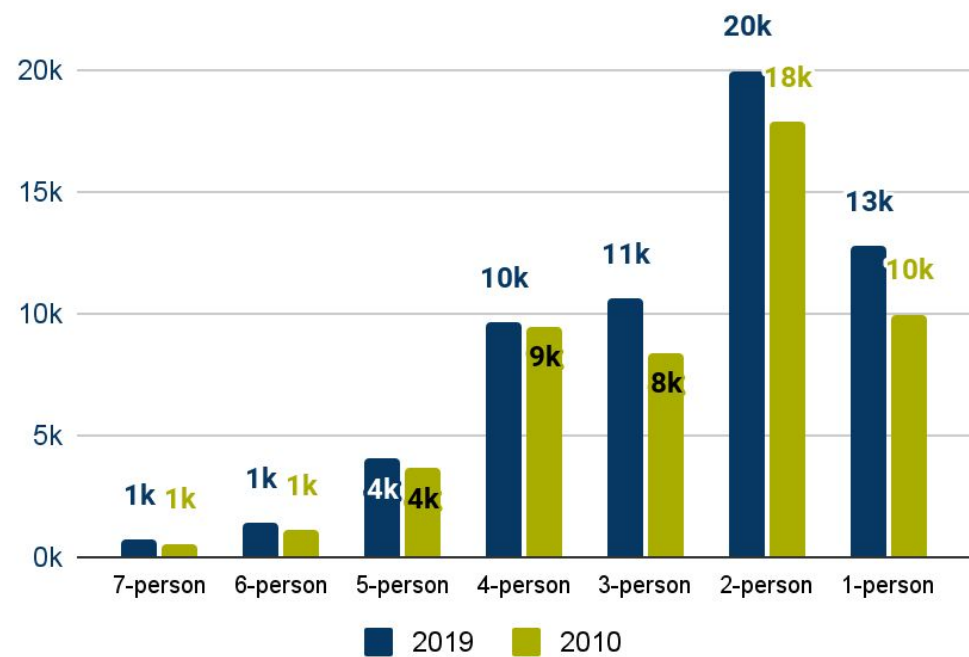


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

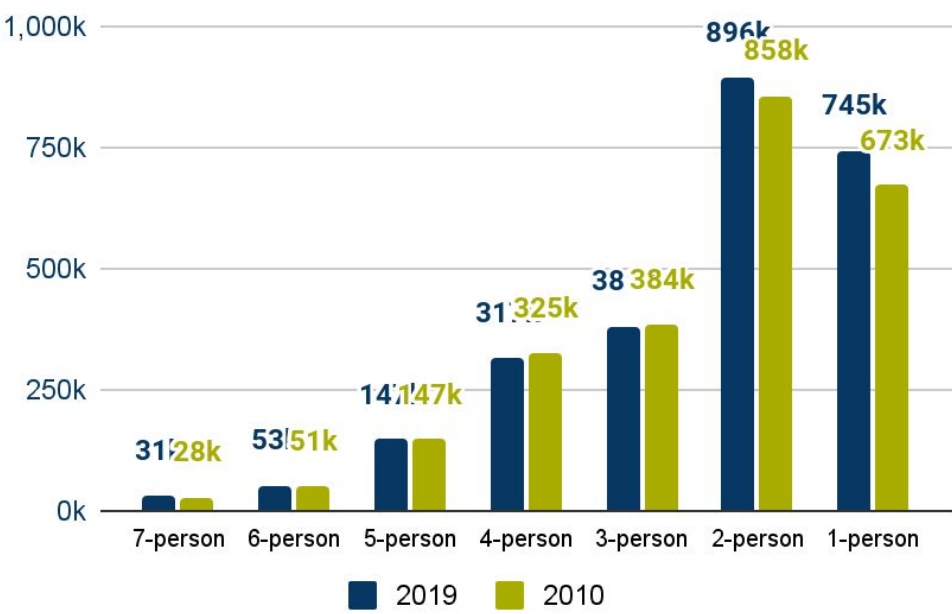
HOUSEHOLD SIZE | The average household size is 2.73, compared to 2.52 statewide. The Hendricks County average household has grown by 0.04 persons since 2010.

Household Size
Hendricks County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

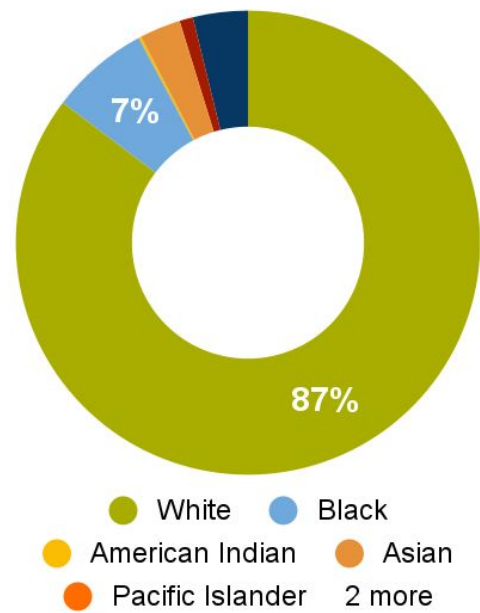


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Hendricks County is 87% white, 7% Black, 4% Hispanic/Latino, 3% Asian, and 1% other.

Racial Distribution

Hendricks County | 2019



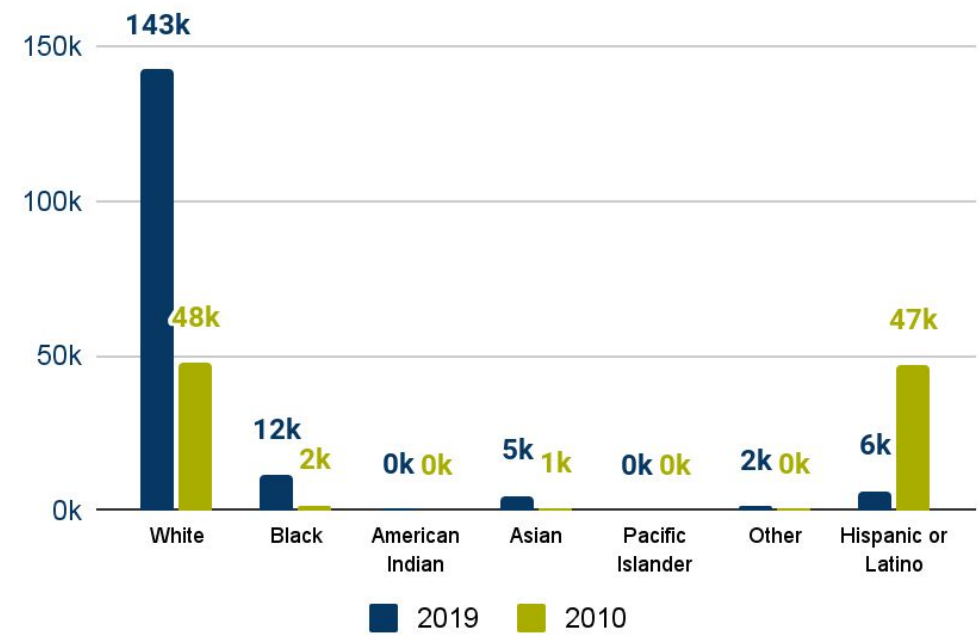
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Hendricks County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

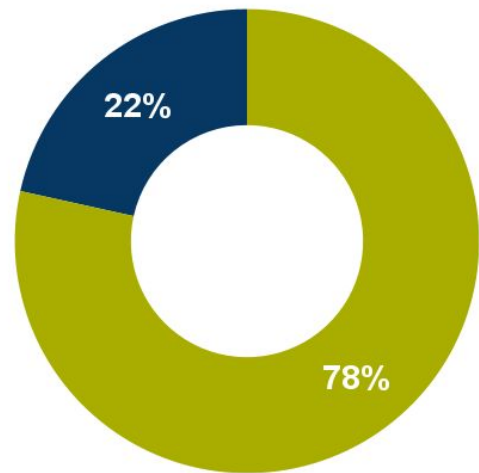
WORKING DRAFT

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

HOUSING TENURE | In 2019, 22% of households (12,709 households) in Hendricks County were renters, while 78% are (46,306 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

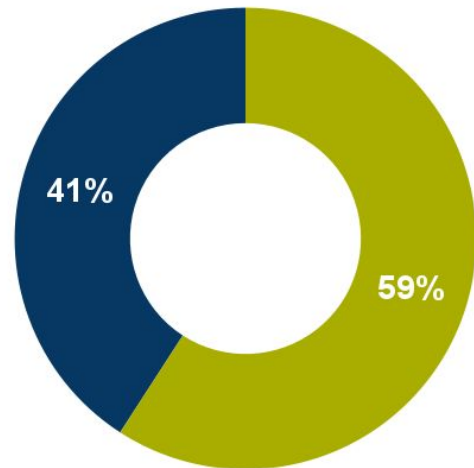
Hendricks County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

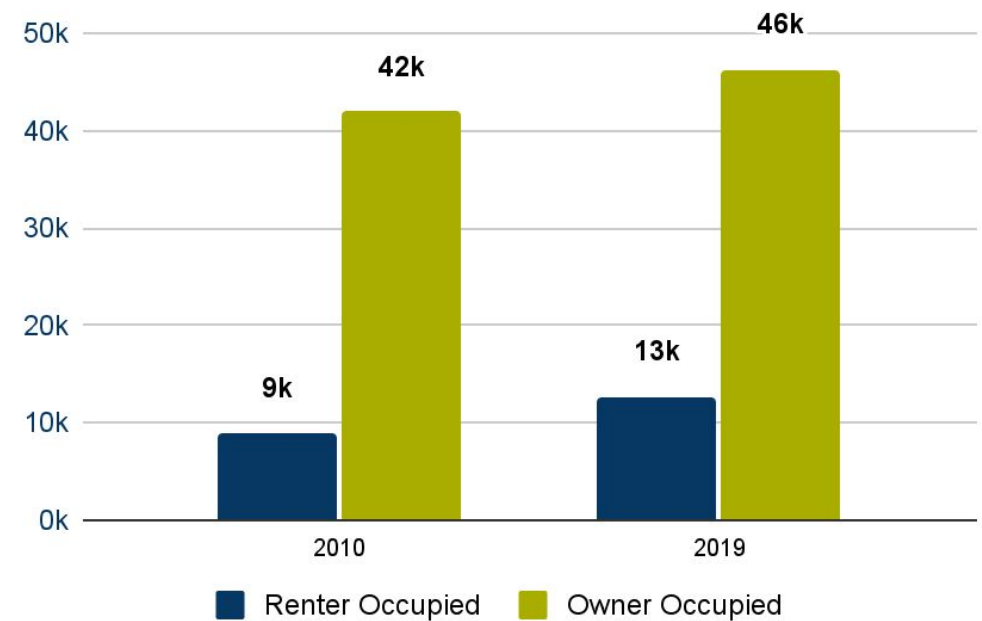
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Hendricks County | 2010-2019



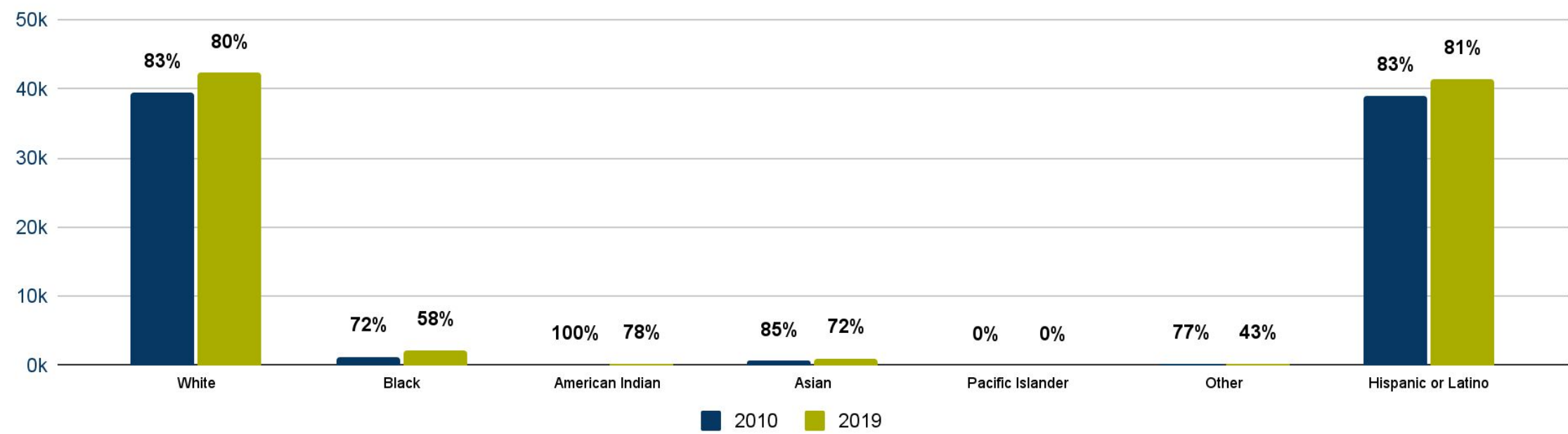
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 78%, among non-Hispanic White households' homeownership is 80%, 58% for Black households, and 81% for Hispanic or Latino households.

Homeownership by Race
Hendricks County | 2010, 2019

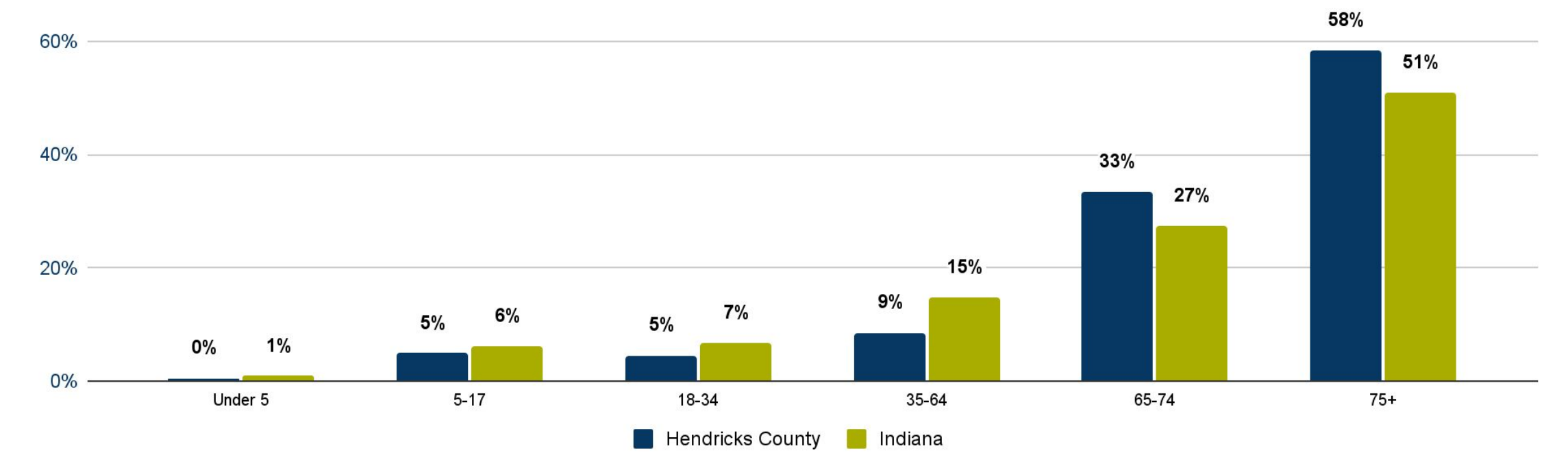


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 11% of people in Hendricks County live with a disability. For people above 65, the share increases to 43%.

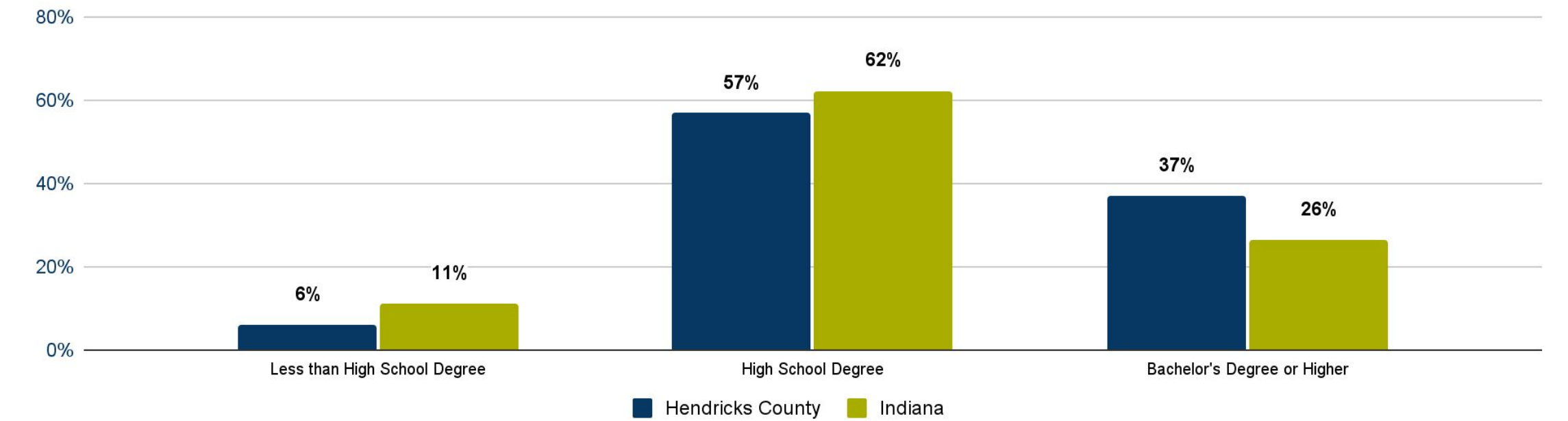
Share of the Population with a Disability by Age
Hendricks County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Hendricks County, 57% of the population has at least a high school degree and 37% of the population has at least a Bachelor's degree.

Educational Attainment
Hendricks County, Indiana | 2019



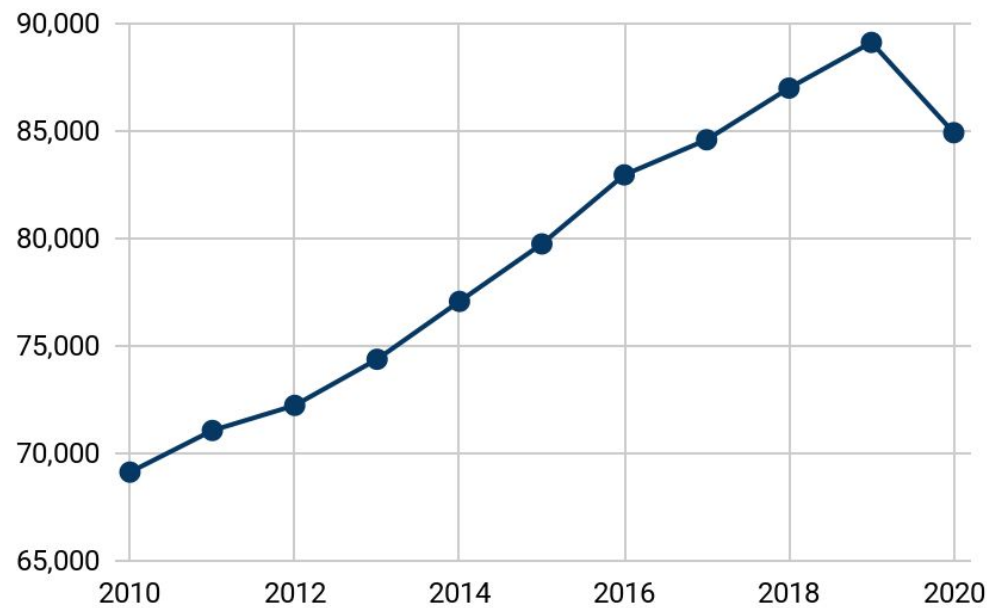
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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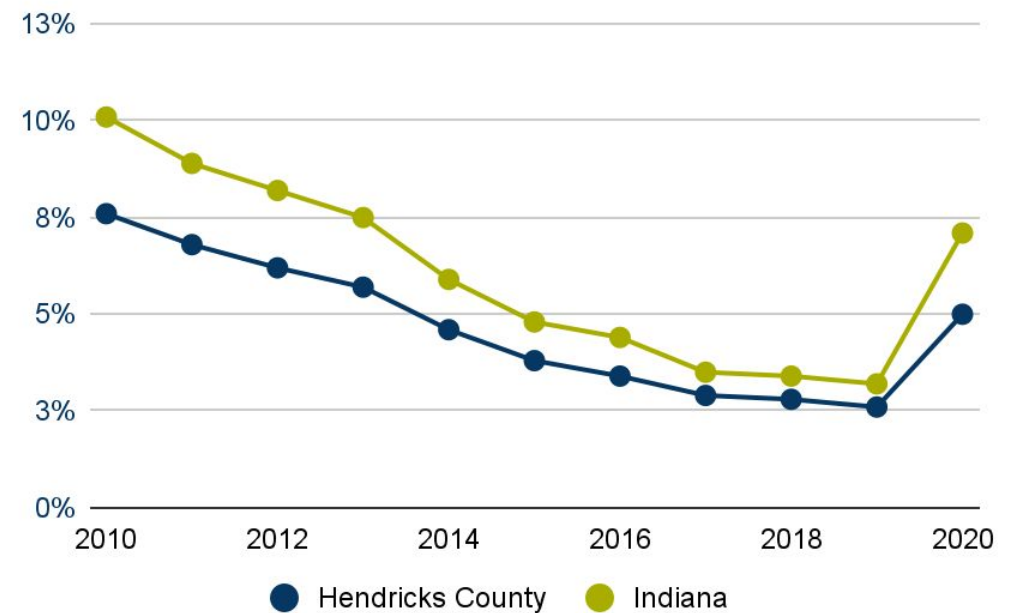
EMPLOYMENT BASE | There are currently 85,000 employed persons in Hendricks County, up by 23% since 2010. The unemployment rate in 2020 was 5.00%, up 2.4 points from 2019.

Total Employment
Hendricks County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Hendricks County, Indiana | 2010-2019

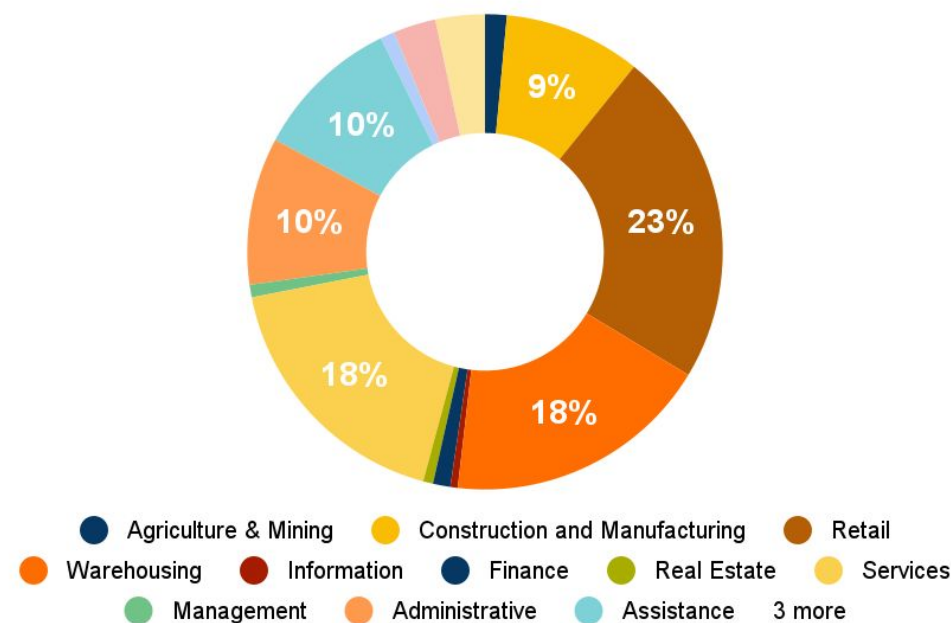


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Transportation and Warehousing accounts for the plurality of jobs in Hendricks County, accounting for 18% of all jobs, followed by Retail Trade (18% of all jobs).

Total Jobs by All Industries
Hendricks County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$41,409
- 2. Trade, transportation, and utilities | \$42,334
- 3. Professional and business services | \$40,430
- 4. Goods-producing | \$60,353
- 5. Leisure and hospitality | \$19,520

Source: BLS

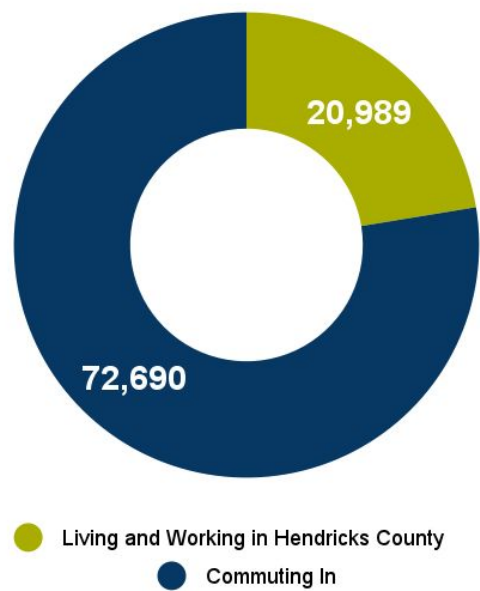
Top 5 Employers

- 1. Mr Electric Of Central Indiana (Plainfield)
- 2. Amazon Fulfillment Ctr (Plainfield)
- 3. Duke Energy Indiana Llc (Plainfield)
- 4. Fukai Toyotetsu (Jamestown)
- 5. Hendrick's Regional Health (Danville)

Source: BLS

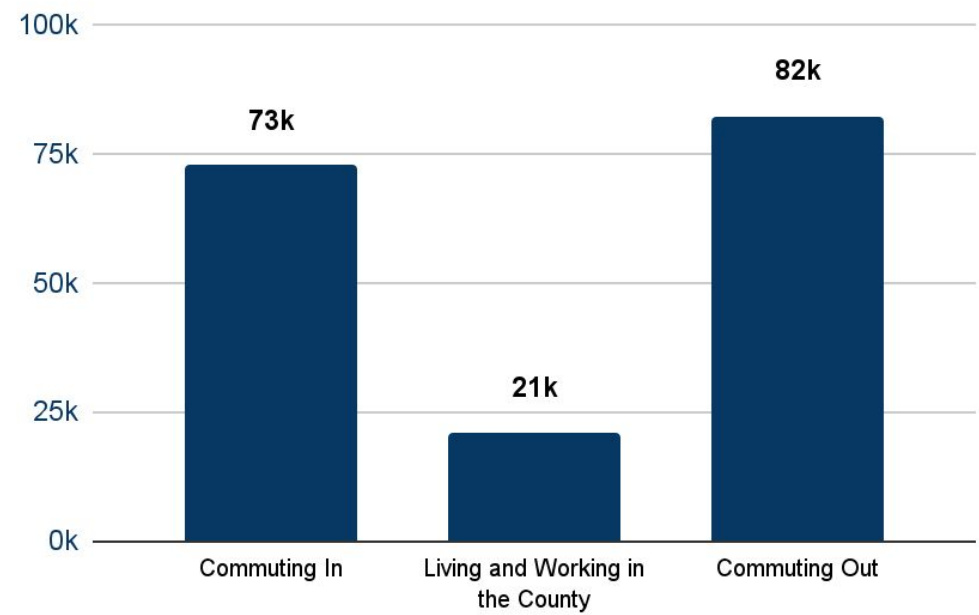
COMMUTER INFLOW / OUTFLOW | 73,000 commuters come into Hendricks County for their jobs, while 82,000 employees travel outside for their jobs.

Employment Inflow
Hendricks County | 2018



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

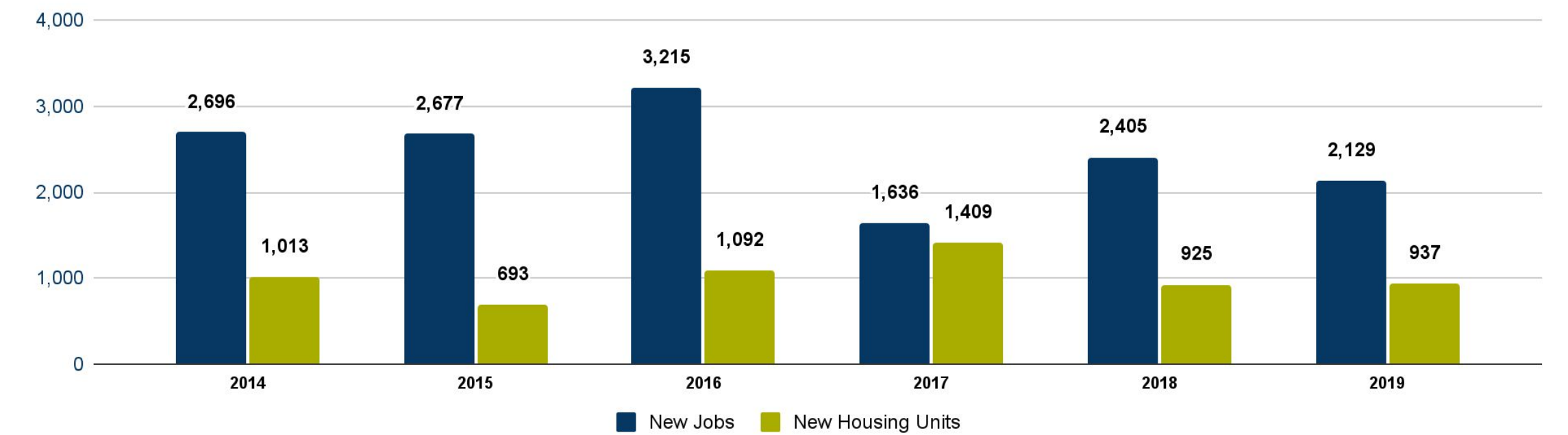
Commuting Patterns
Hendricks County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 14758 between 2014-2019 and 6069, or 41 units for every 100 jobs created.

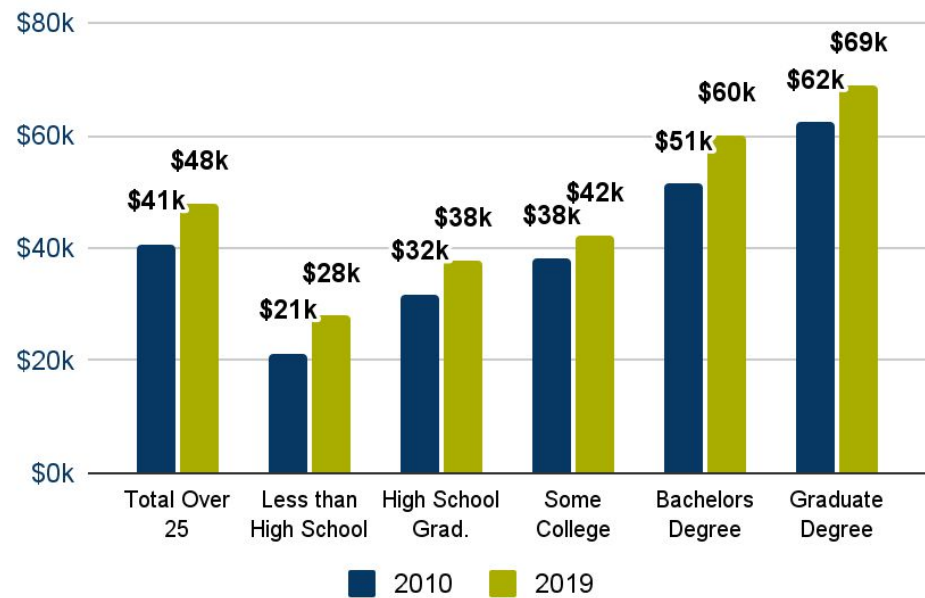
Job Growth and Housing Production
Hendricks County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

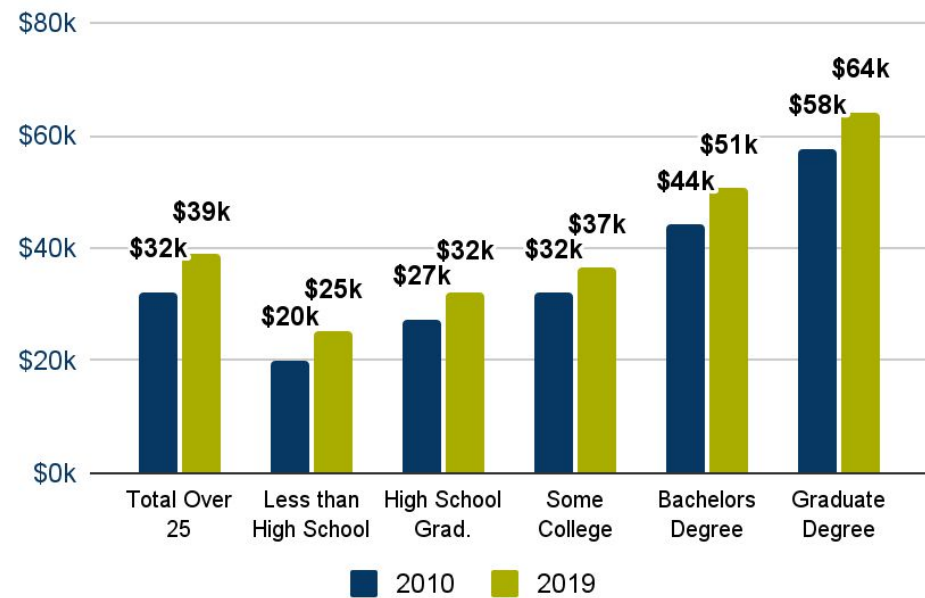
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 18% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Hendricks 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

WORKING DRAFT

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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 25.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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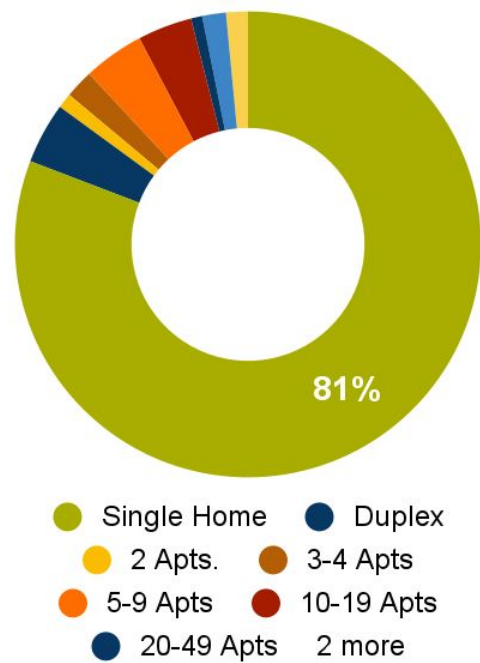
HOUSING TRENDS

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HOUSING TYPOLOGY | 81% of homes in Hendricks County are single-family, while 18% are multifamily. The share of multifamily housing has increased by 2122 homes since 2010.

Housing Typology

Hendricks County | 2019



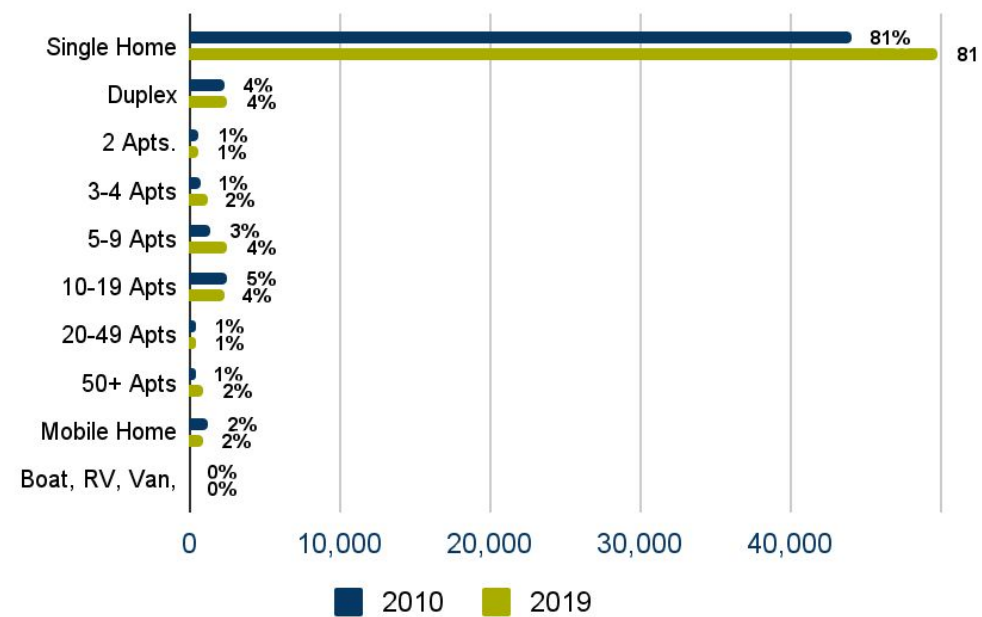
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Hendricks County | 2010, 2019

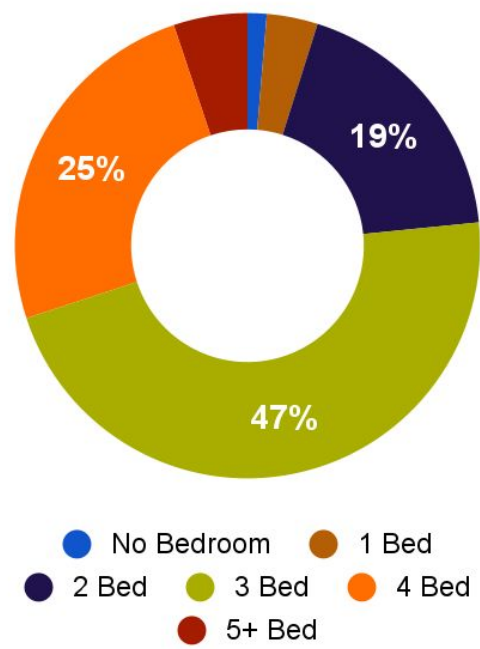


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Hendricks County are 2.73, with 77% of units 3 bedroom or more.

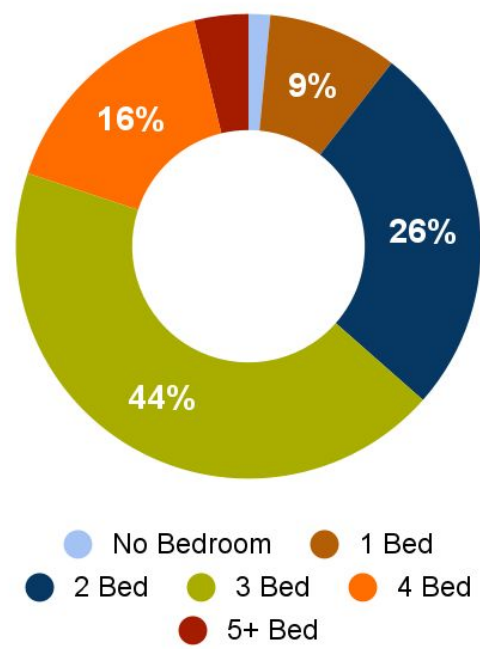
Housing Stock by Bedrooms

Hendricks County | 2019



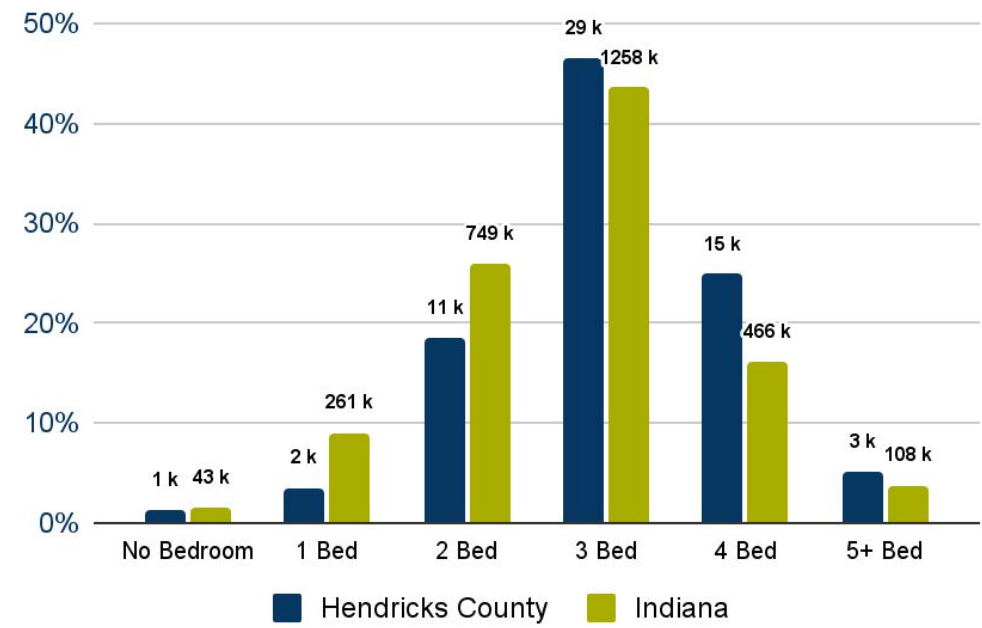
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

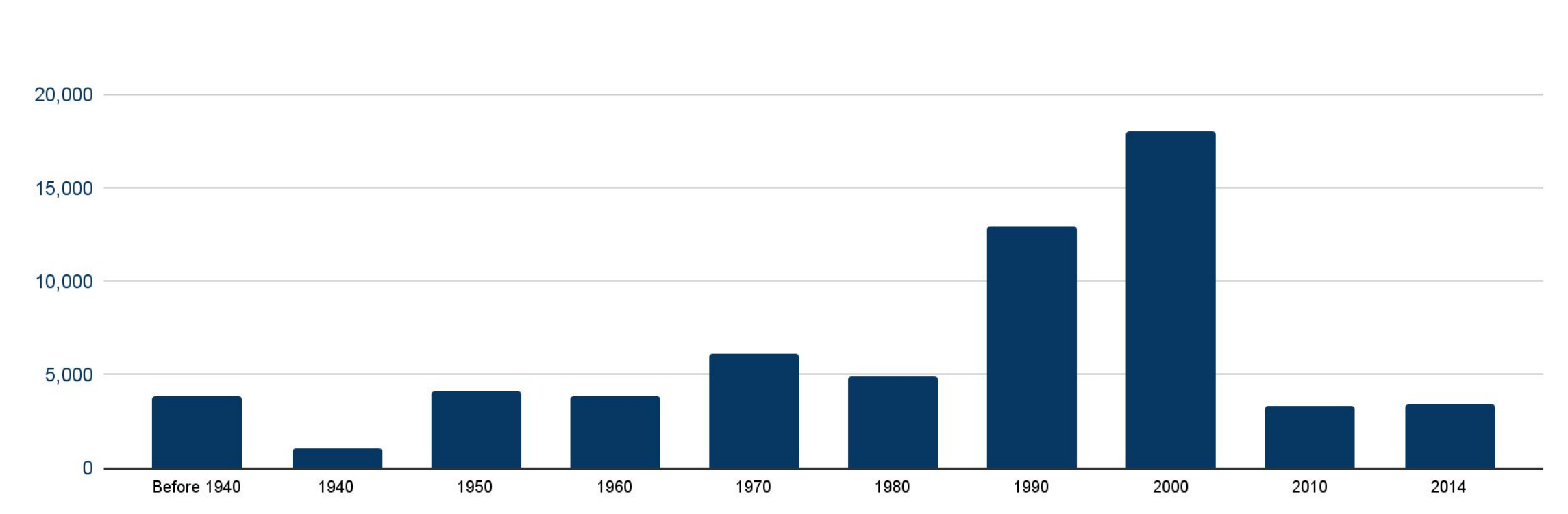
Hendricks County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 60% of homes were built before 1990, with most homes built in 2014.

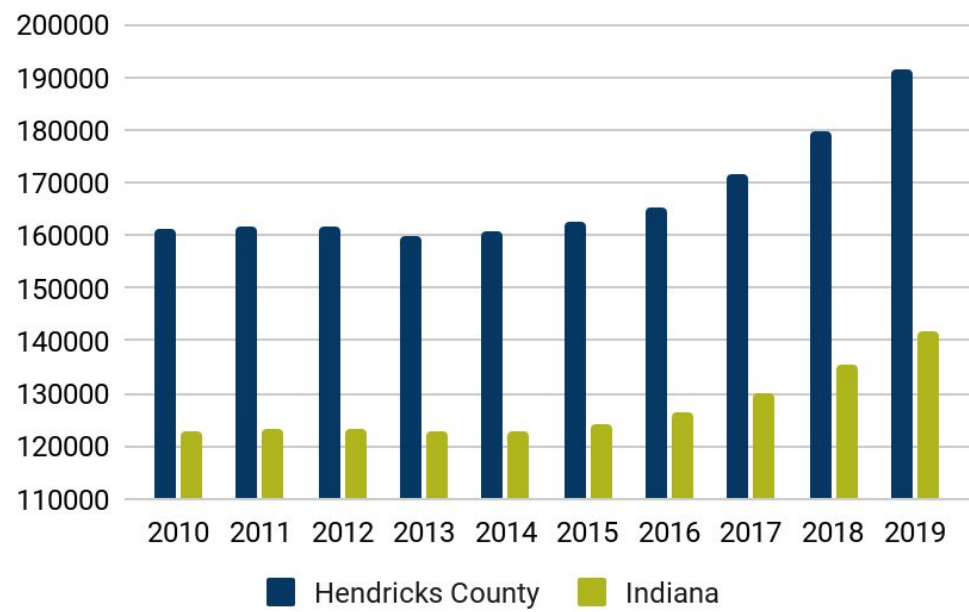
Homes by Year Built
Hendricks County | 2019



Source: ACS 2010-2019 5-year estimates

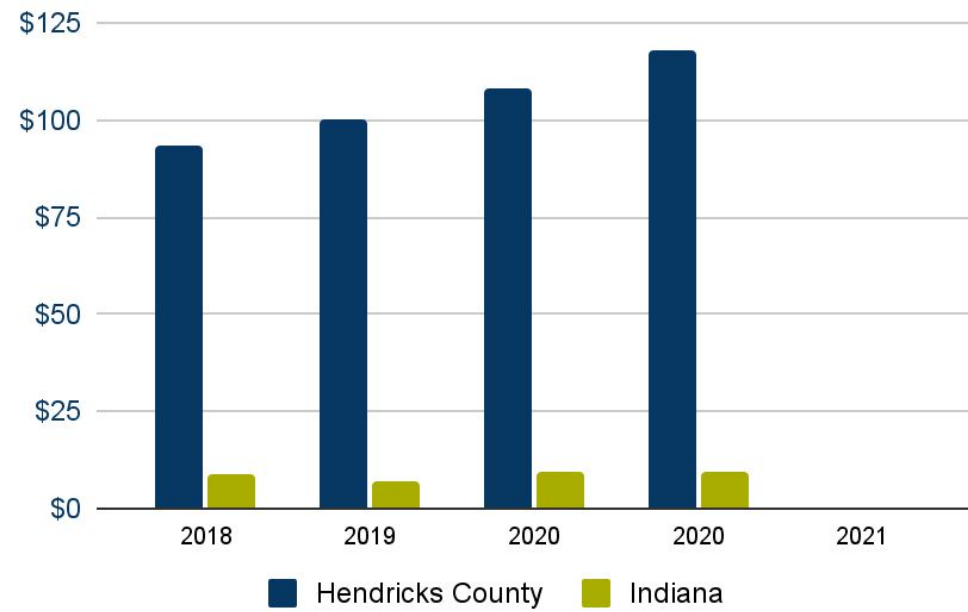
MEDIAN LISTING PRICE | Homes in Hendricks County have a median listing price of \$191,700, compared to \$141,700 statewide. Home prices have increased by 19% since 2010.

Median Listing Price
Hendricks County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

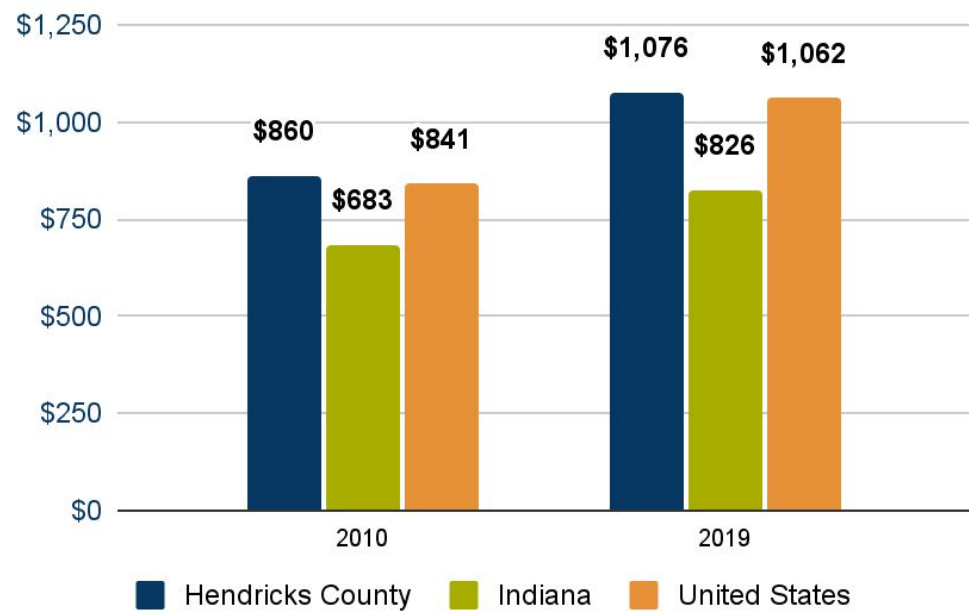
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 25% since 2010, with average rents at \$1,076.

Median Rent

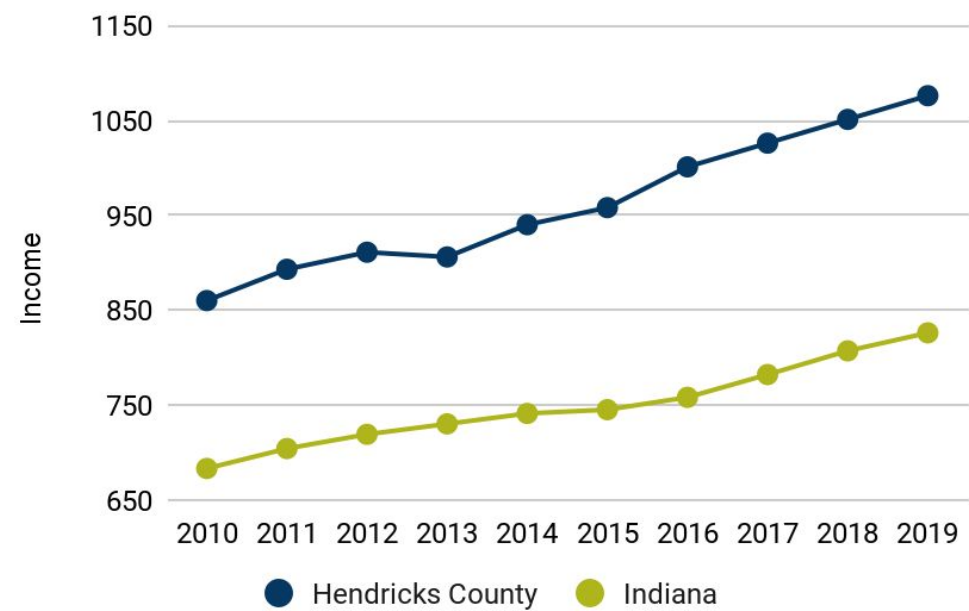
Hendricks County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Hendricks County, Indiana | 2010 - 2019



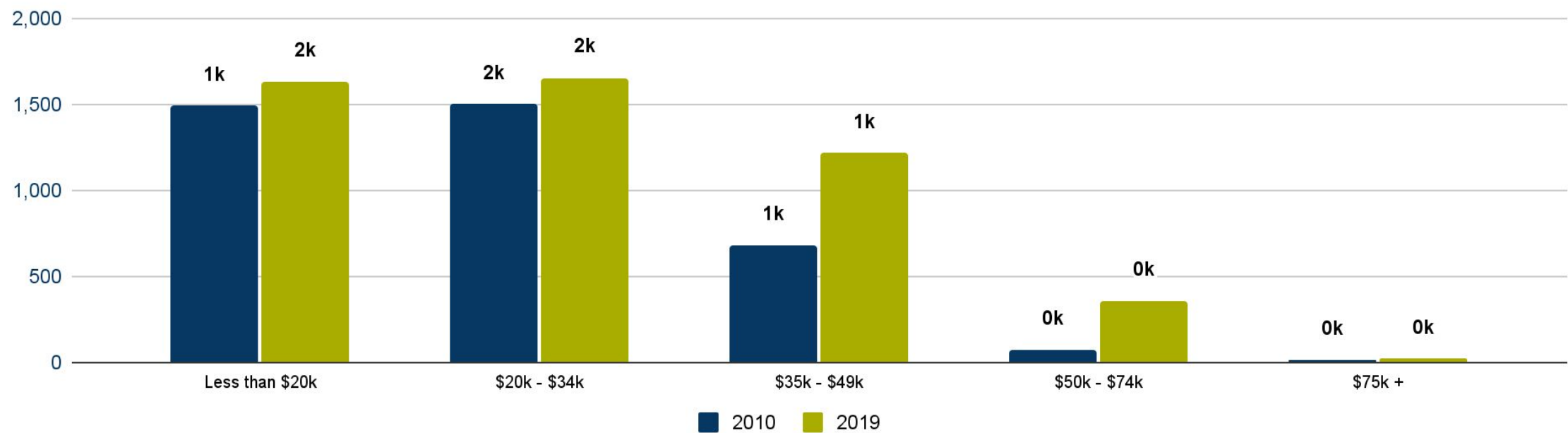
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 41% of households are housing cost burdened in Hendricks County, down -9% since 2010. 67% of households earning below \$50,000 are housing cost burdened.

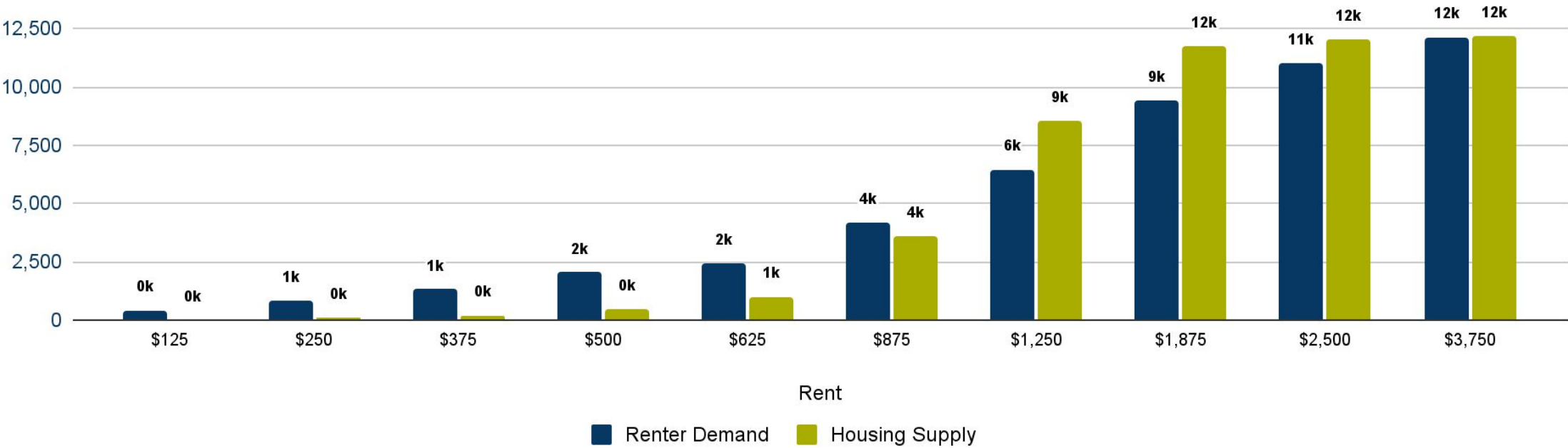
Renter Housing Cost Burden
Hendricks County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 4000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Hendricks County, Indiana | 2010-2019

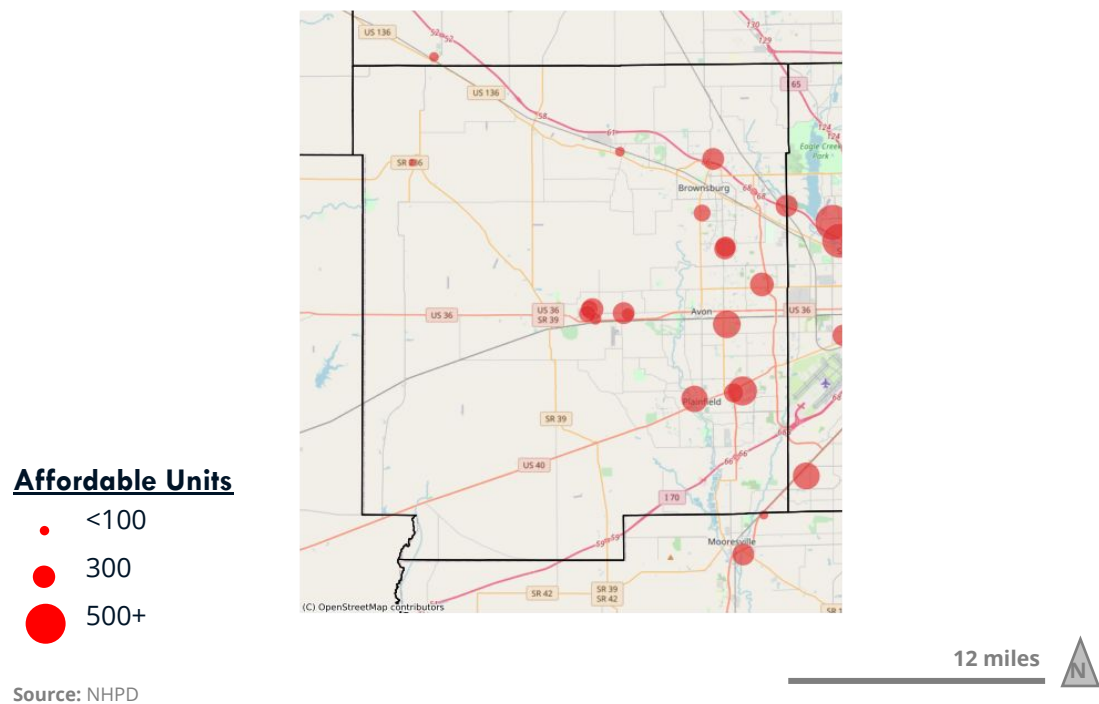


Source: ACS 2010-2019 5-year estimates

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

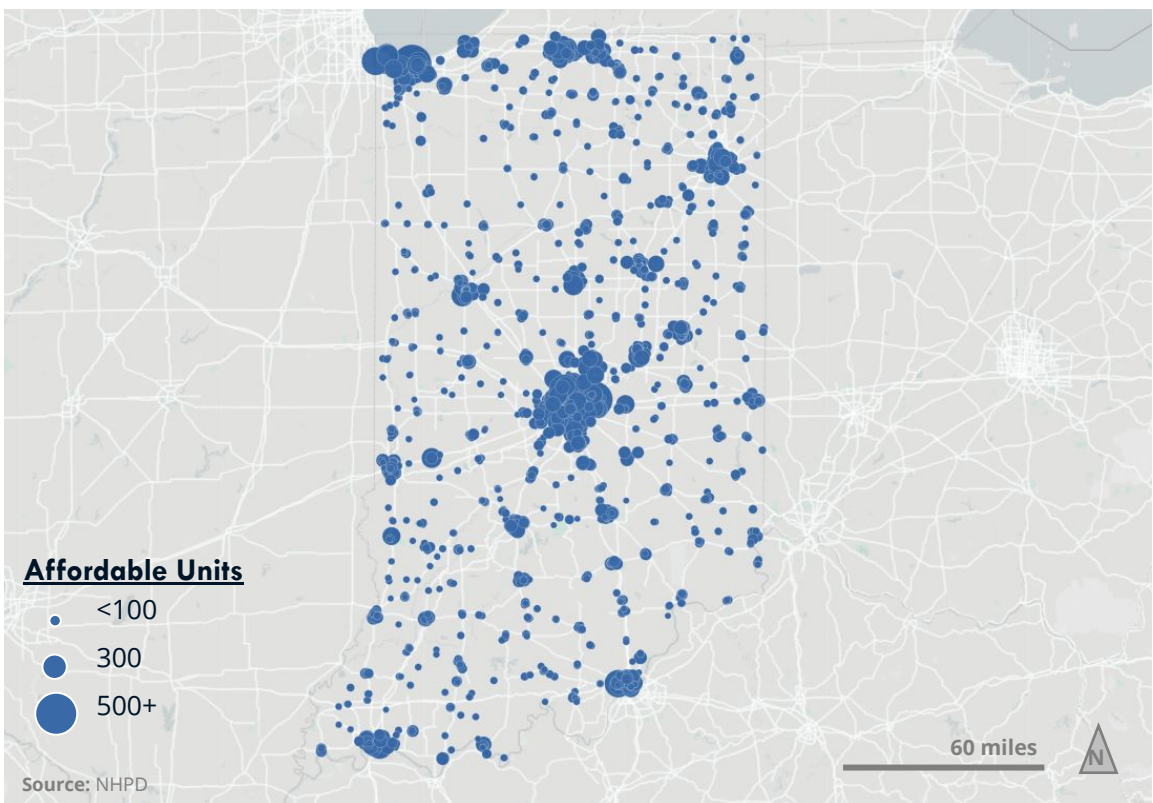
Affordable Housing Inventory

Hendricks County | 2020



Affordable Housing Inventory

State of Indiana | 2020

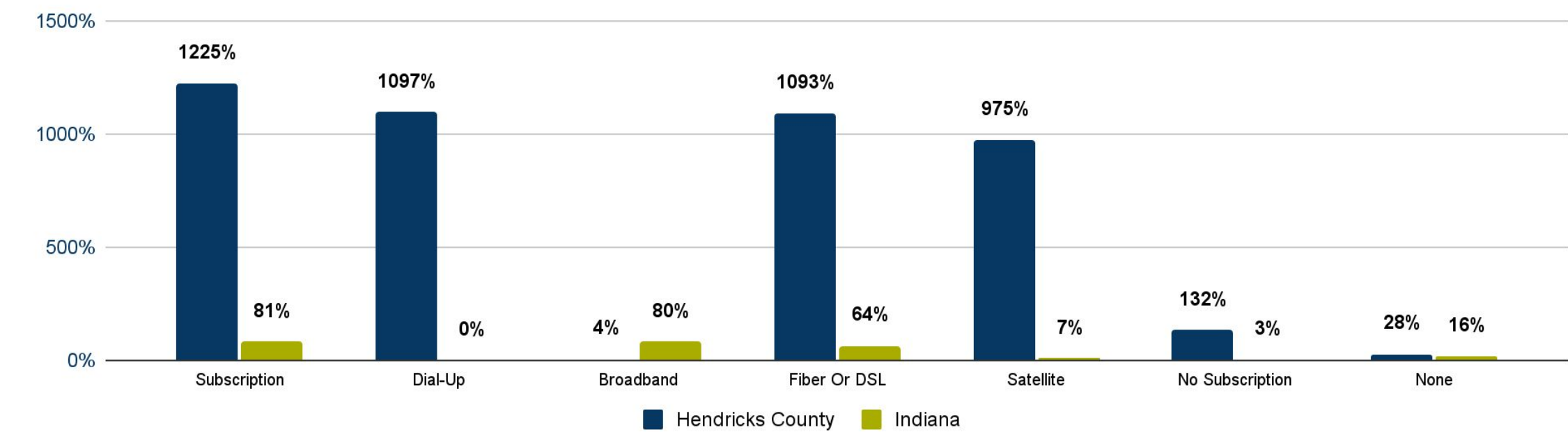


WORKING DRAFT

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HOUSING AMENITIES | 4% of housing units have access to broadband.

Broadband Access
Hendricks County | 2017-2020



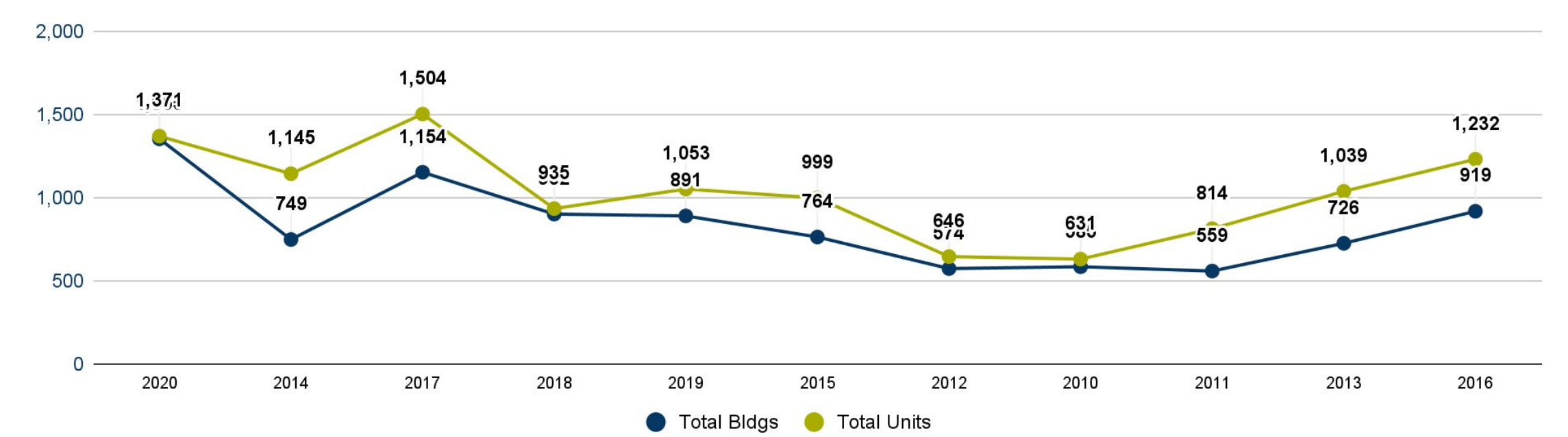
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 919 new housing starts in 2016 in Hendricks County, with 9,178 total building permits authorized since 2020.

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



Source: St. Louis Fed.

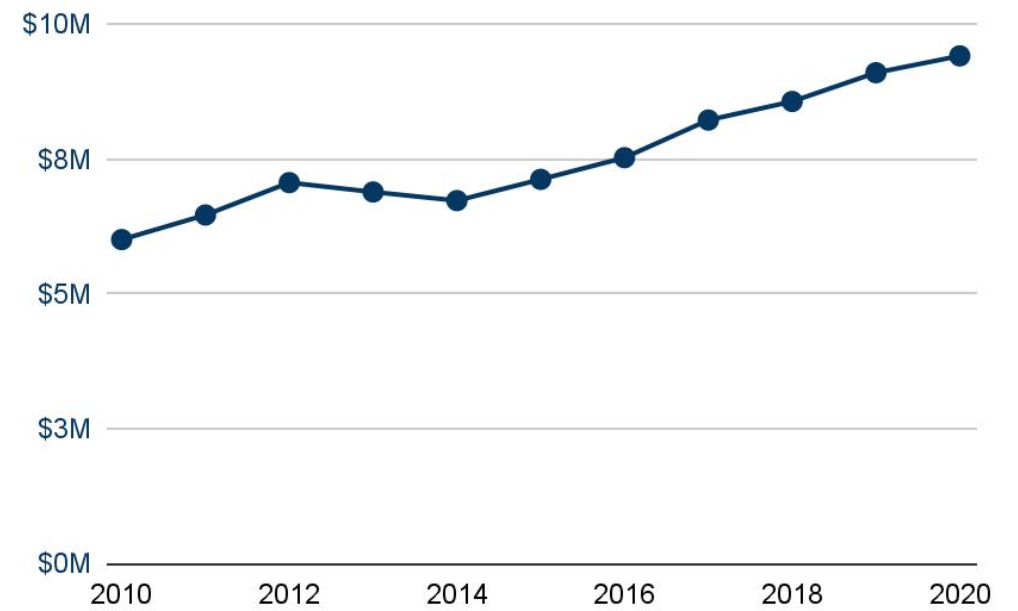
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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