



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR LAKE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

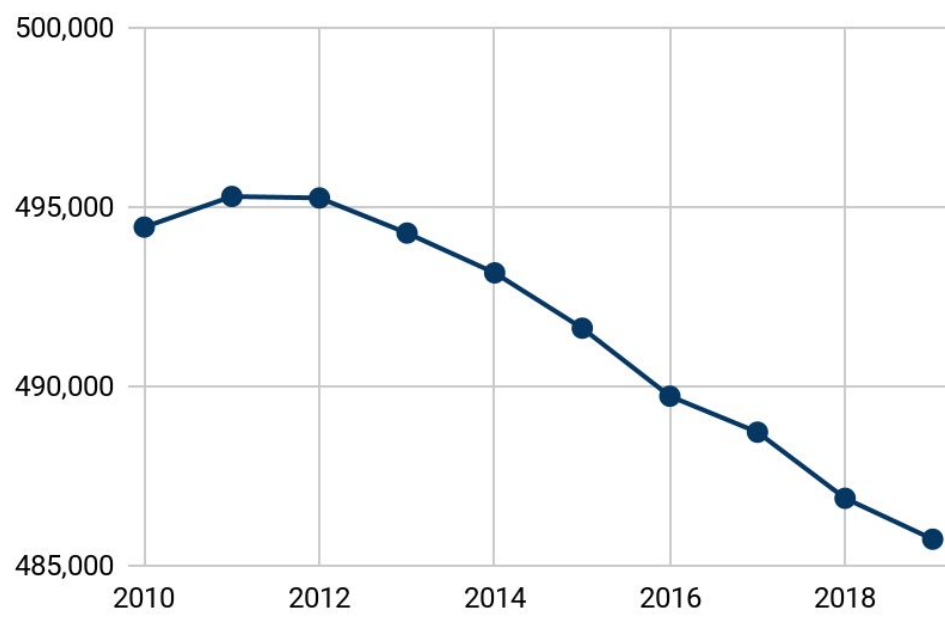
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

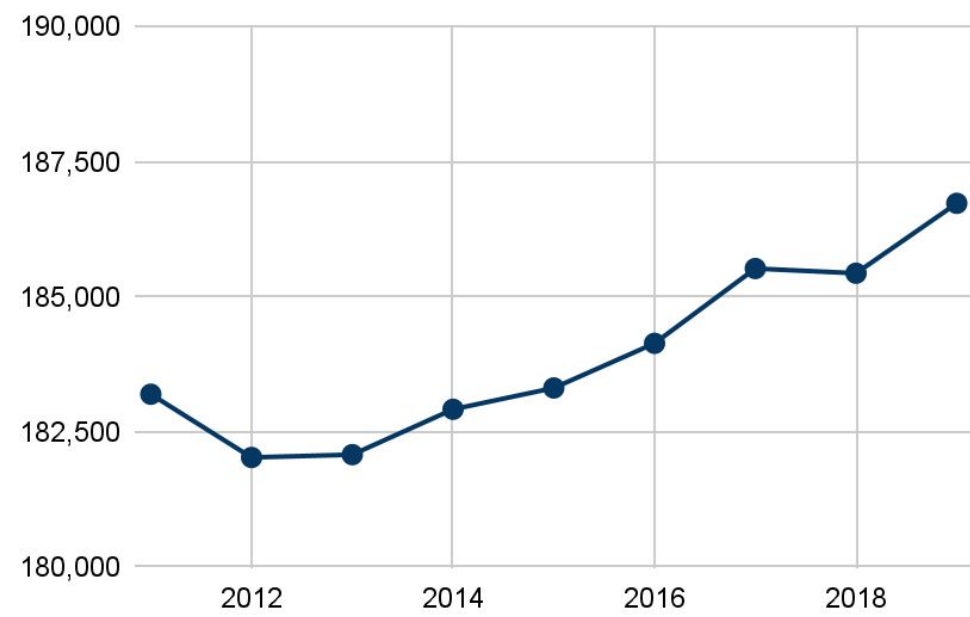
POPULATION | Lake County's population has decreased by 1.76% (9,000 people) between 2010-2019. In the same time period, the total number of households increased by 2% (4,000 households).

Resident Population
Lake County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Lake County | 2010-2019



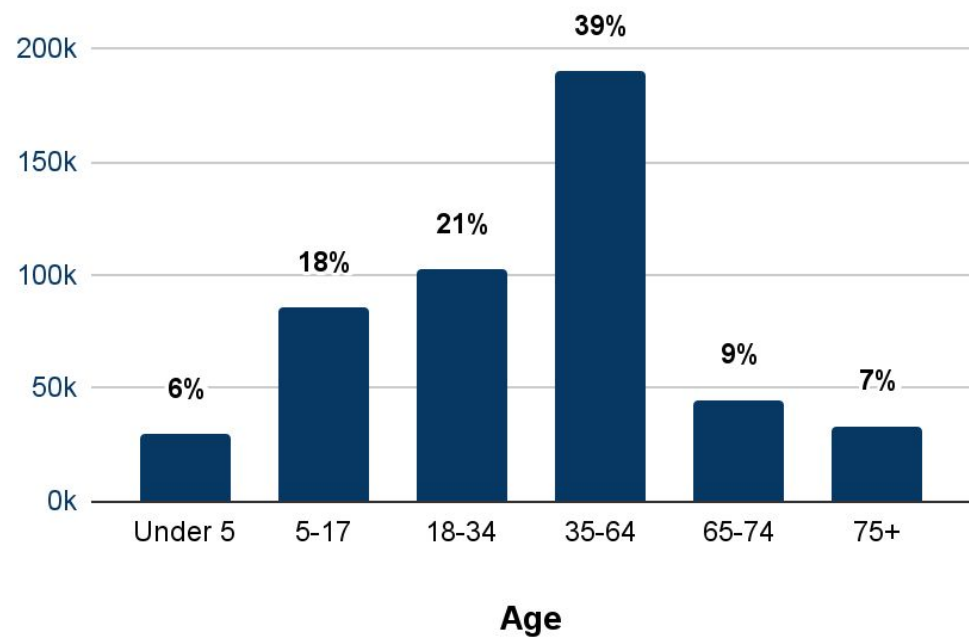
Source: FRED, U.S. Census Bureau

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

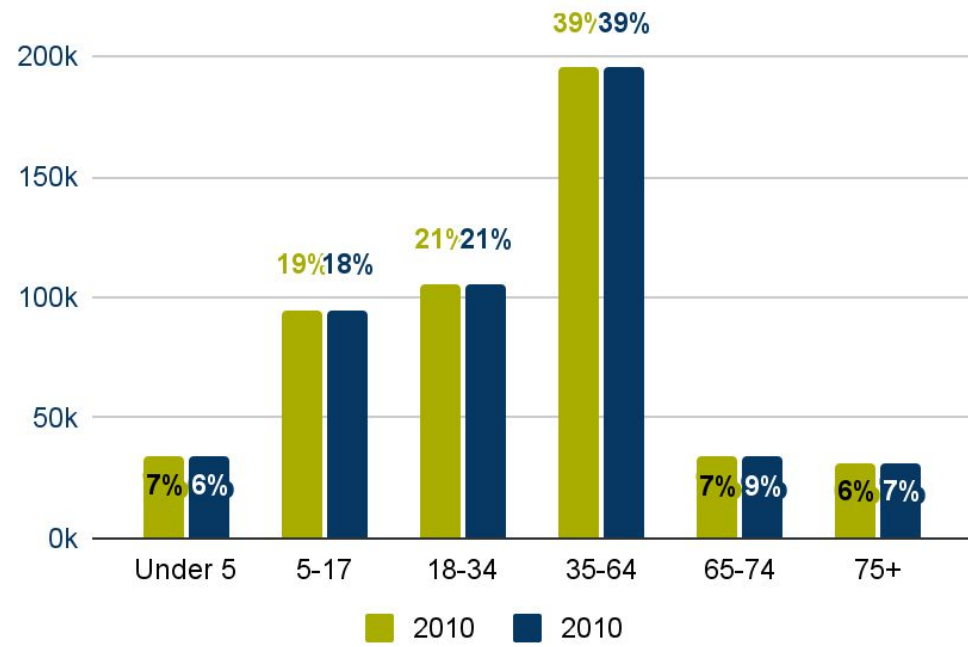
AGE | 16% of people in Lake County are above the age of 65, while 24% are below 18.

Population by Age
Lake County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Lake County | 2010, 2019

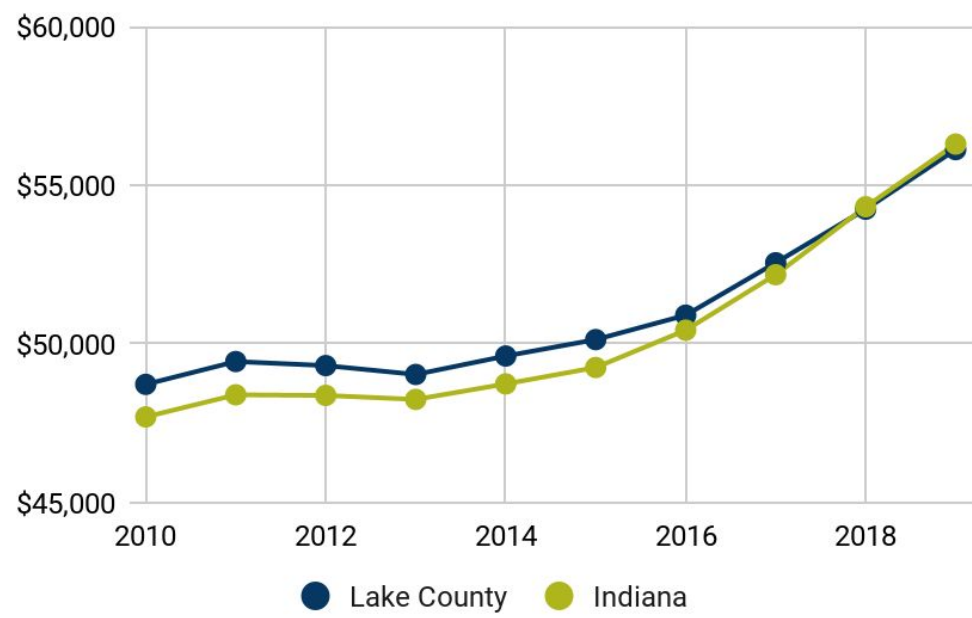


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Lake County had a median income of \$56,128 in 2019, up 15% since 2010. 31% of households have incomes below \$35,000, while 24% have incomes above \$100,000.

Median Income

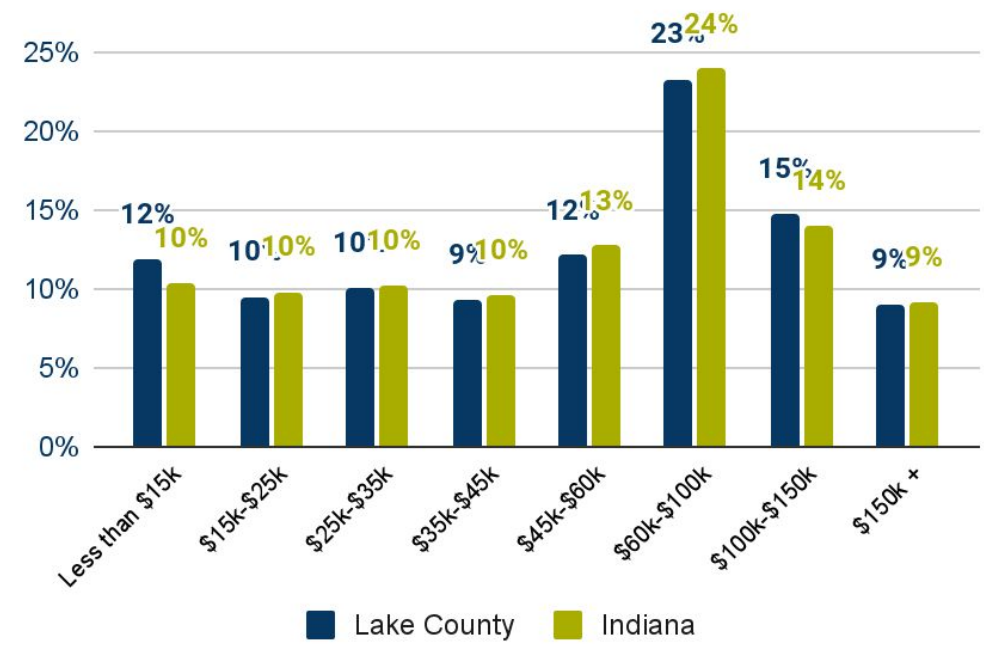
Lake County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Lake County, State of Indiana | 2019



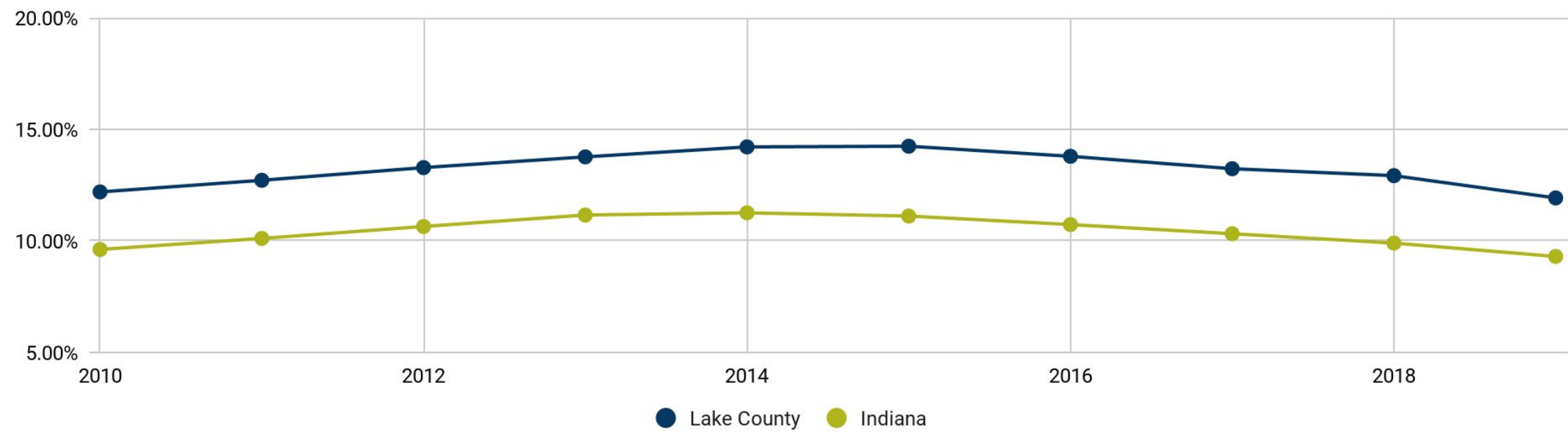
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 11.9% of families live in poverty conditions in Lake County, down 0.3 points from 12.2% in 2010.

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

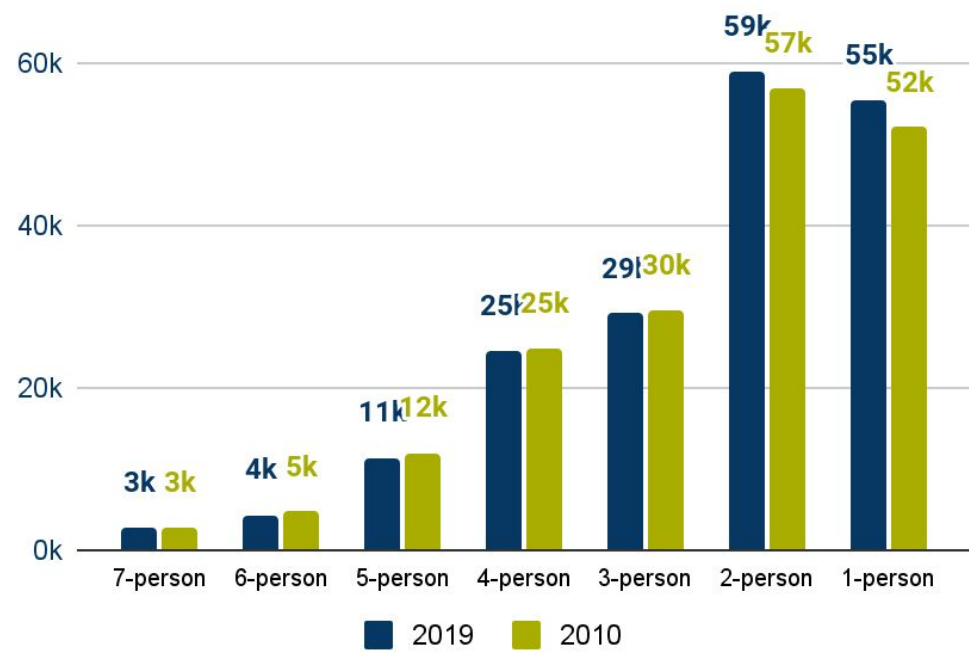


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

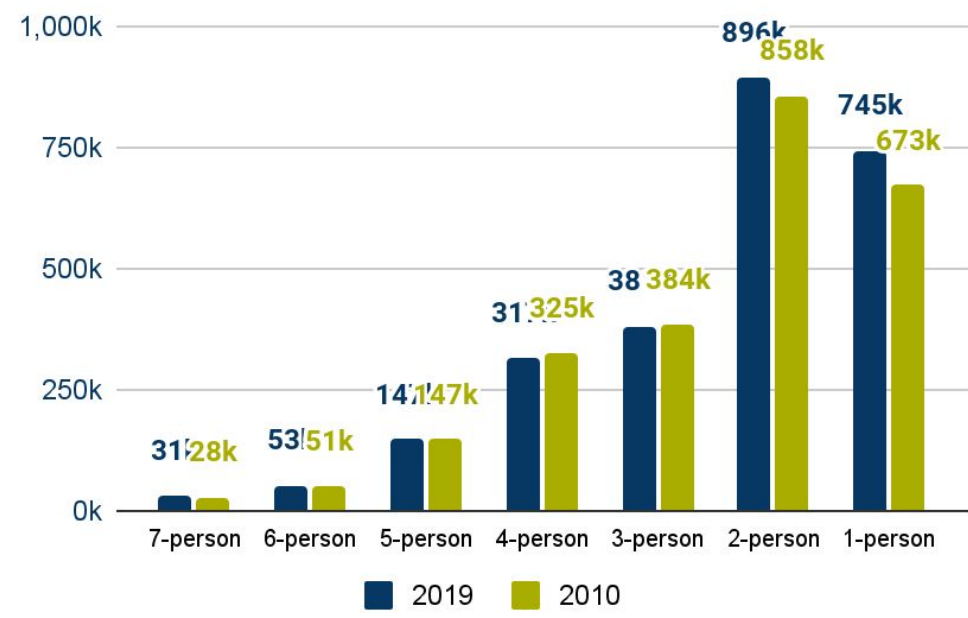
HOUSEHOLD SIZE | The average household size is 2.57, compared to 2.52 statewide. The Lake County average household has shrunk by 0.1 persons since 2010.

Household Size
Lake County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

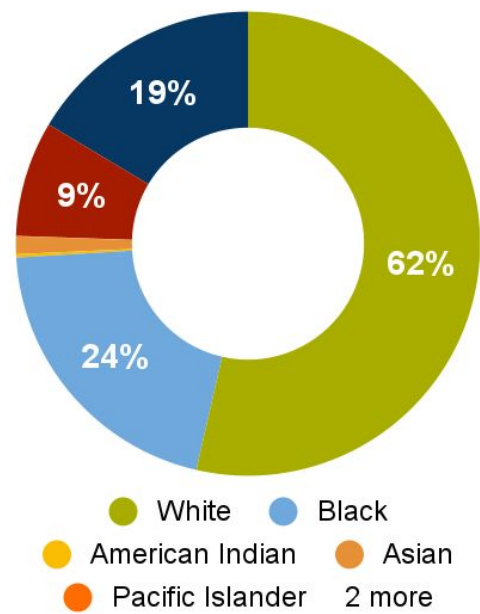


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Lake County is 62% white, 24% Black, 19% Hispanic/Latino, 1% Asian, and 9% other.

Racial Distribution

Lake County | 2019



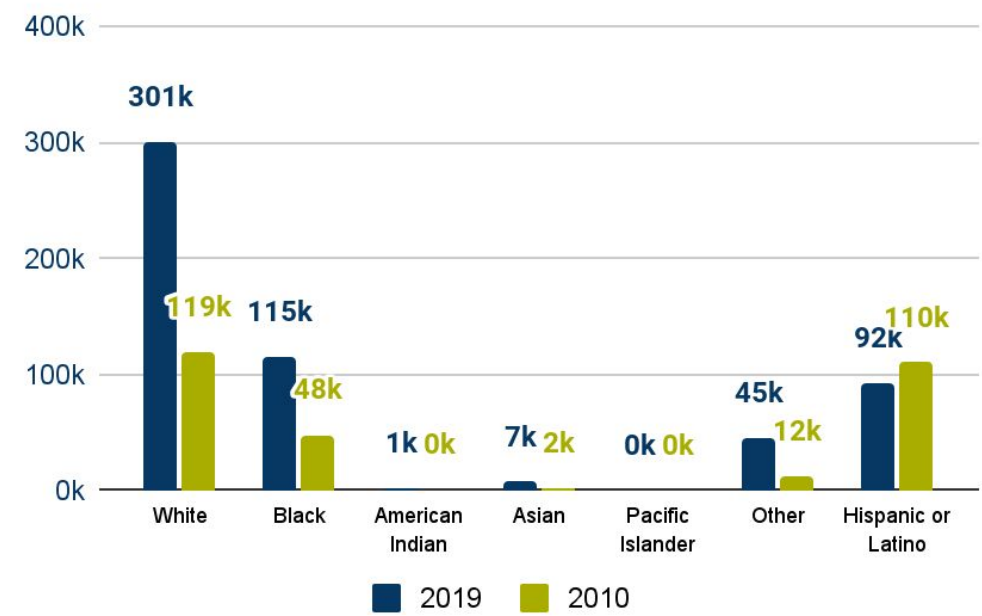
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Lake County | 2010, 2019



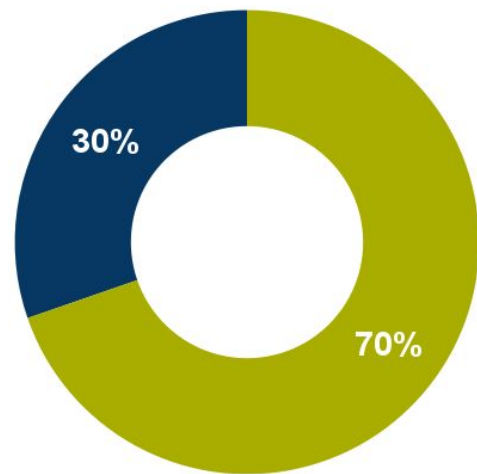
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 30% of households (56,593 households) in Lake County were renters, while 70% are (130,138 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Lake County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

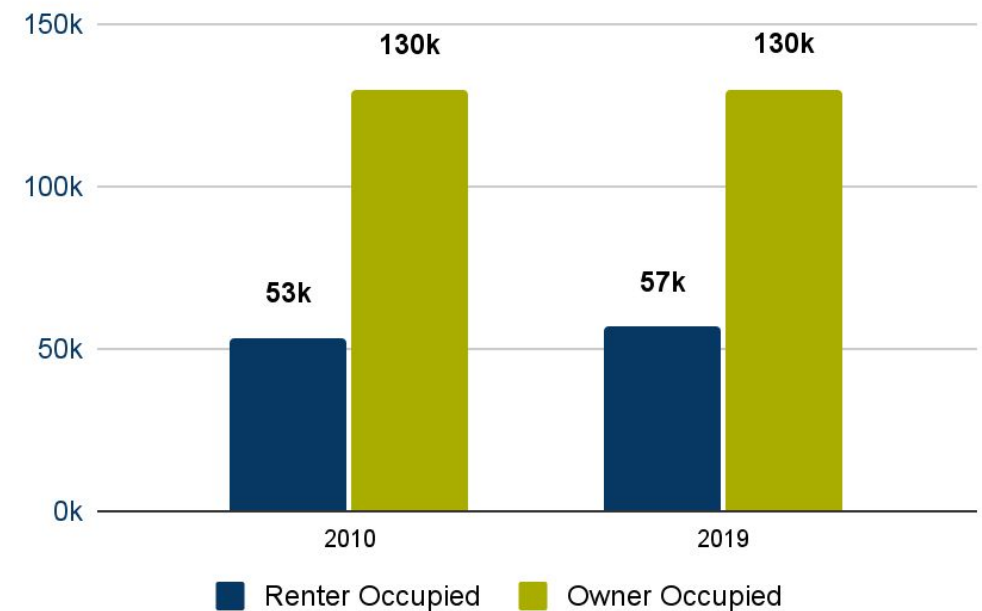
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Lake County | 2010-2019



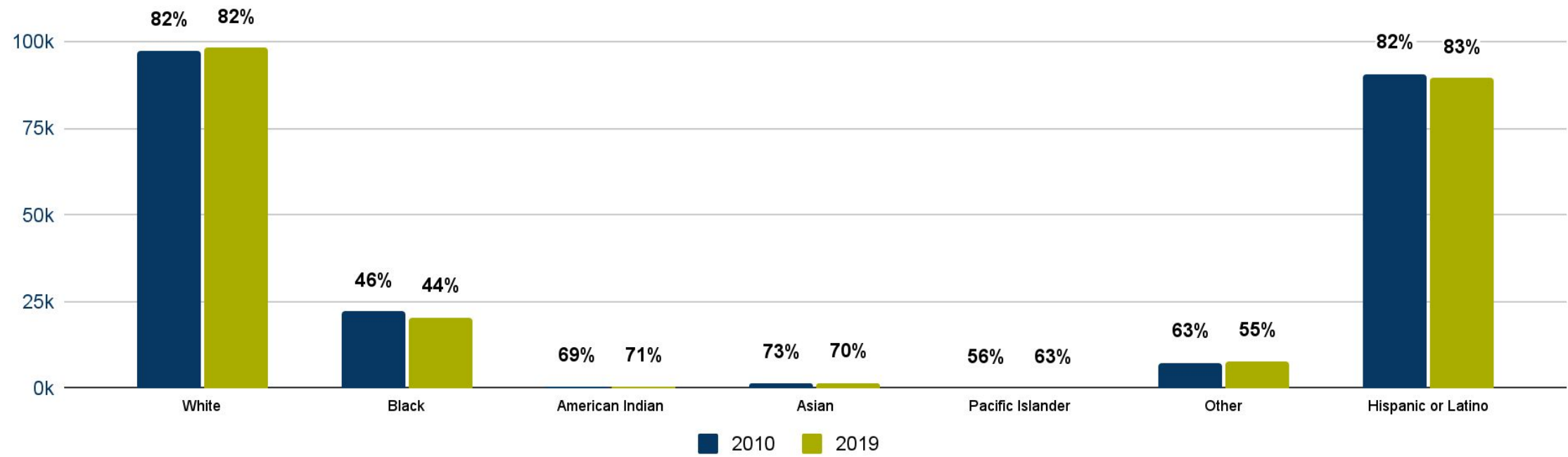
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 70%, among non-Hispanic White households' homeownership is 82%, 44% for Black households, and 83% for Hispanic or Latino households.

Homeownership by Race
Lake County | 2010, 2019

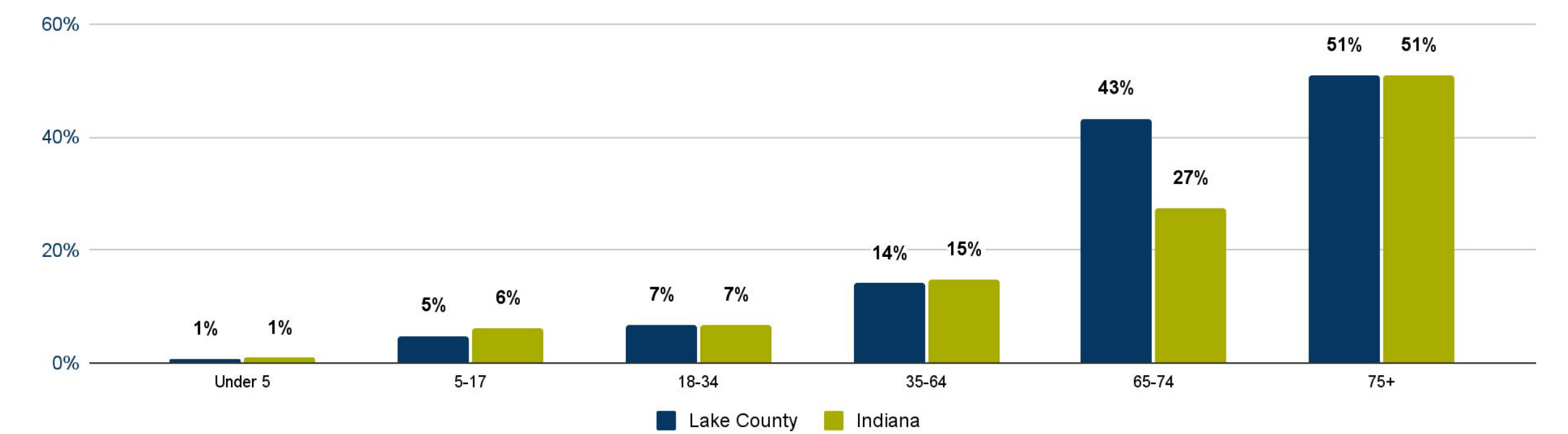


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 15% of people in Lake County live with a disability. For people above 65, the share increases to 47%.

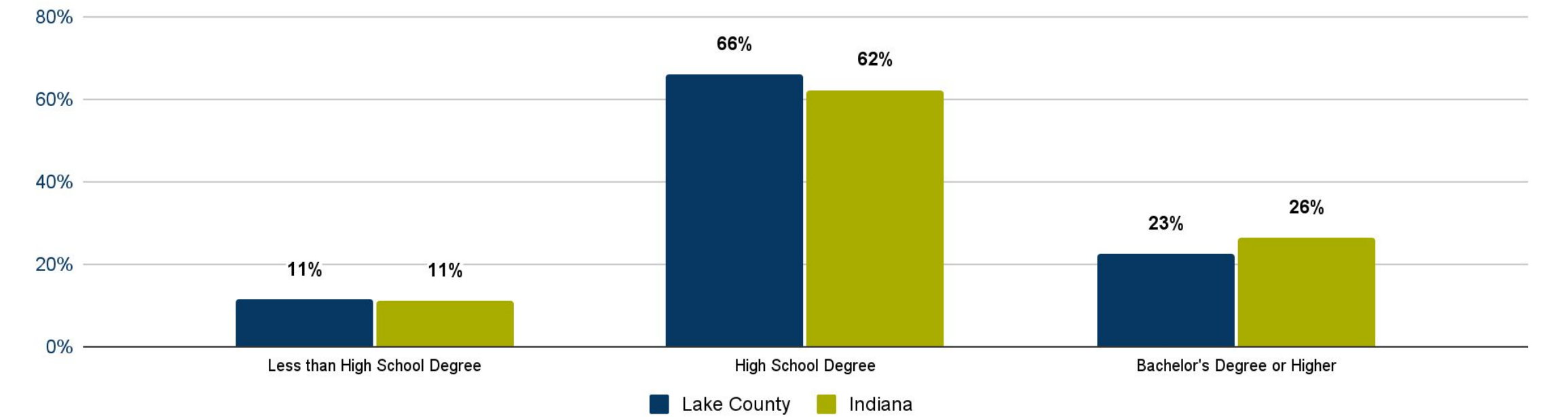
Share of the Population with a Disability by Age
Lake County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Lake County, 66% of the population has at least a high school degree and 23% of the population has at least a Bachelor’s degree.

Educational Attainment
Lake County, Indiana | 2019



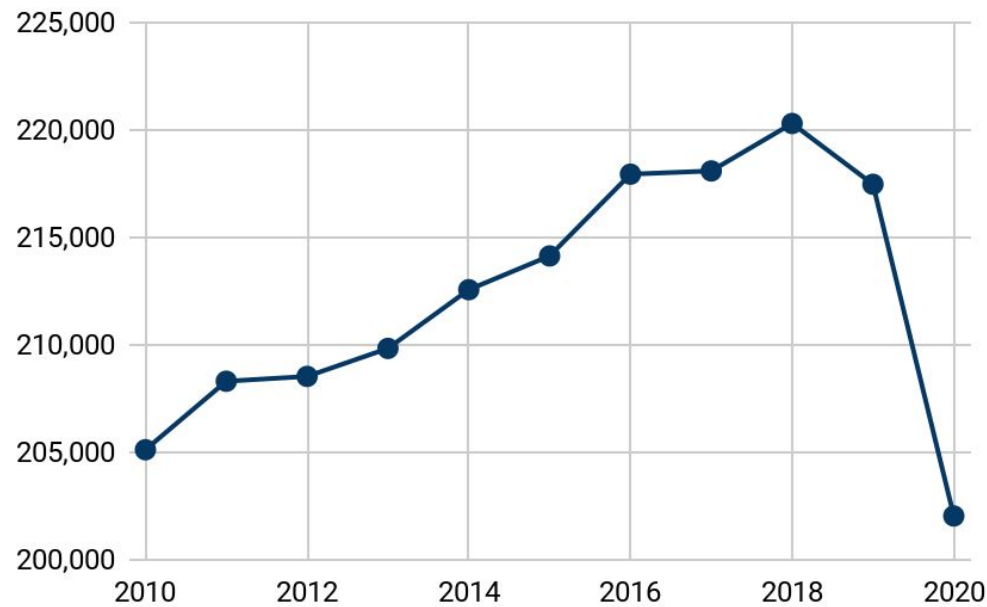
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

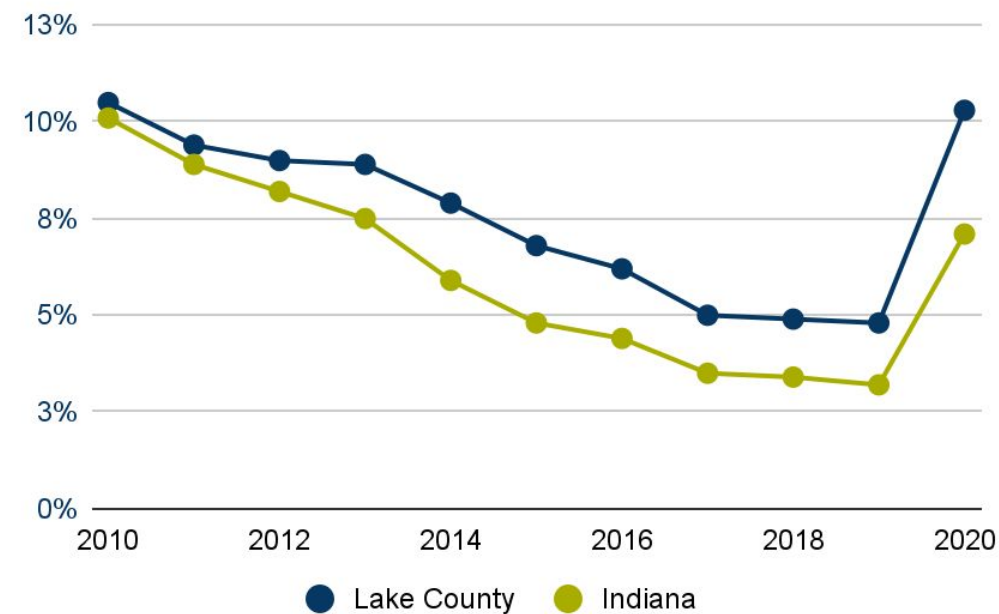
EMPLOYMENT BASE | There are currently 202,000 employed persons in Lake County, down by 2% since 2010. The unemployment rate in 2020 was 10.30%, up 5.5 points from 2019.

Total Employment
Lake County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Lake County, Indiana | 2010-2019

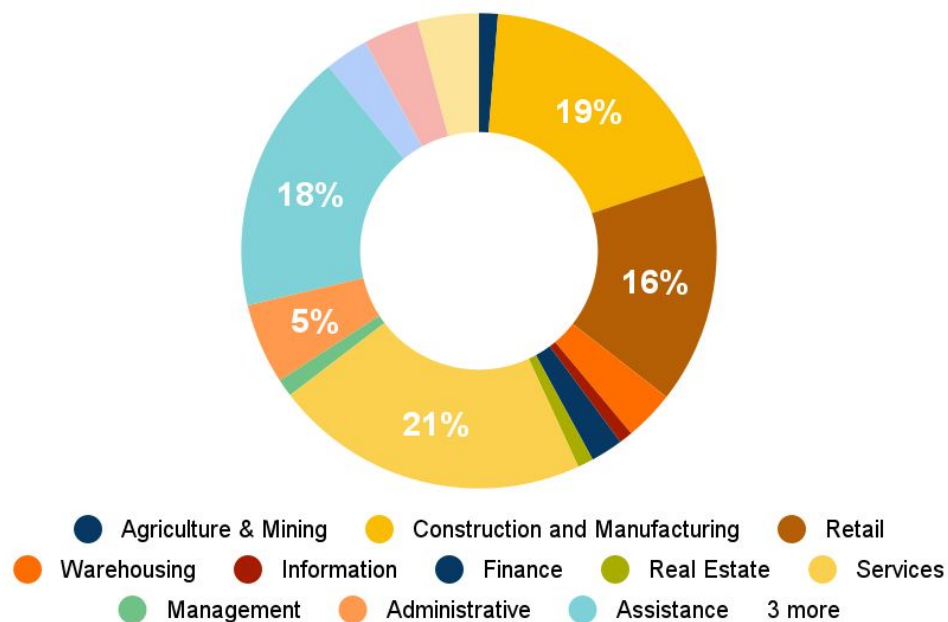


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Lake County, accounting for 18% of all jobs, followed by Manufacturing (12% of all jobs).

Total Jobs by All Industries
Lake County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$44,107**
2. Trade, transportation, and utilities | **\$45,268**
3. Professional and business services | **\$49,380**
4. Education and health services | **\$49,954**
5. Goods-producing | **\$80,632**

Source: BLS

Top 5 Employers

1. Franciscan Health Hammond (Hammond)
2. Franciscan Health Dyer (Dyer)
3. Community Hospital (Munster)
4. Horseshoe Hammond Casino (Hammond)
5. Alverno Clinical Laboratories (Hammond)

Source: BLS

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

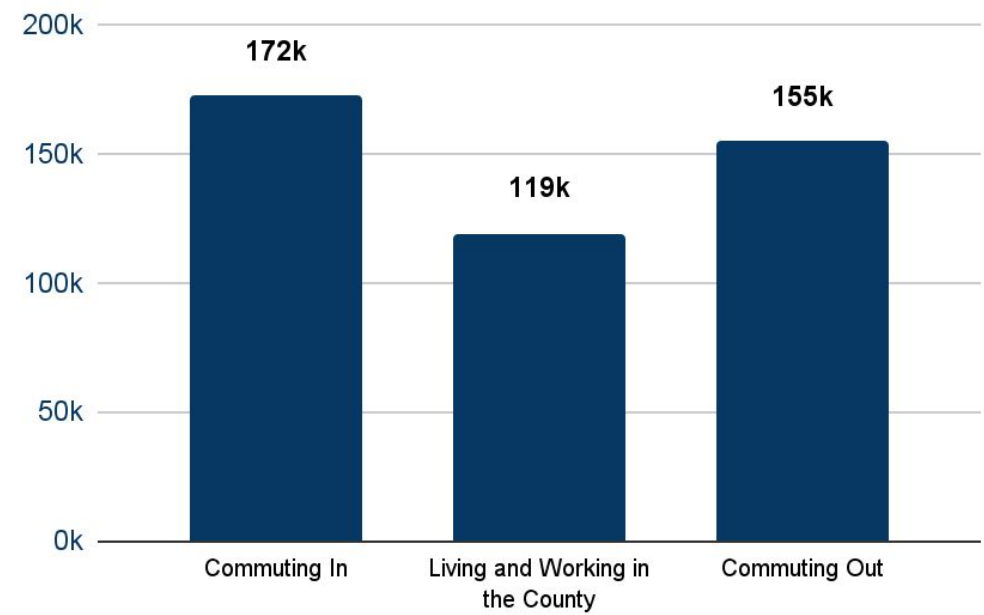
COMMUTER INFLOW / OUTFLOW | 172,000 commuters come into Lake County for their jobs, while 155,000 employees travel outside for their jobs.

Employment Inflow
Lake County | 2018



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

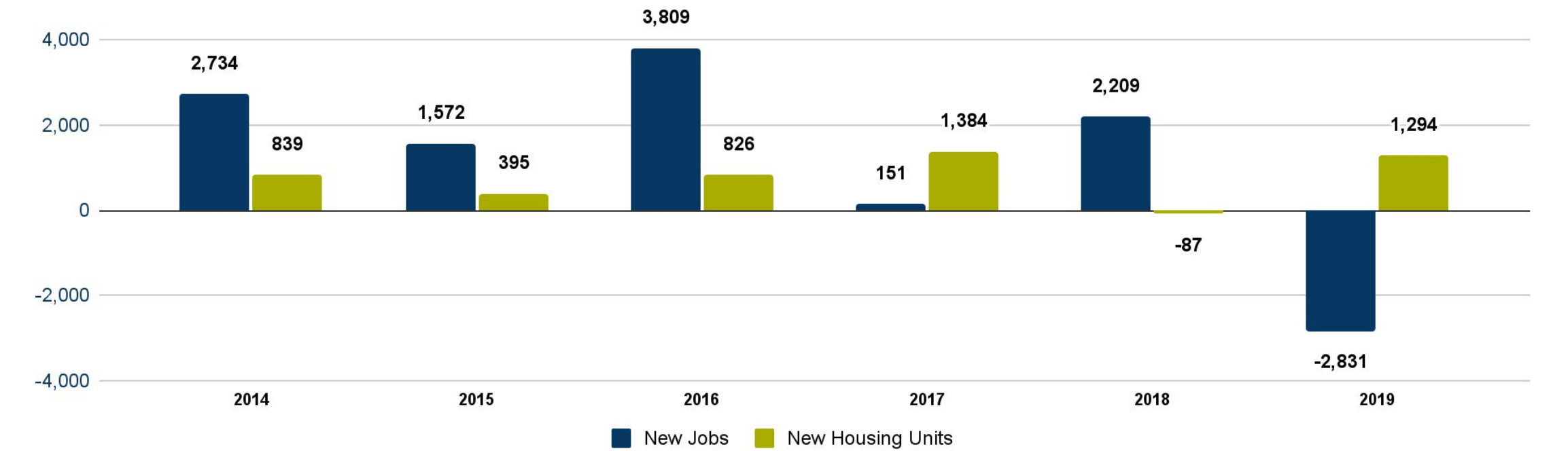
Commuting Patterns
Lake County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 7644 between 2014-2019 and 4651, or 61 units for every 100 jobs created.

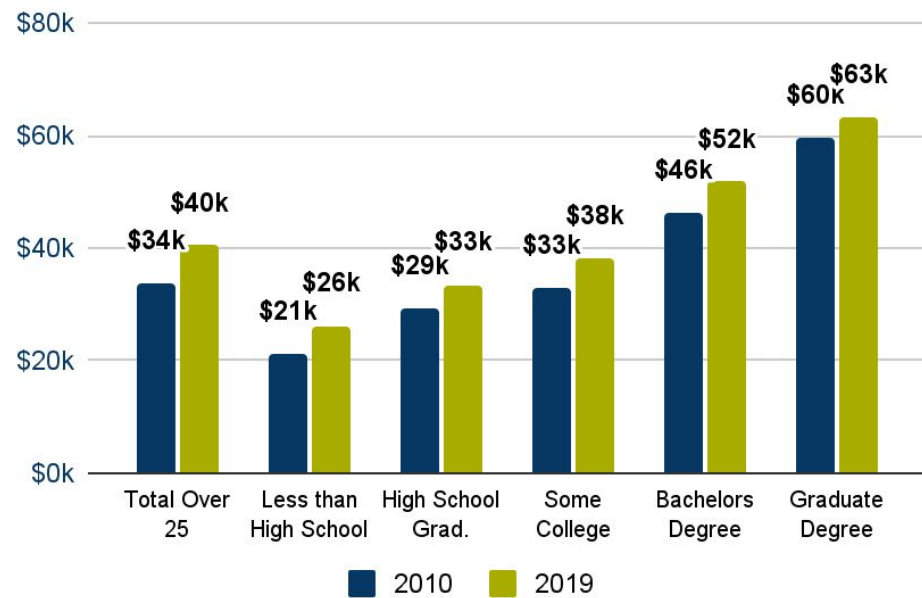
Job Growth and Housing Production
Lake County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

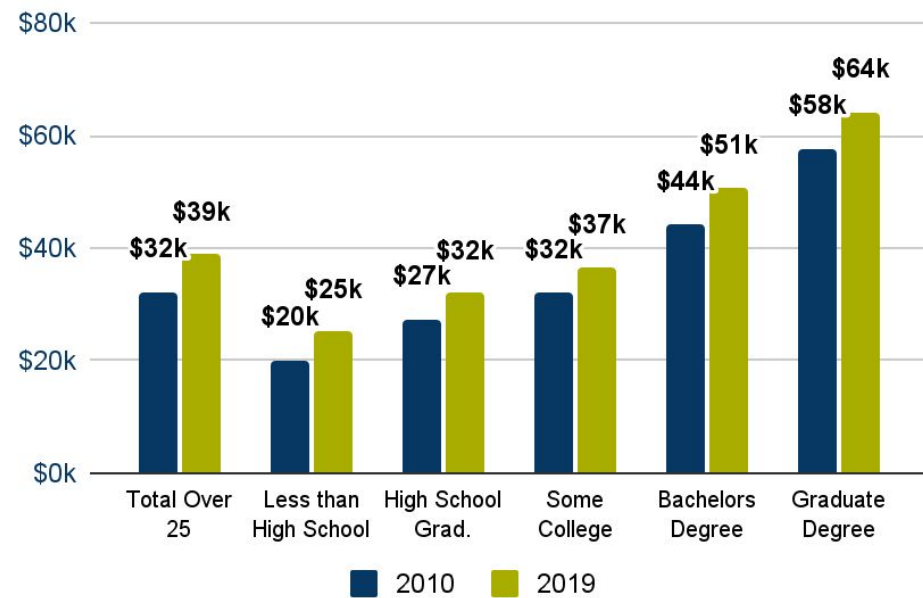
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 20% since 2010 for the total population and increased 15% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Lake County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

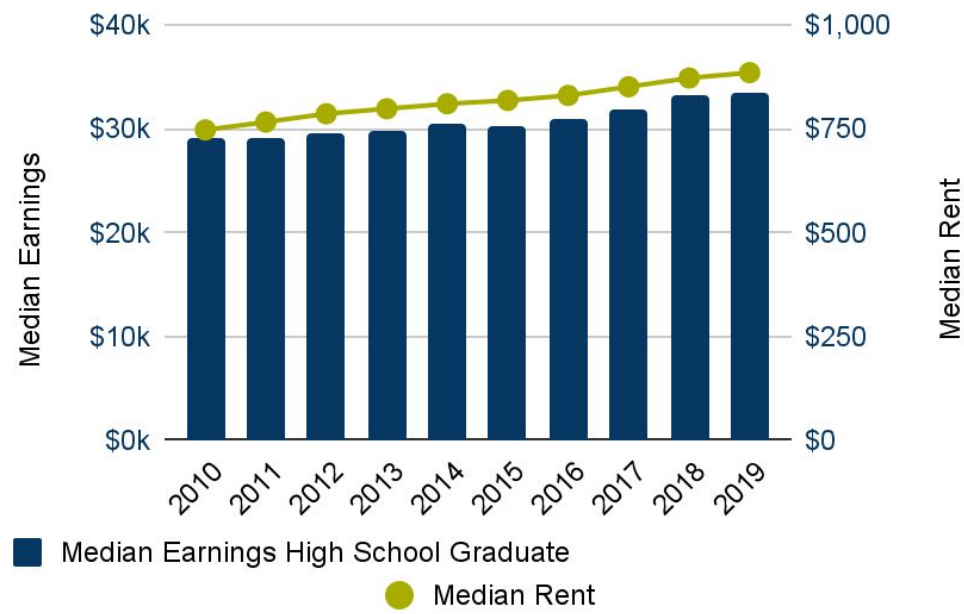
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

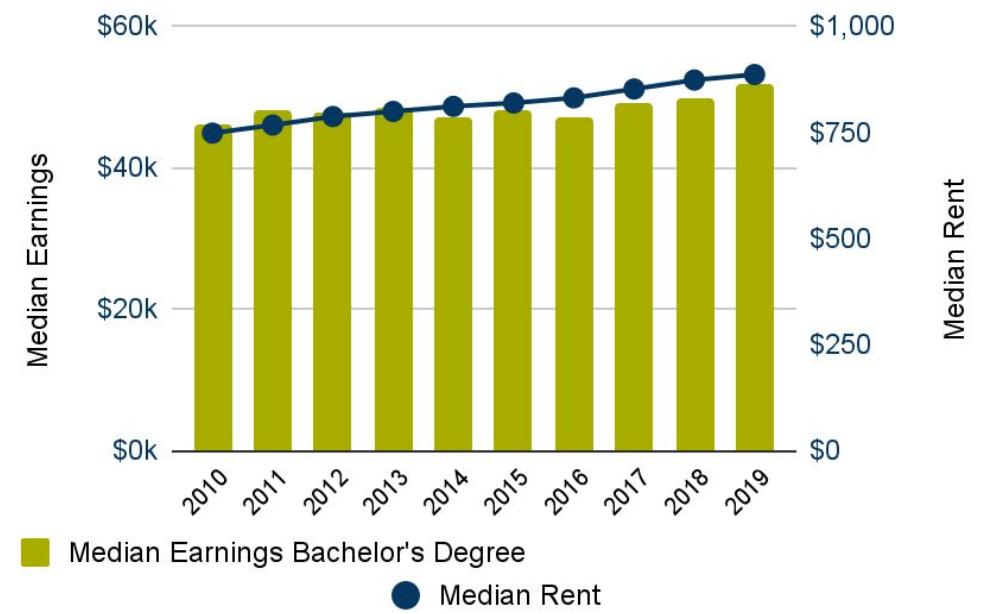
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 18.4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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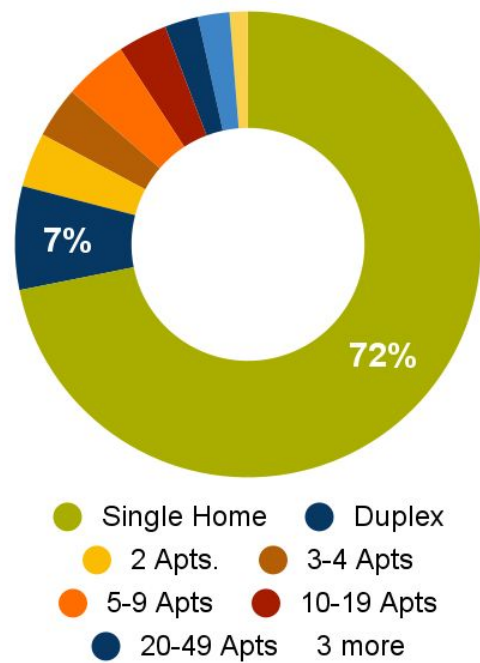
HOUSING TRENDS

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HOUSING TYPOLOGY | 72% of homes in Lake County are single-family, while 27% are multifamily. The share of multifamily housing has decreased by 1758 homes since 2010.

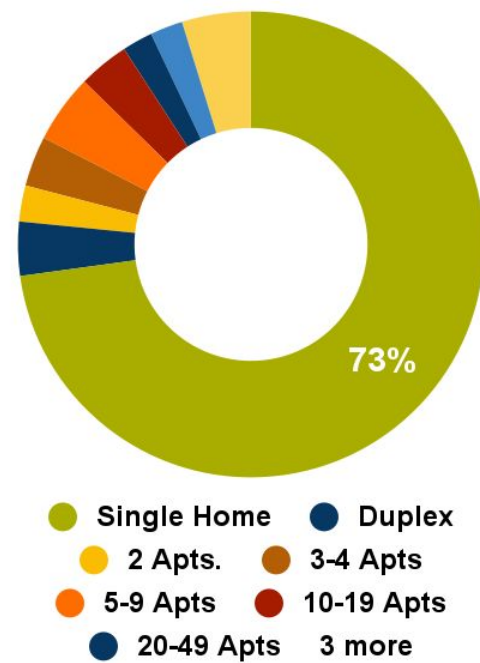
Housing Typology

Lake County | 2019



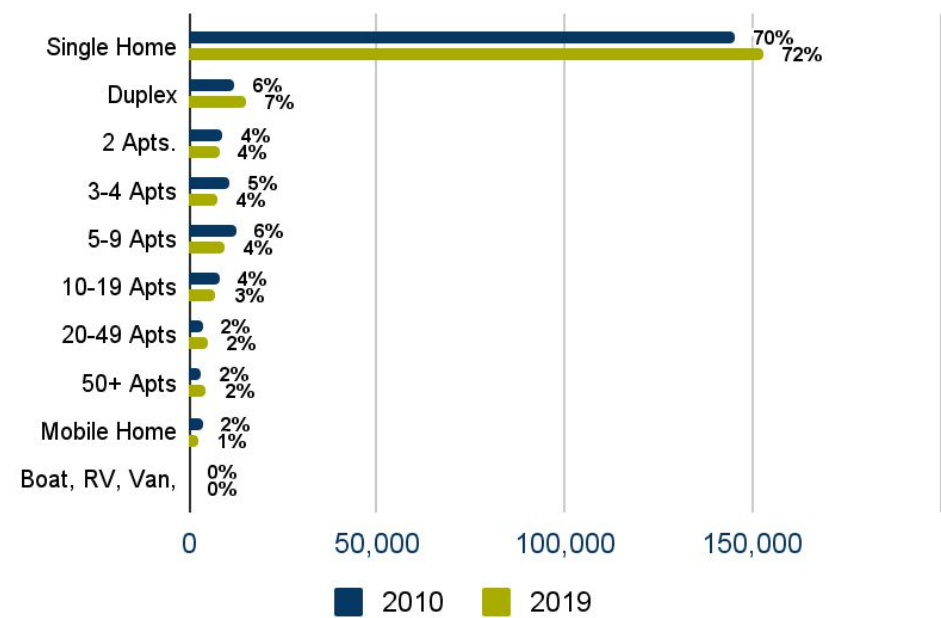
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Lake County | 2010, 2019

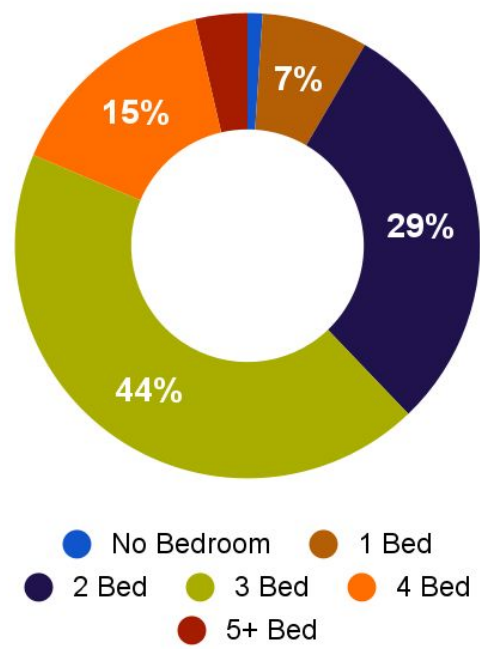


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Lake County are 2.57, with 62% of units 3 bedroom or more.

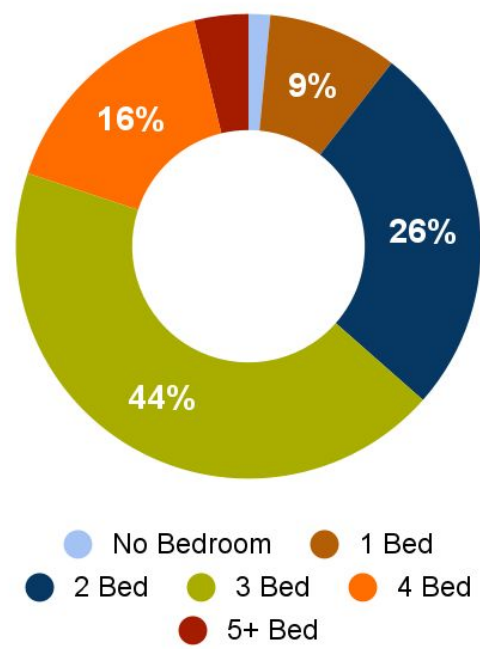
Housing Stock by Bedrooms

Lake County | 2019



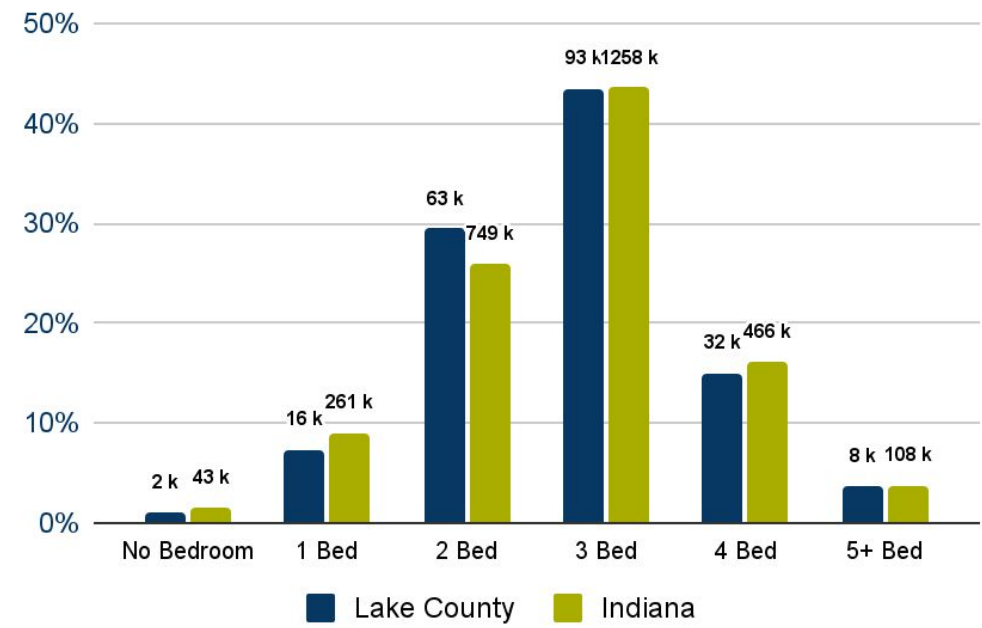
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

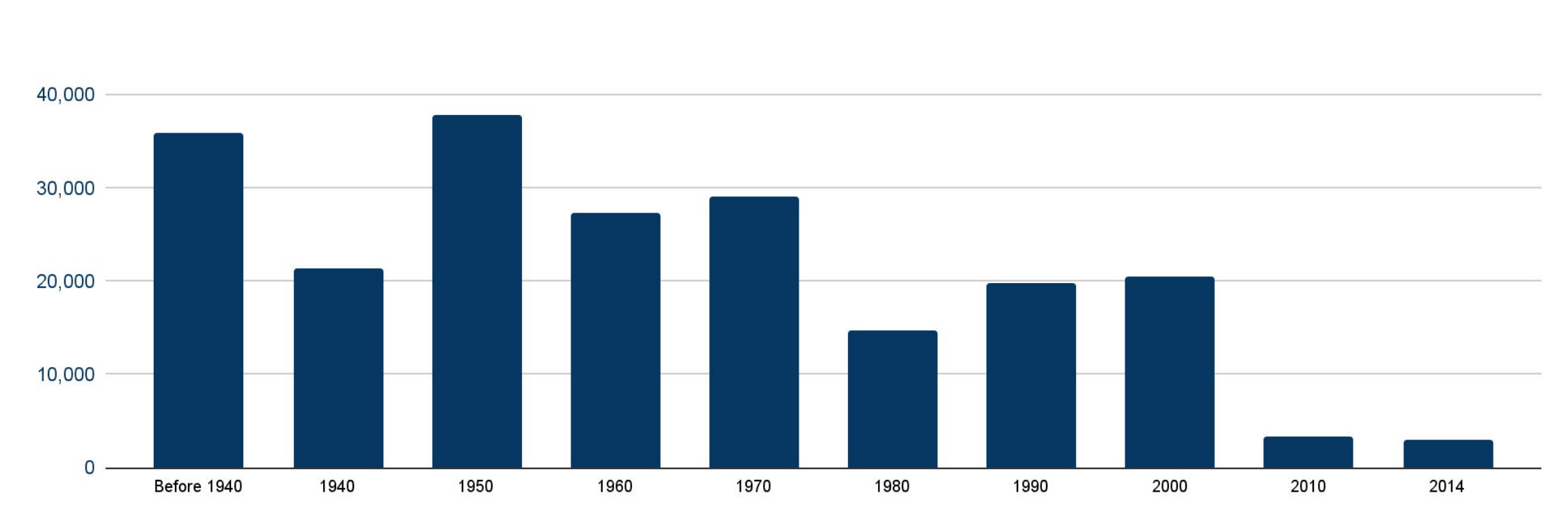
Lake County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with most homes built in 2014.

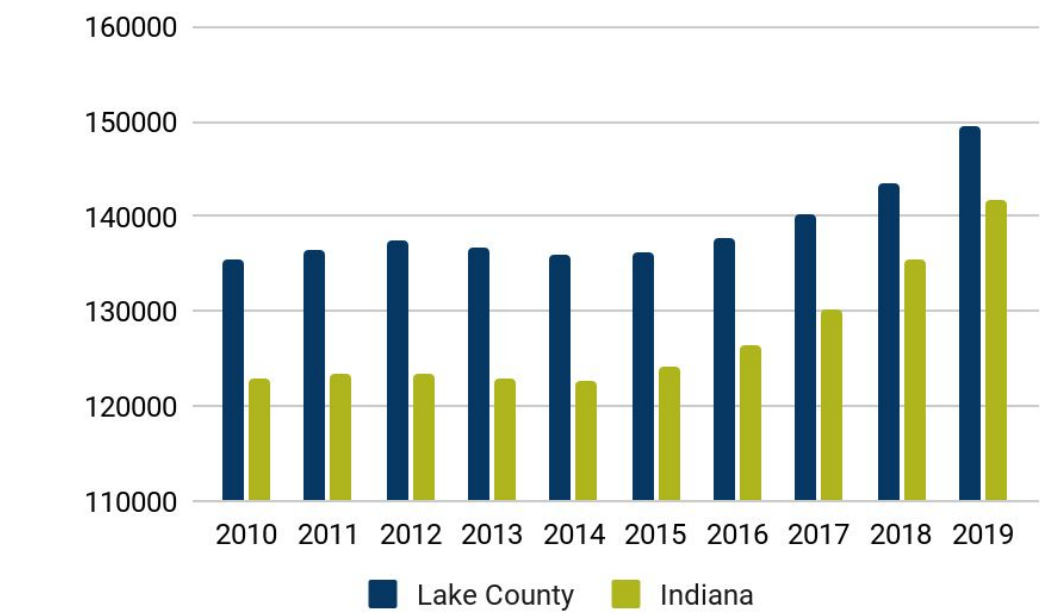
Homes by Year Built
Lake County | 2019



Source: ACS 2010-2019 5-year estimates

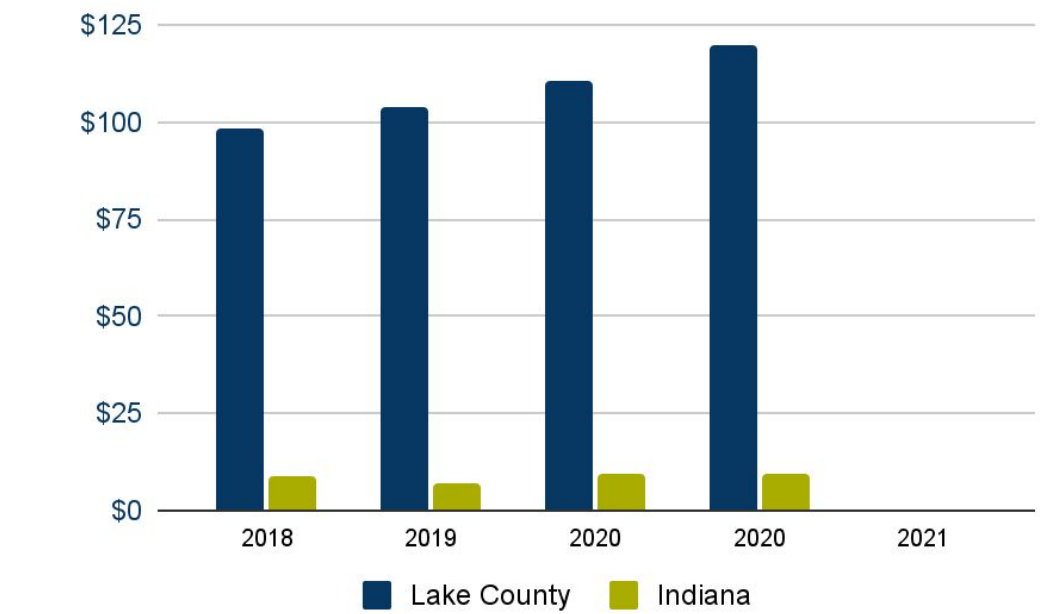
MEDIAN LISTING PRICE | Homes in Lake County have a median listing price of \$149,500, compared to \$141,700 statewide. Home prices have increased by 10% since 2010.

Median Listing Price
Lake County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

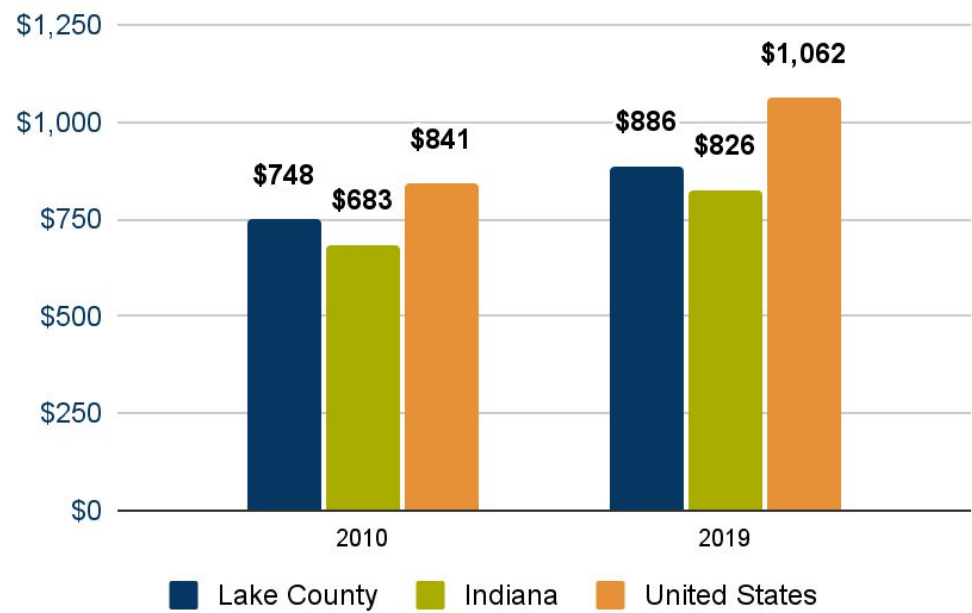


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 18% since 2010, with average rents at \$886.

Median Rent

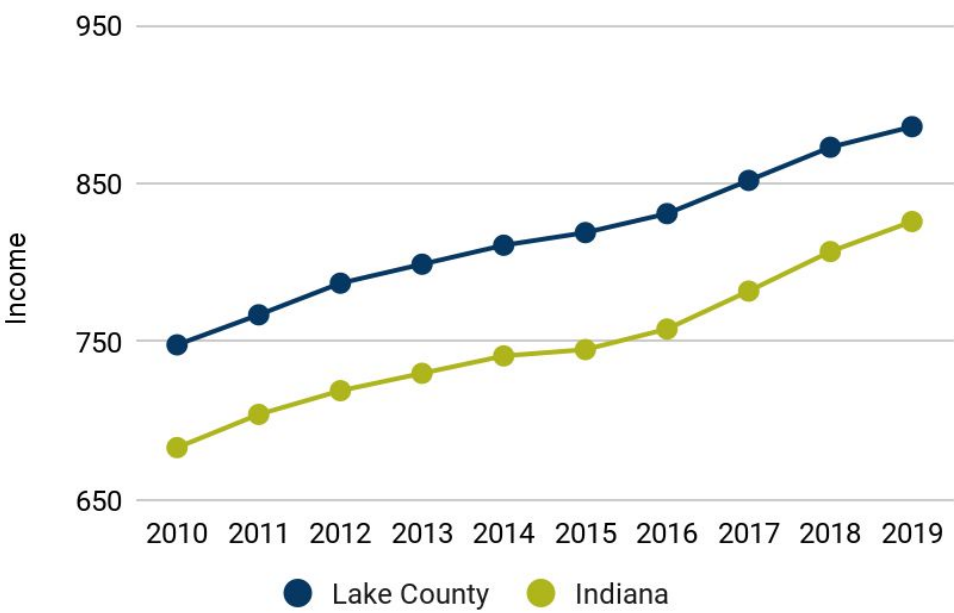
Lake County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Lake County, Indiana | 2010 - 2019

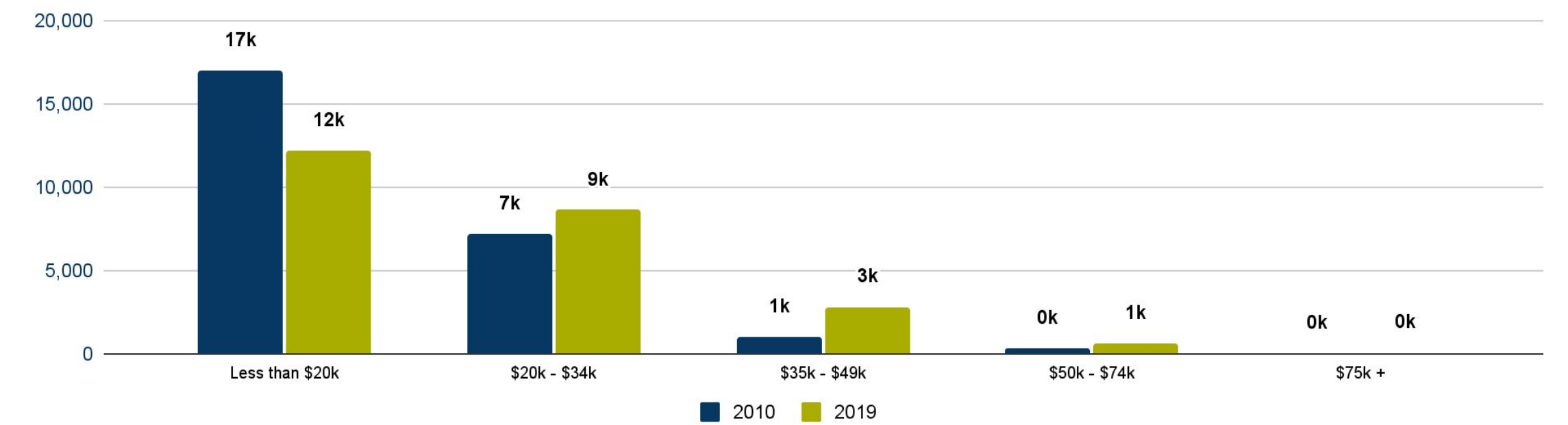


Source: ACS 2010-2019 5-year estimates

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COST BURDEN | 48% of households are housing cost burdened in Lake County, down -7% since 2010. 67% of households earning below \$50,000 are housing cost burdened.

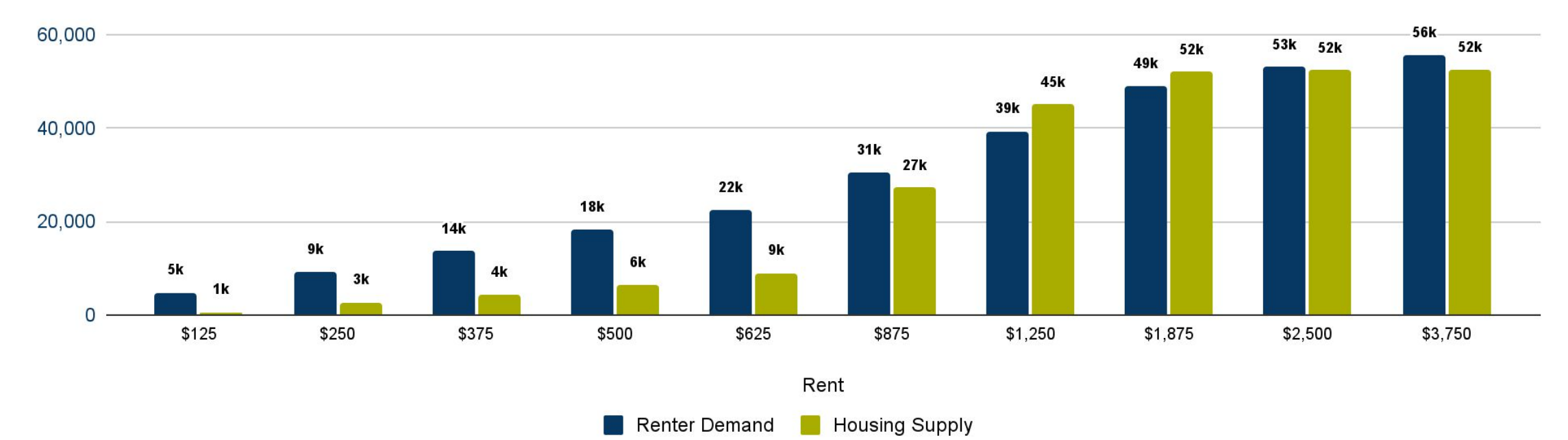
Renter Housing Cost Burden
Lake County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 43000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Lake County, Indiana | 2010-2019

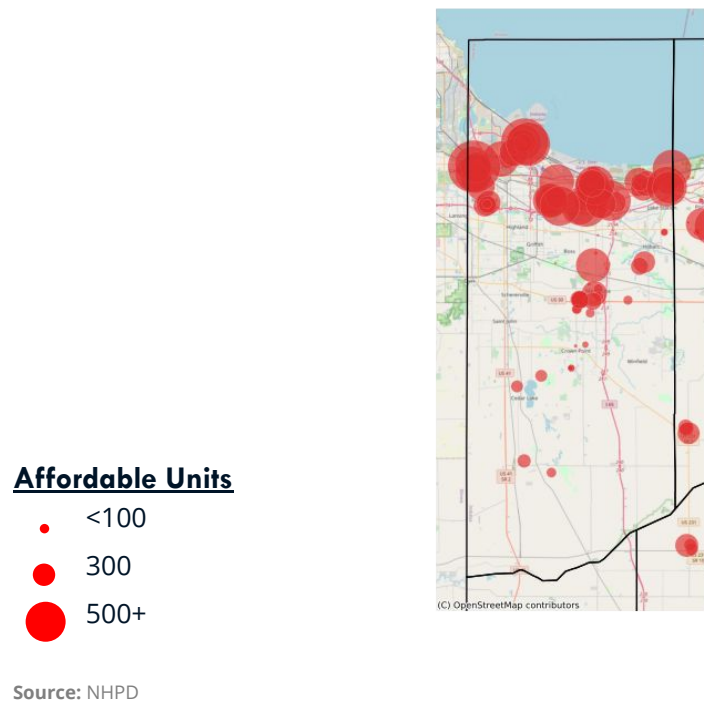


Source: ACS 2010-2019 5-year estimates

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

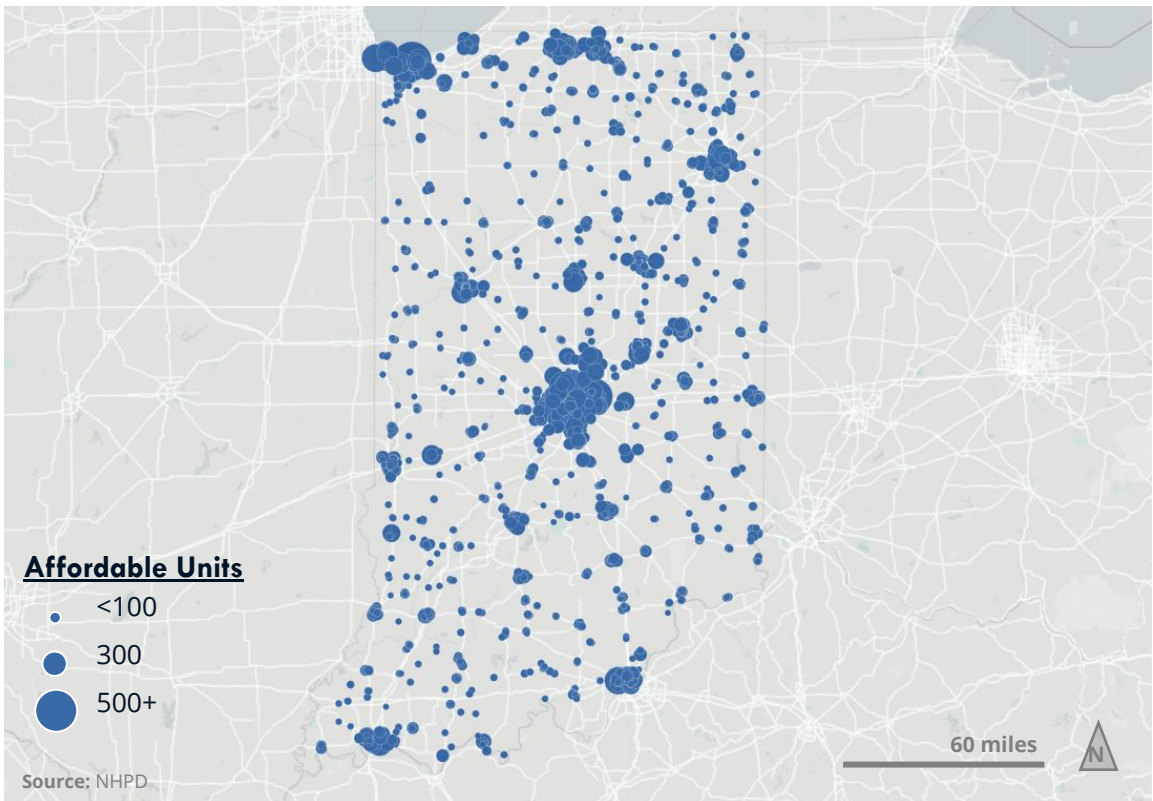
Affordable Housing Inventory

Lake County | 2020



Affordable Housing Inventory

State of Indiana | 2020

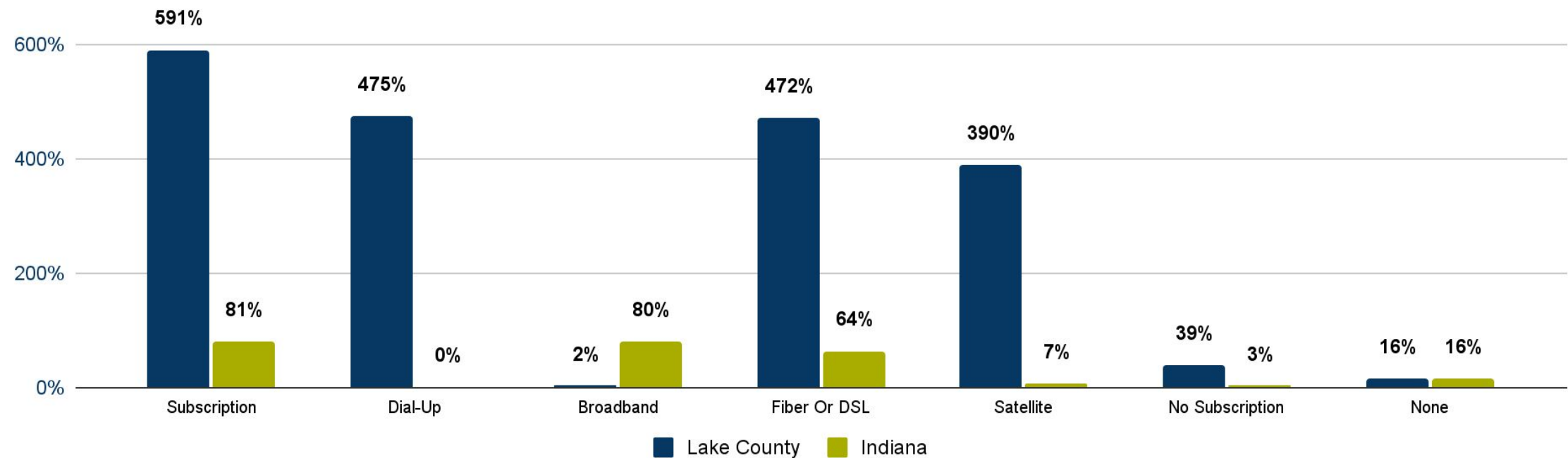


WORKING DRAFT

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HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access
Lake County | 2017-2020



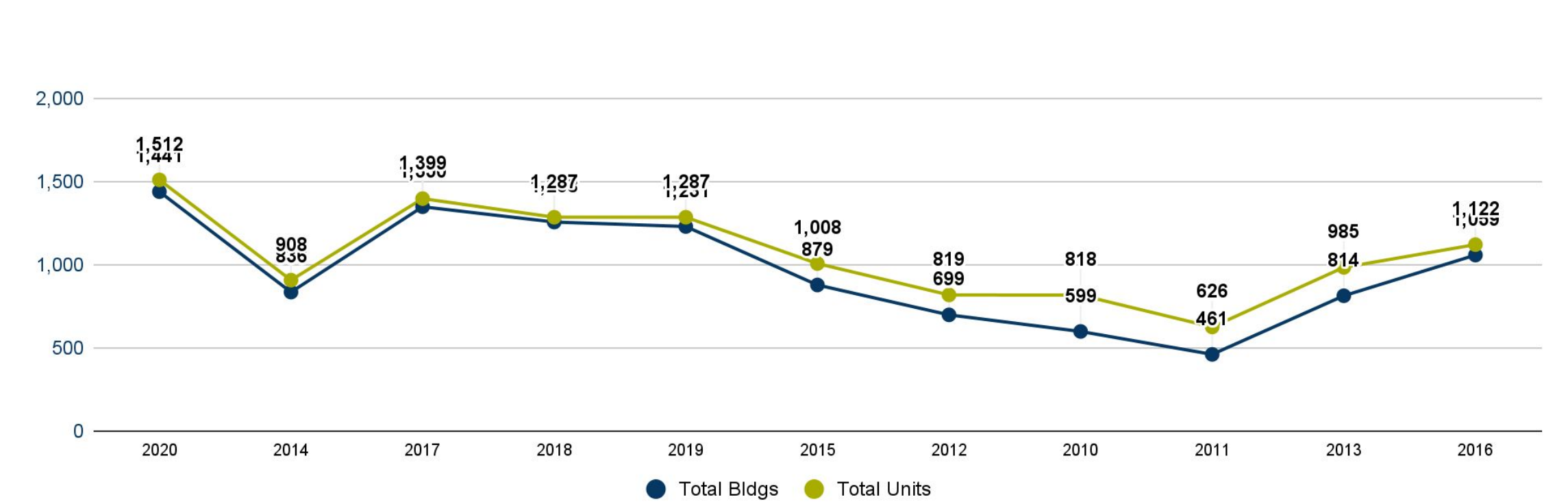
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 1,059 new housing starts in 2016 in Lake County, with 10,627 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Lake 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

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