



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR WASHINGTON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

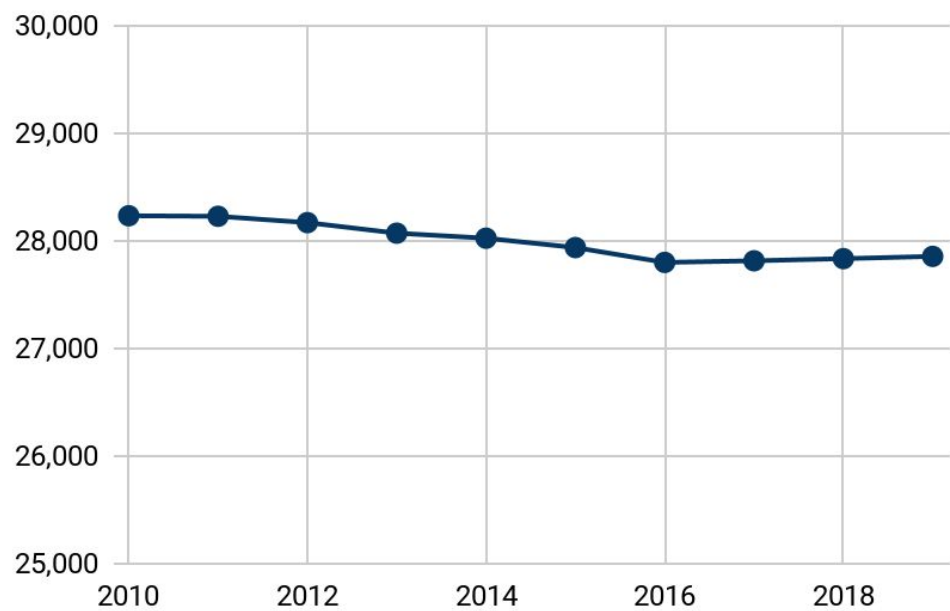
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

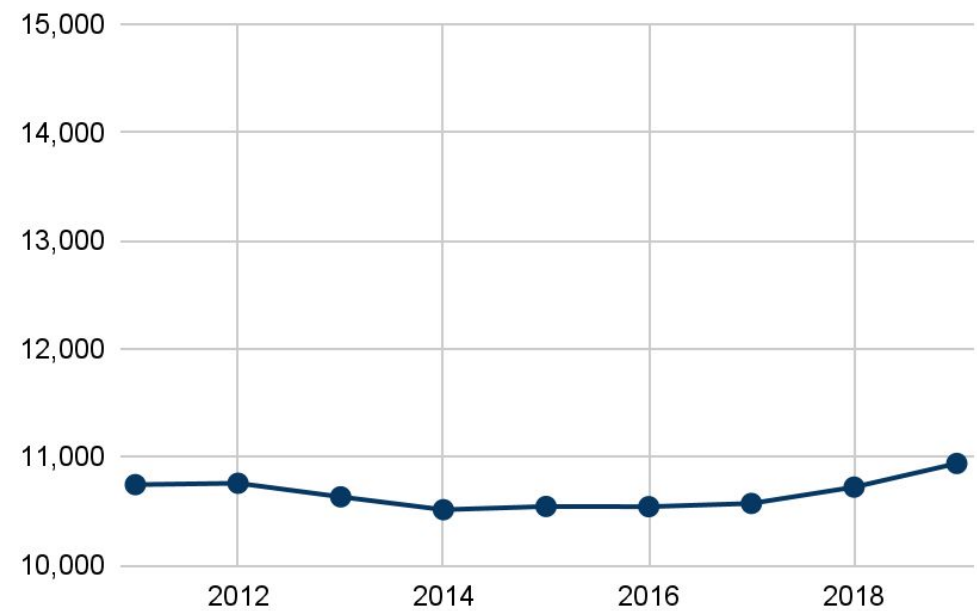
POPULATION | Washington County's population has decreased by 1.34% (0 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Washington County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Washington County | 2010-2019

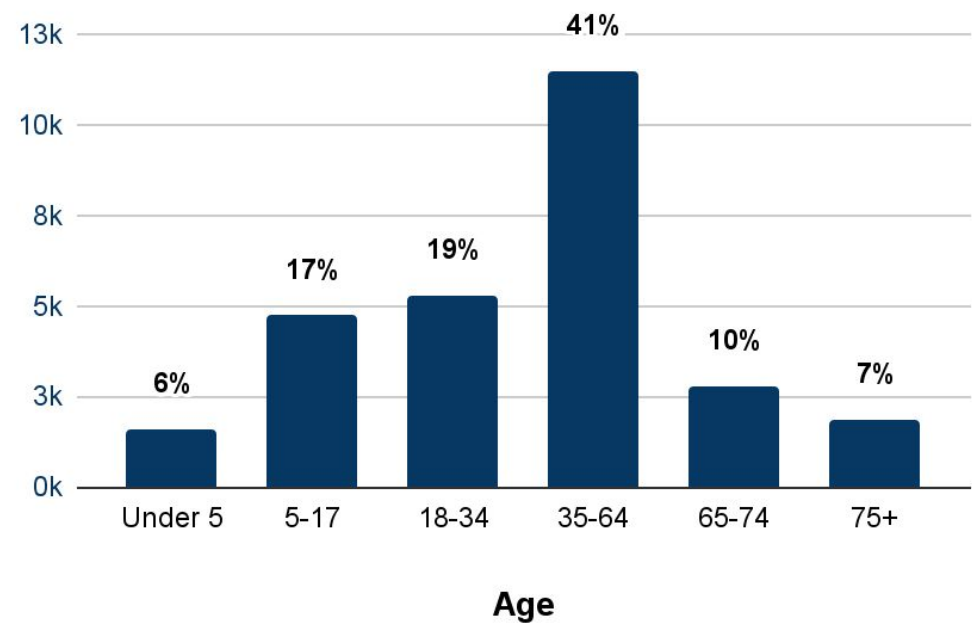


Source: FRED, U.S. Census Bureau

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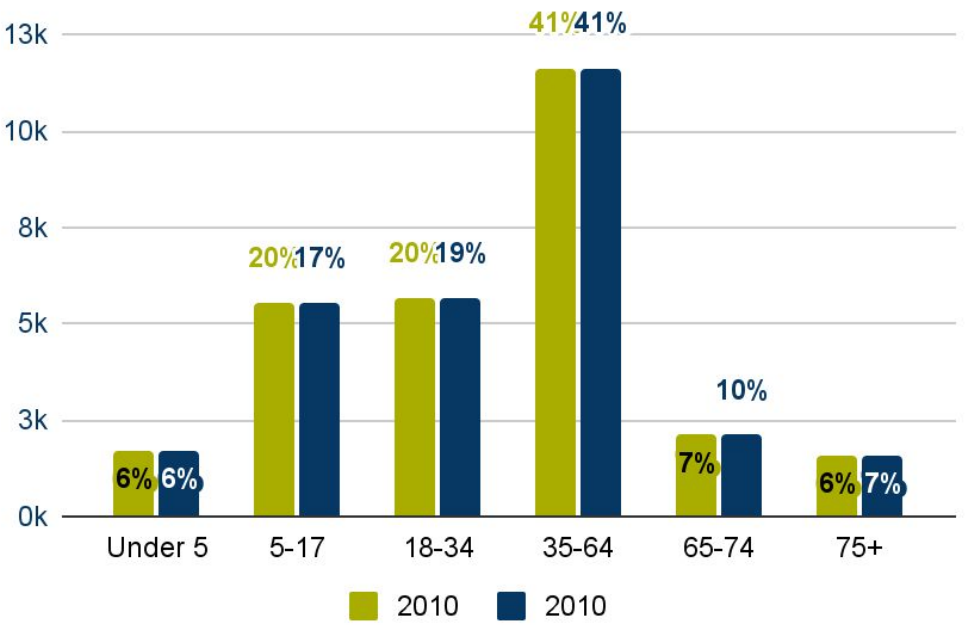
AGE | 17% of people in Washington County are above the age of 65, while 23% are below 18.

Population by Age
Washington County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Washington County | 2010, 2019

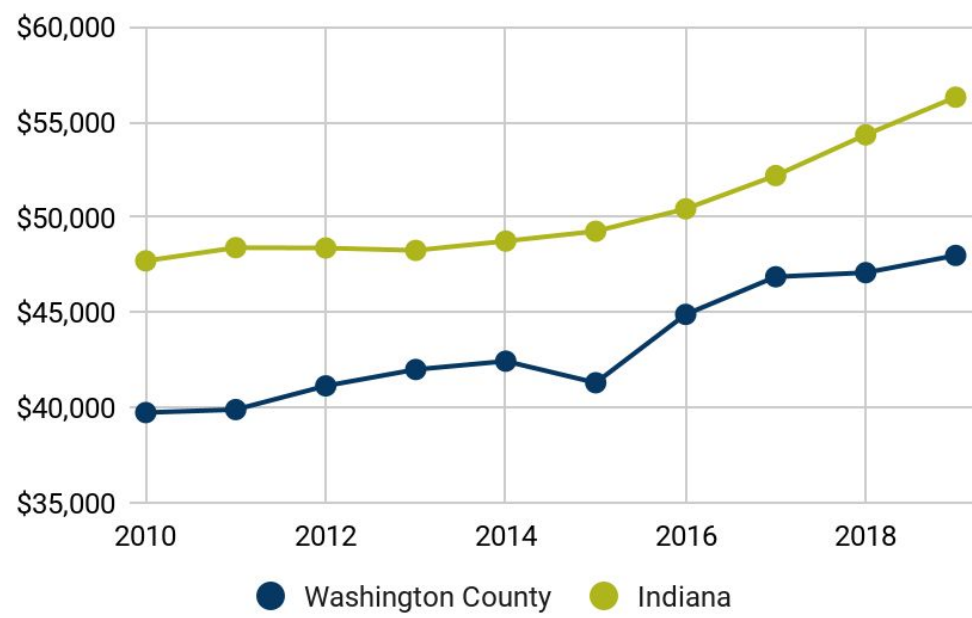


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Washington County had a median income of \$47,983 in 2019, up 21% since 2010. 37% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

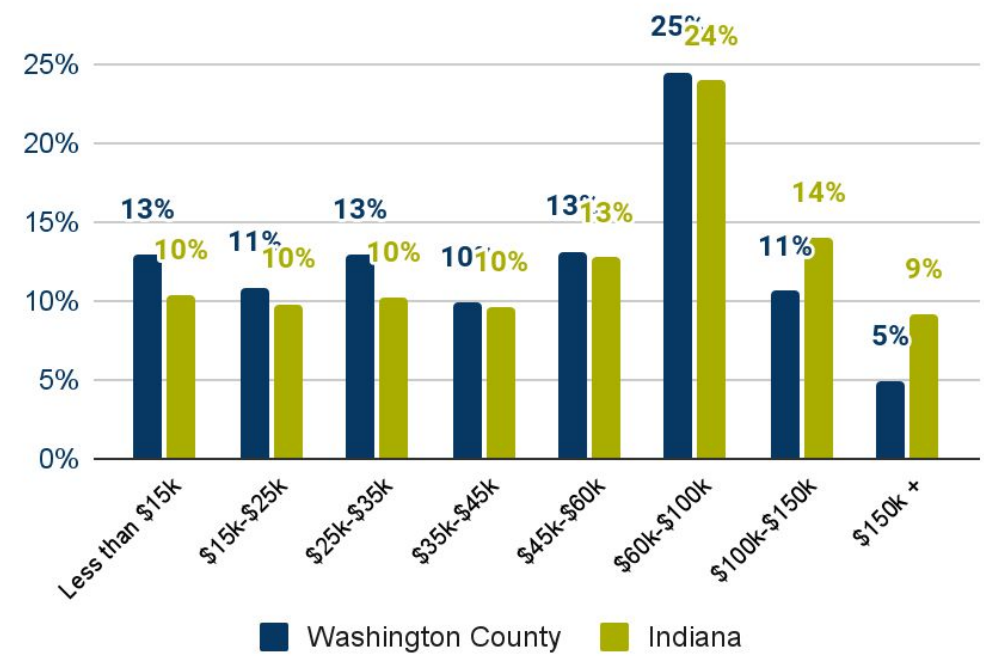
Washington County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Washington County, State of Indiana | 2019



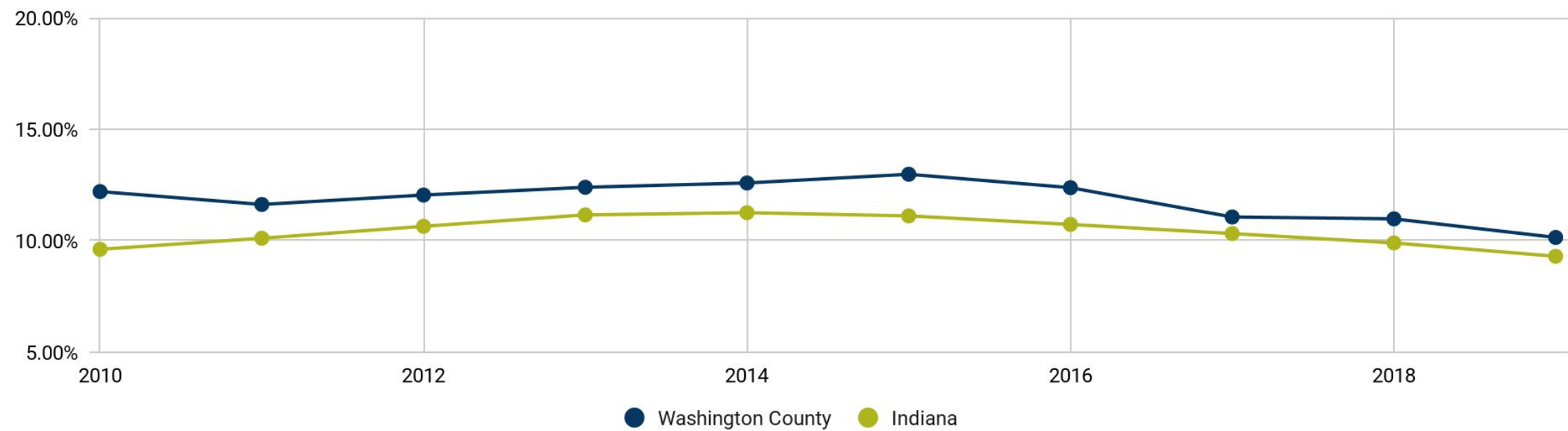
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 10.1% of families live in poverty conditions in Washington County, down 2.1 points from 12.2% in 2010.

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



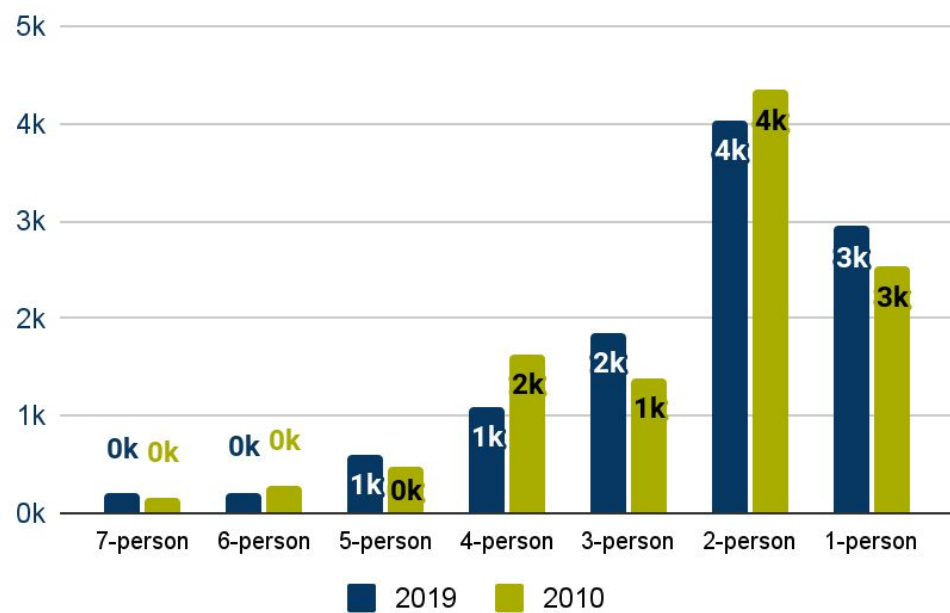
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

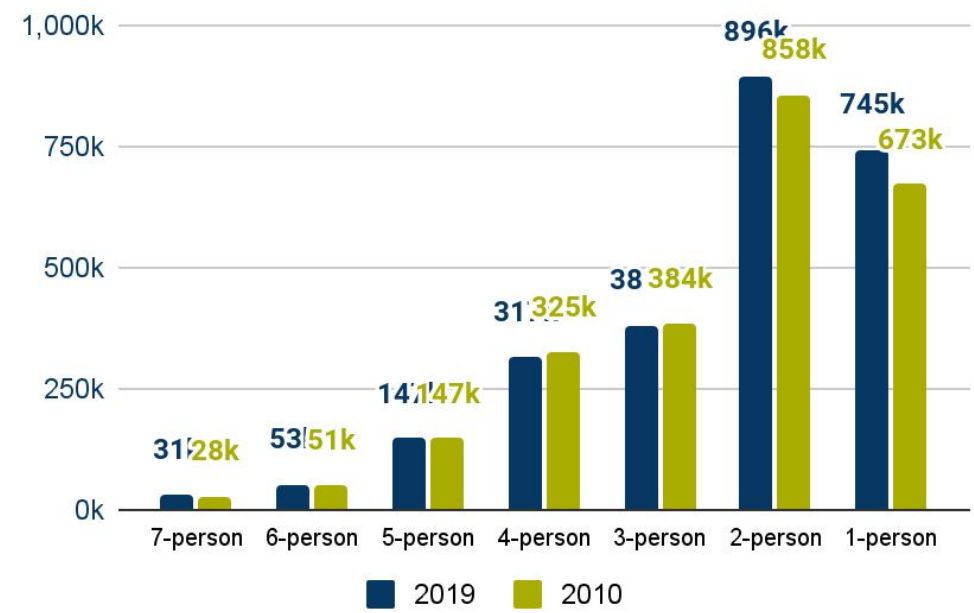
HOUSEHOLD SIZE | The average household size is 2.52, compared to 2.52 statewide. The Washington County average household has shrunk by 0.07 persons since 2010.

Household Size
Washington County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

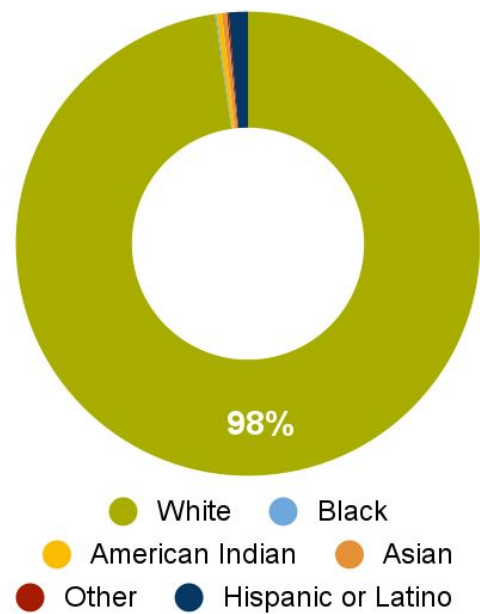
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Washington County is 98% white, 0% Black, 1% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Washington County | 2019



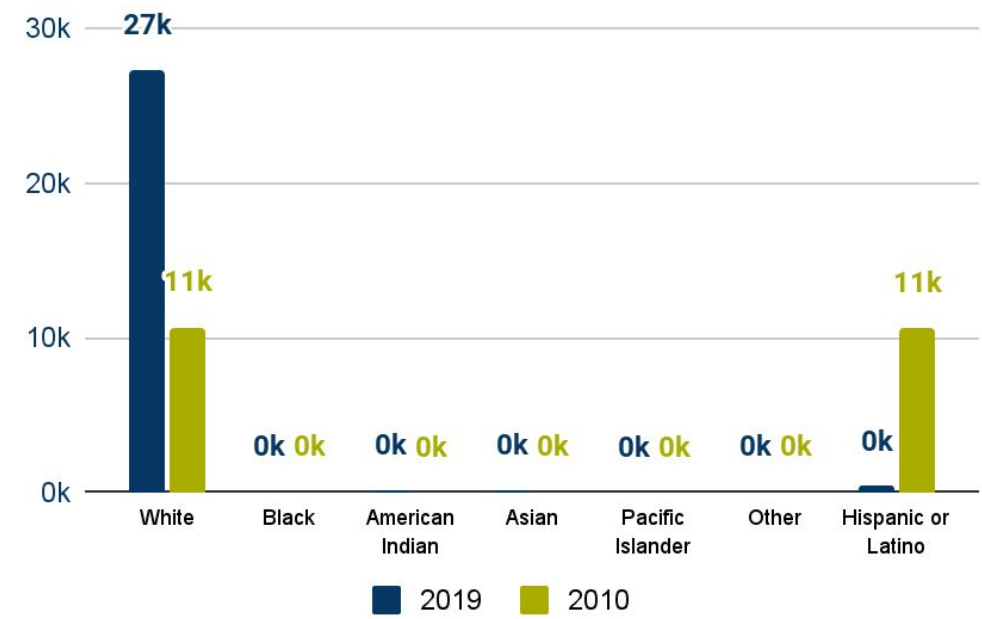
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Washington County | 2010, 2019

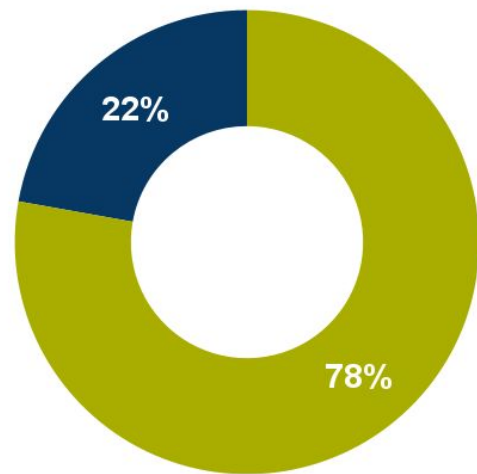


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 22% of households (2,427 households) in Washington County were renters, while 78% are (8,513 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

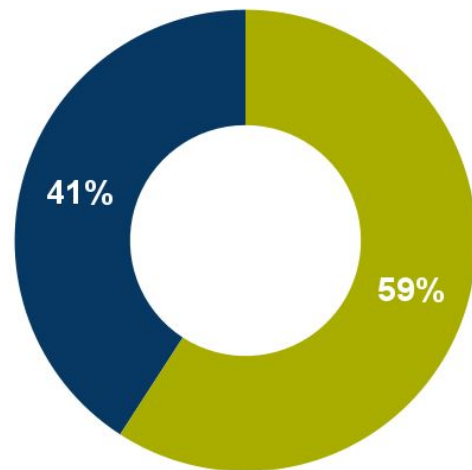
Washington County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

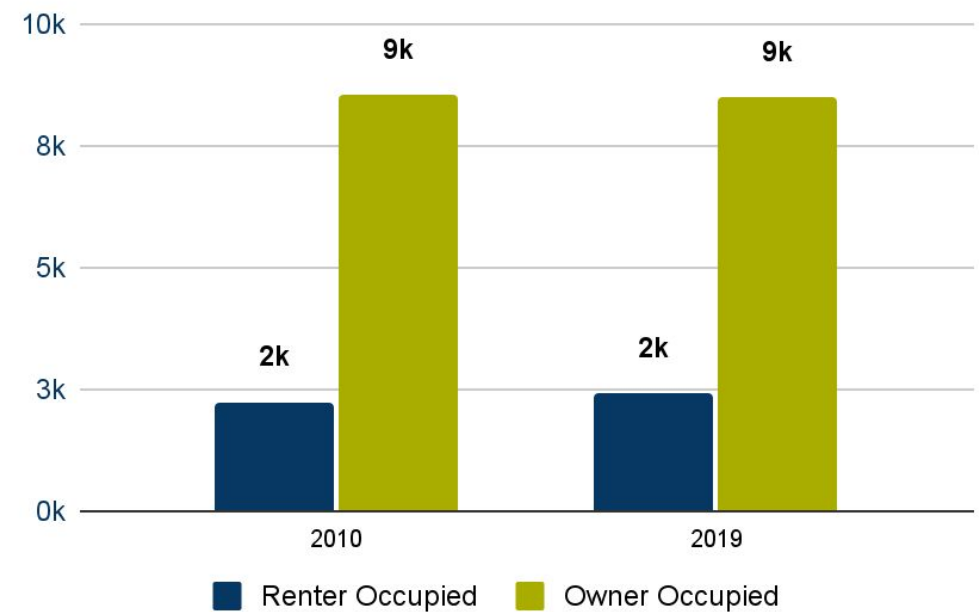
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Washington County | 2010-2019



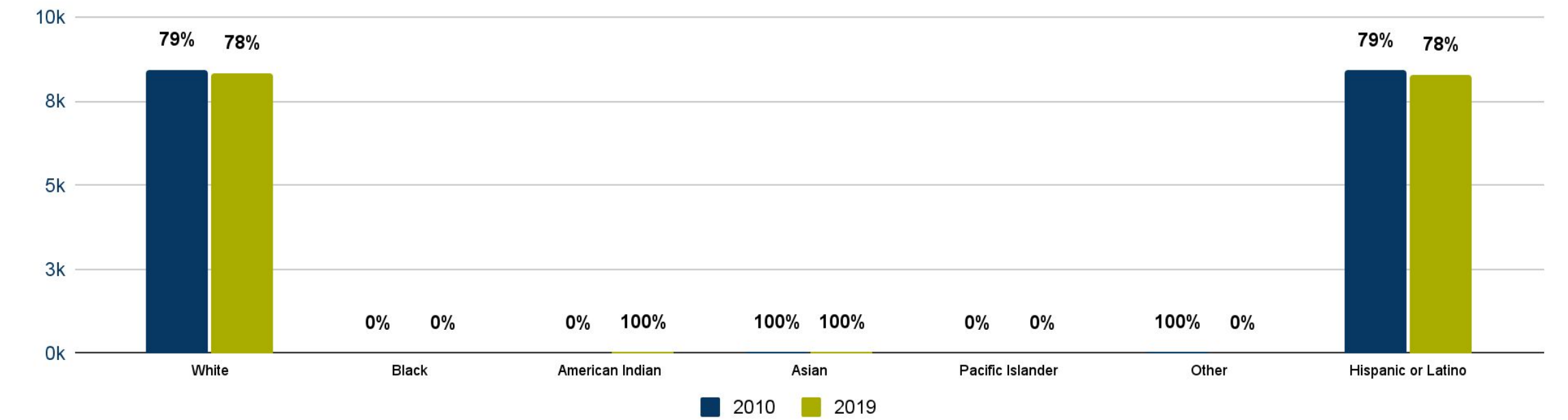
Source: ACS 2010-2019 5-year estimates

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 78%, #DIV/0! for Black households, and 78% for Hispanic or Latino households.

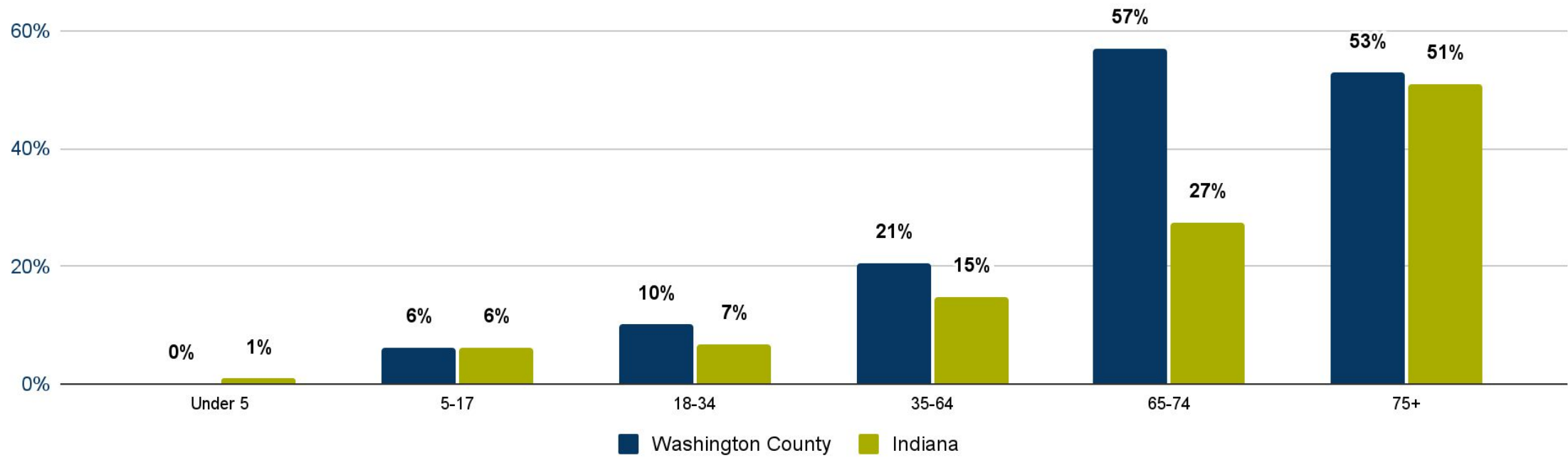
Homeownership by Race
Washington County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 21% of people in Washington County live with a disability. For people above 65, the share increases to 55%.

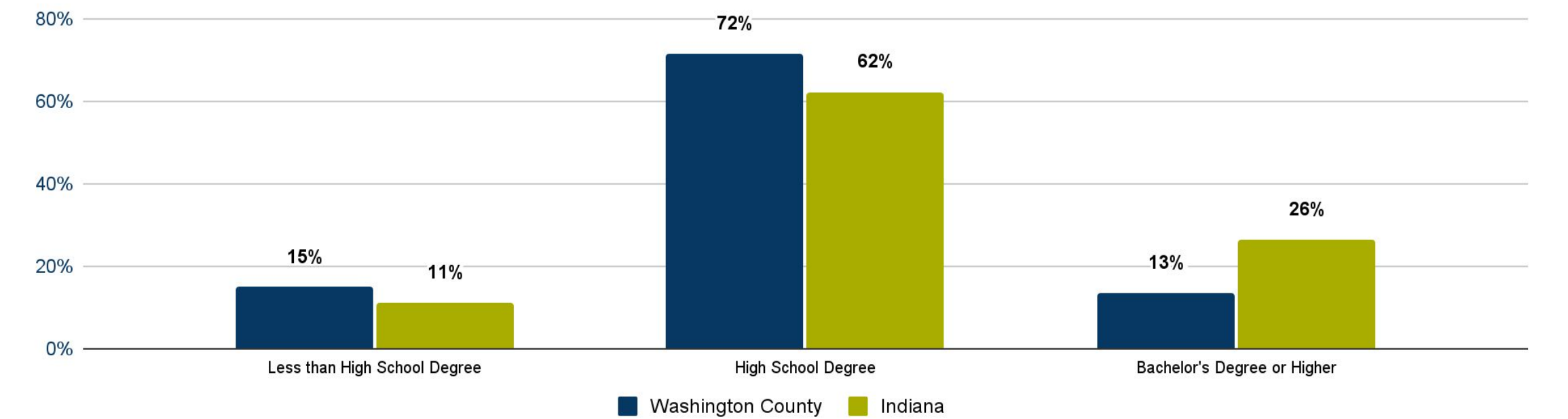
Share of the Population with a Disability by Age
Washington County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Washington County, 72% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Washington County, Indiana | 2019



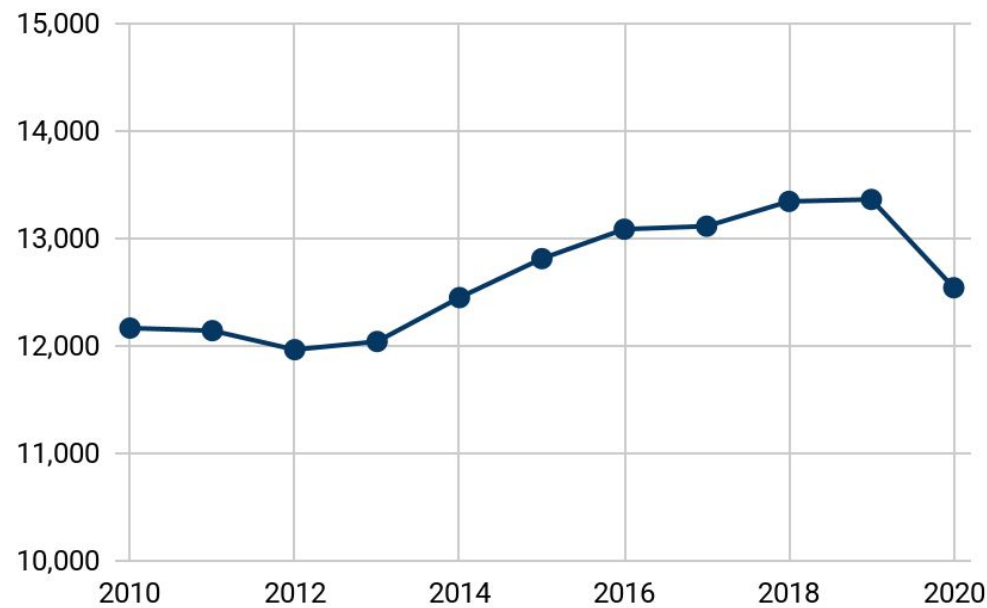
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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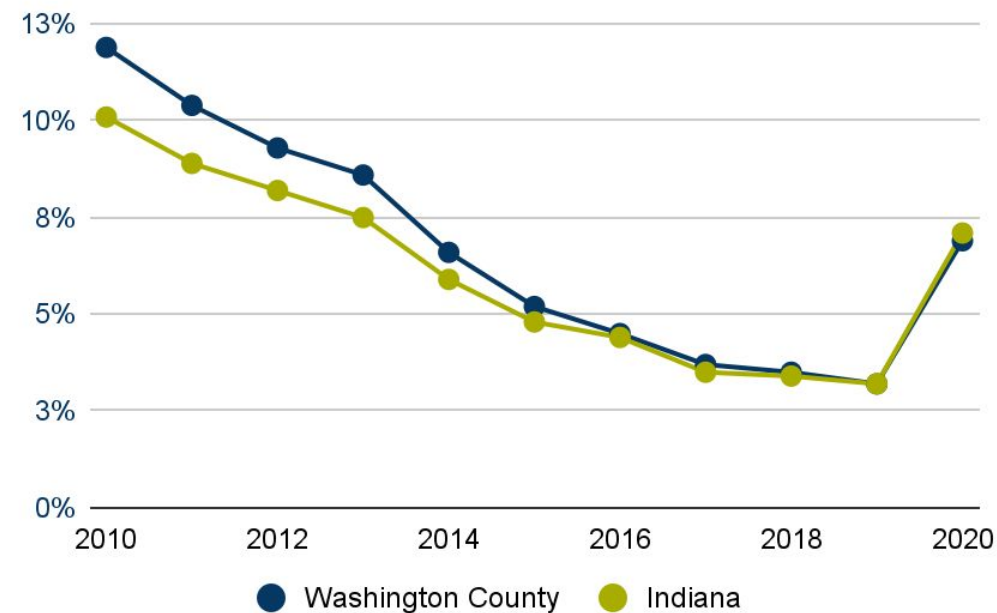
EMPLOYMENT BASE | There are currently 13,000 employed persons in Washington County, up by 3% since 2010. The unemployment rate in 2020 was 6.90%, up 3.7 points from 2019.

Total Employment
Washington County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Washington County, Indiana | 2010-2019

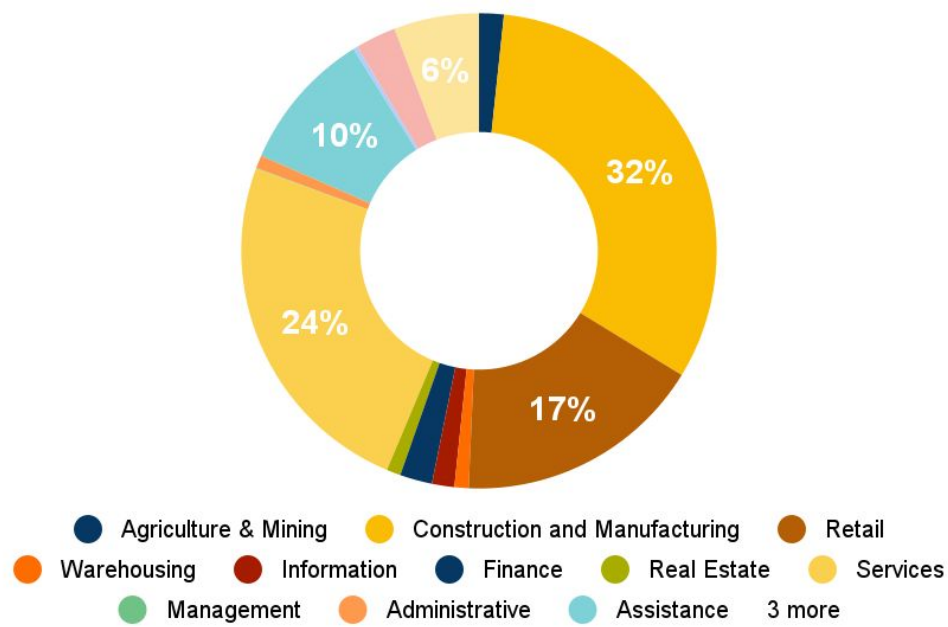


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Washington County, accounting for 26% of all jobs, followed by Retail Trade (15% of all jobs).

Total Jobs by All Industries
Washington County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$33,830
- 2. Trade, transportation, and utilities | \$33,034
- 3. Goods-producing | \$45,305
- 4. Construction | \$39,724
- 5. Professional and business services | \$34,870

Source: BLS

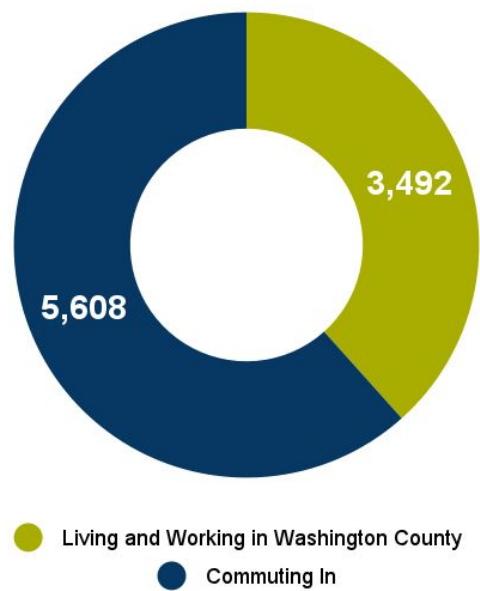
Top 5 Employers

- 1. Kimball Office Casegoods Mfg (Salem)
- 2. Peerless Gear (Salem)
- 3. Walmart Supercenter (Salem)
- 4. Netshape Technologies Inc (Campbellsburg)
- 5. John Jones Auto Body Collision (Salem)

Source: BLS

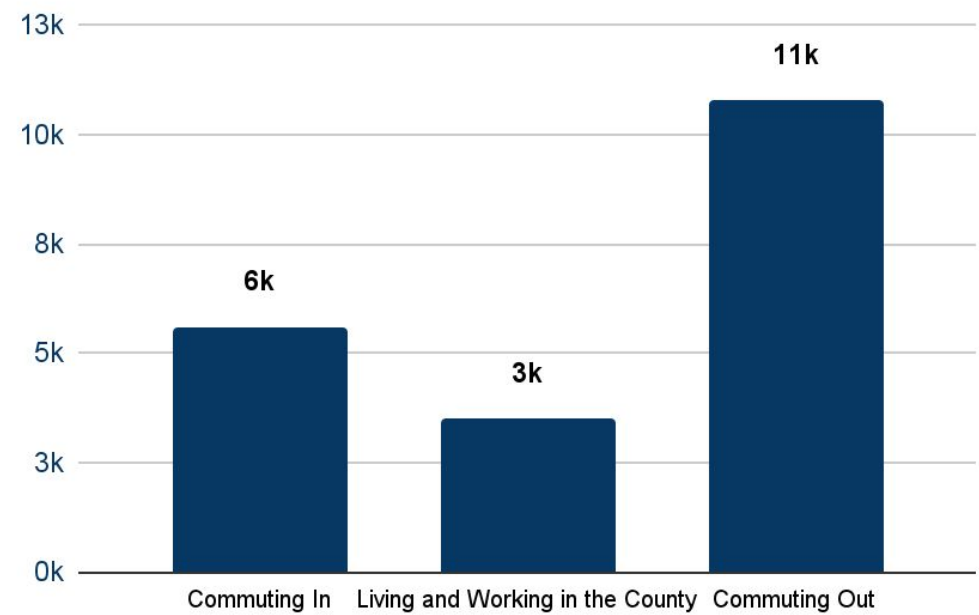
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Washington County for their jobs, while 11,000 employees travel outside for their jobs.

Employment Inflow
Washington County | 2018



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

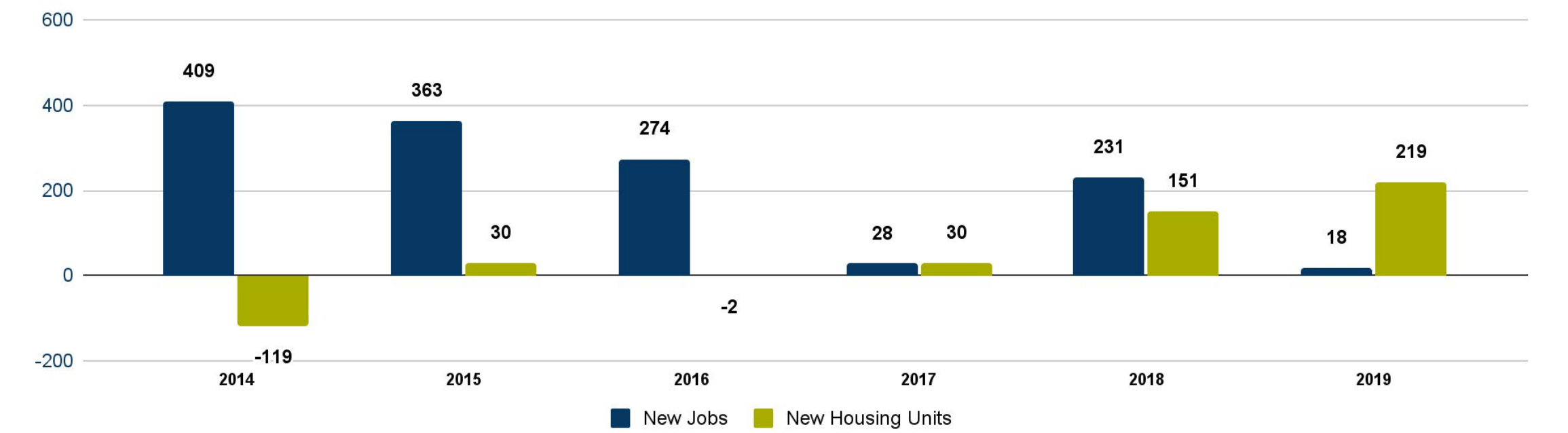
Commuting Patterns
Washington County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1 323 between 2014-2019 and 309, or 23 units for every 100 jobs created.

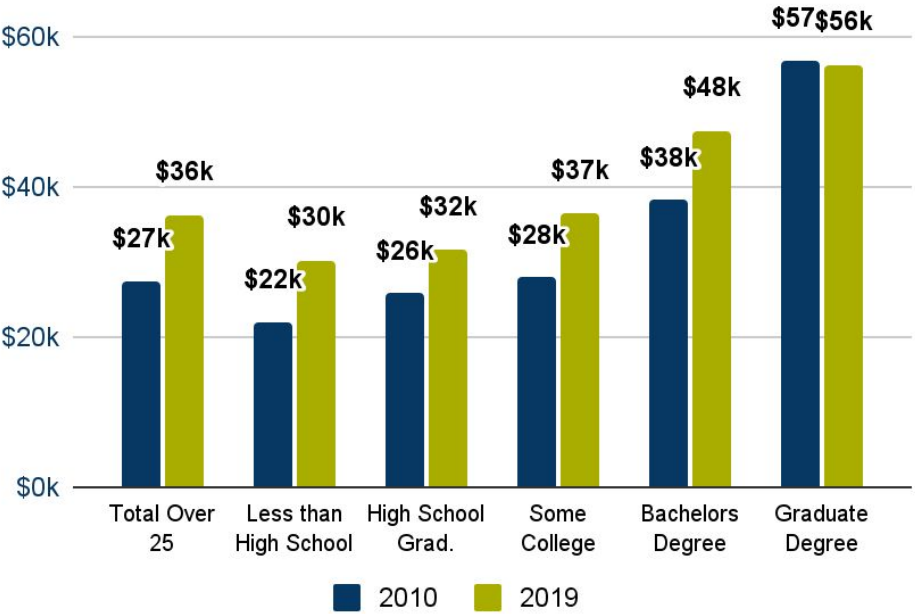
Job Growth and Housing Production
Washington County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

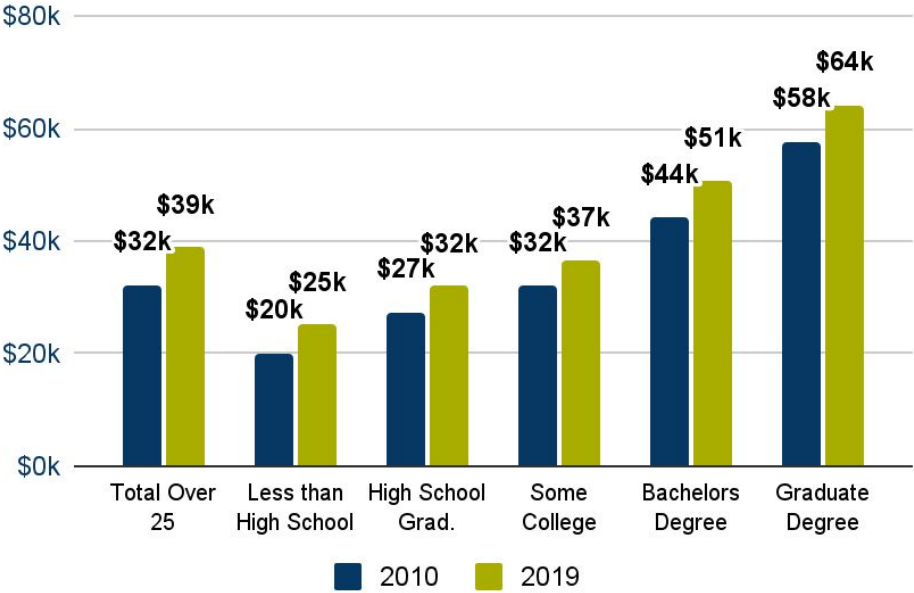
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 32% since 2010 for the total population and increased 23% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Washington County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

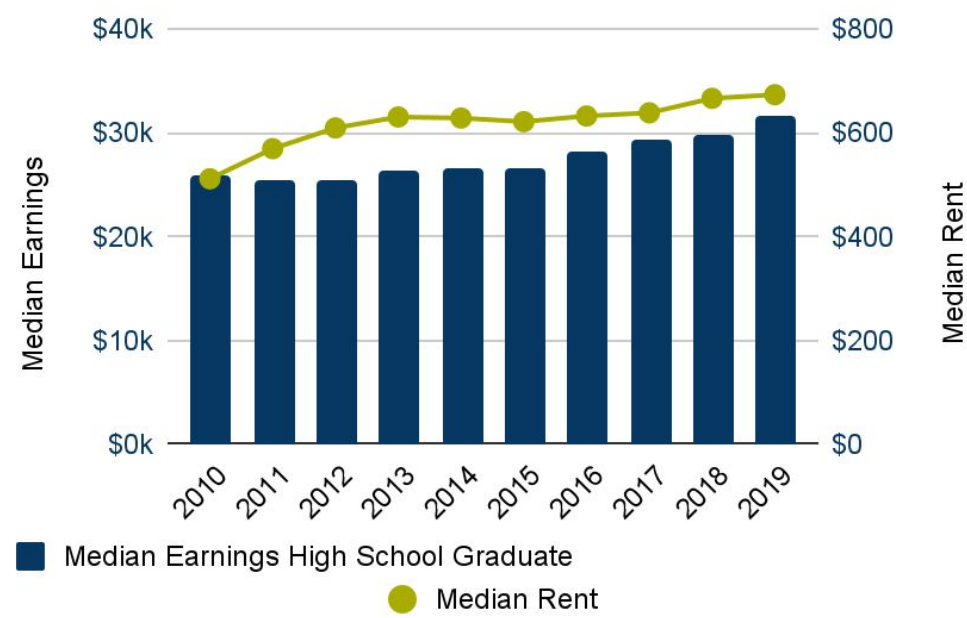
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 31.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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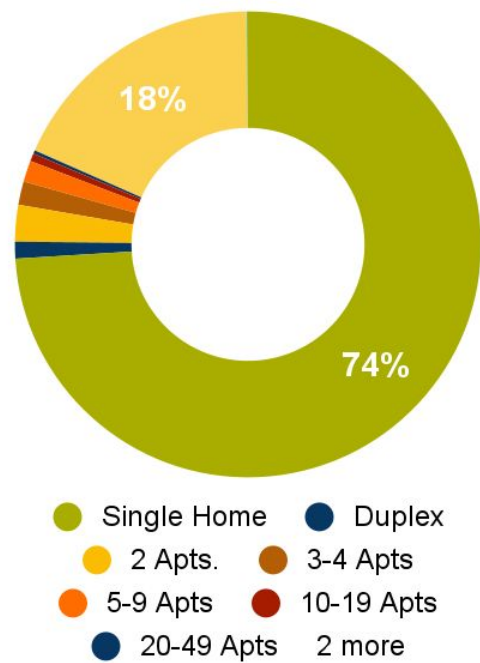
HOUSING TRENDS

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HOUSING TYPOLOGY | 74% of homes in Washington County are single-family, while 8% are multifamily. The share of multifamily housing has increased by 87 homes since 2010.

Housing Typology

Washington County | 2019



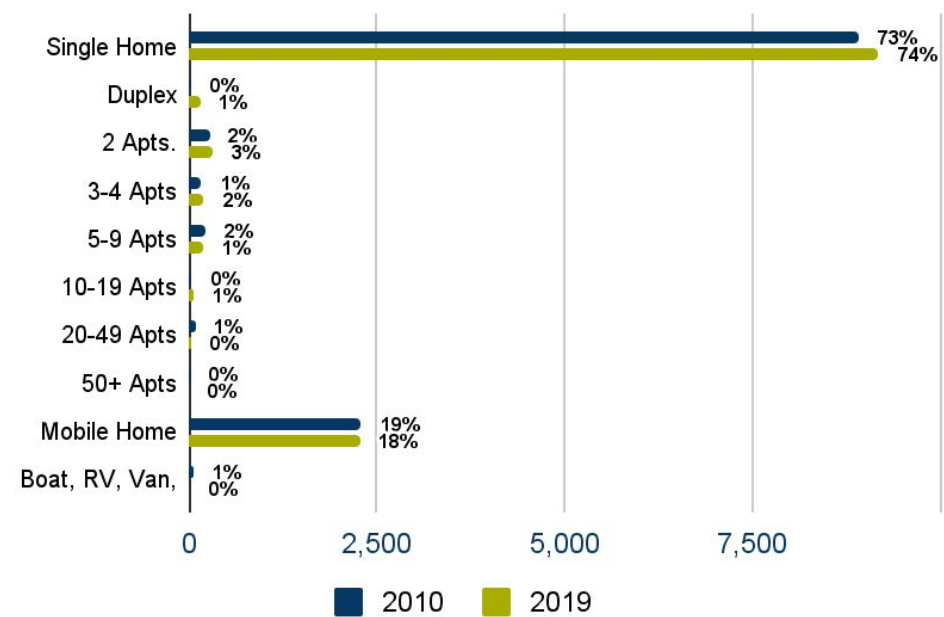
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Washington County | 2010, 2019

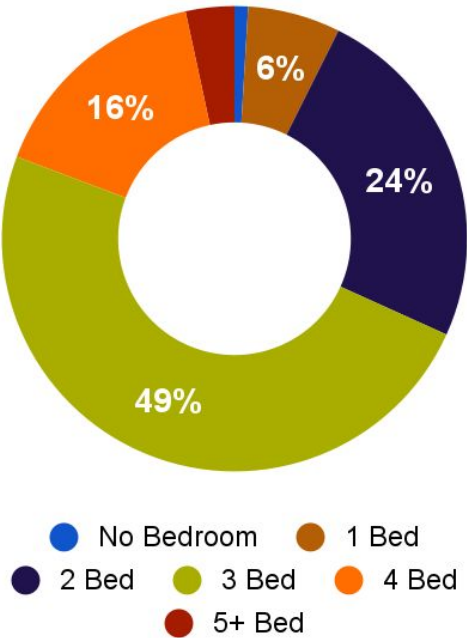


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Washington County are 2.52, with 68% of units 3 bedroom or more.

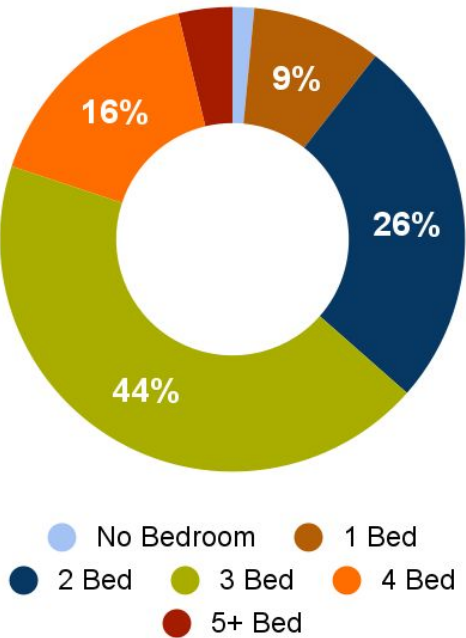
Housing Stock by Bedrooms

Washington County | 2019



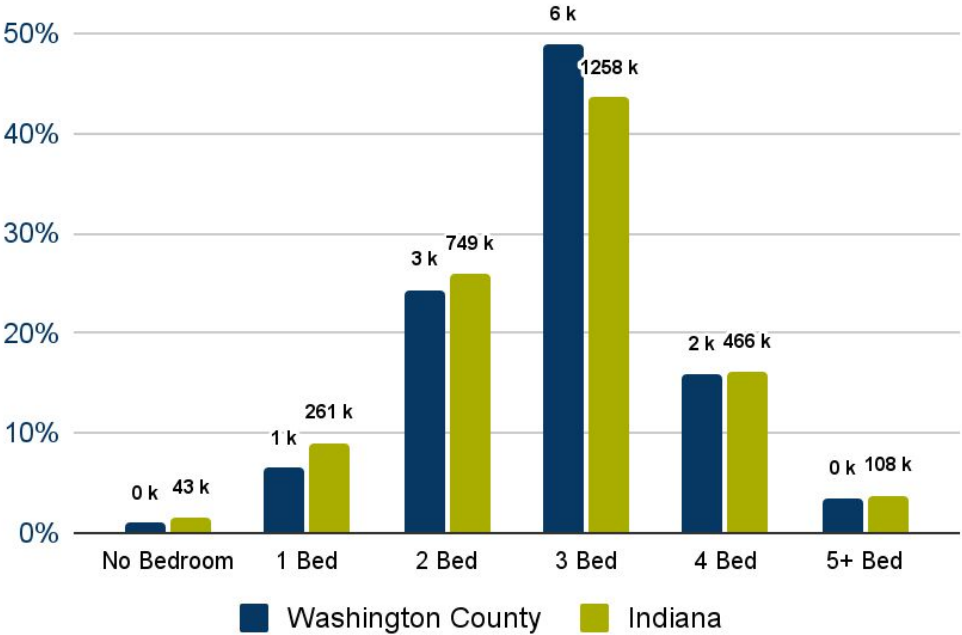
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

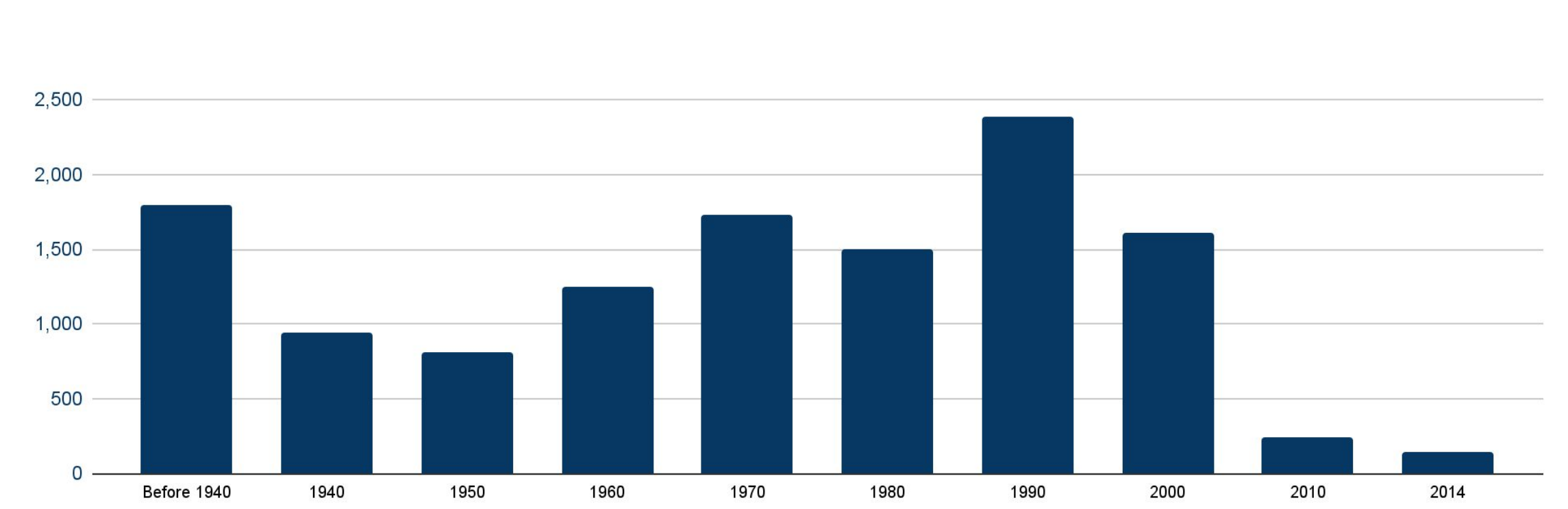
Washington County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with most homes built in 2014.

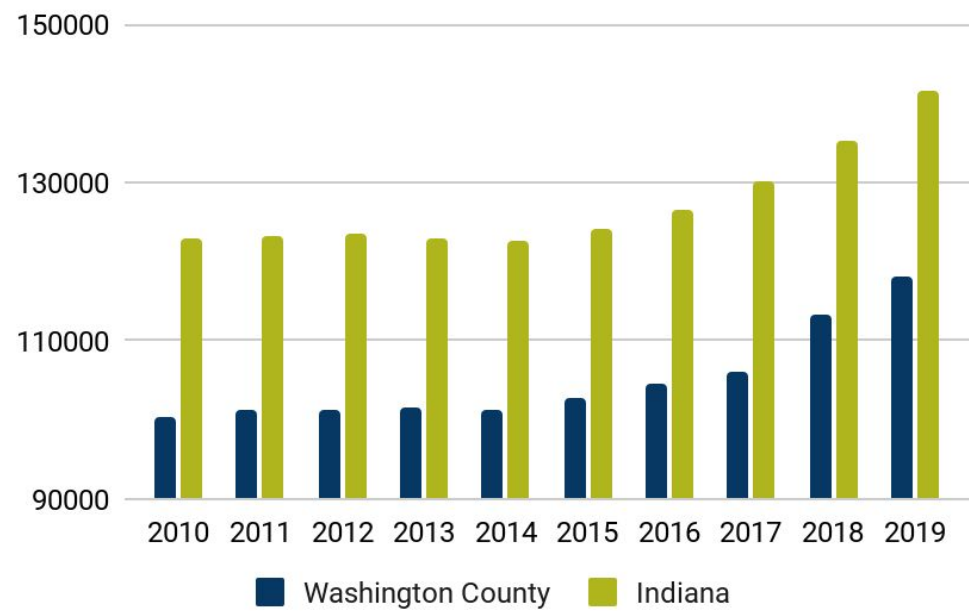
Homes by Year Built
Washington County | 2019



Source: ACS 2010-2019 5-year estimates

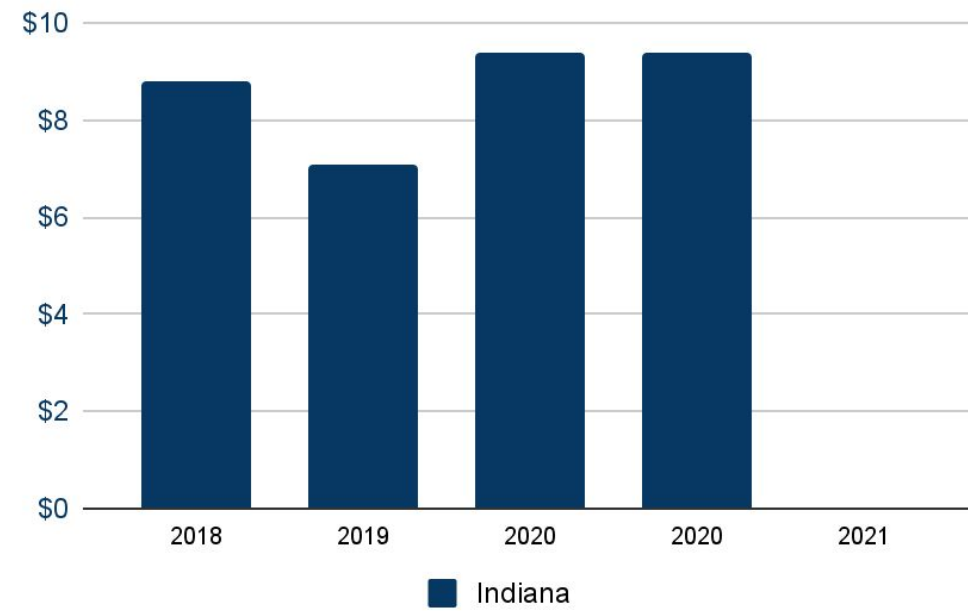
MEDIAN LISTING PRICE | Homes in Washington County have a median listing price of \$118,100, compared to \$141,700 statewide. Home prices have increased by 18% since 2010.

Median Listing Price
Washington County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

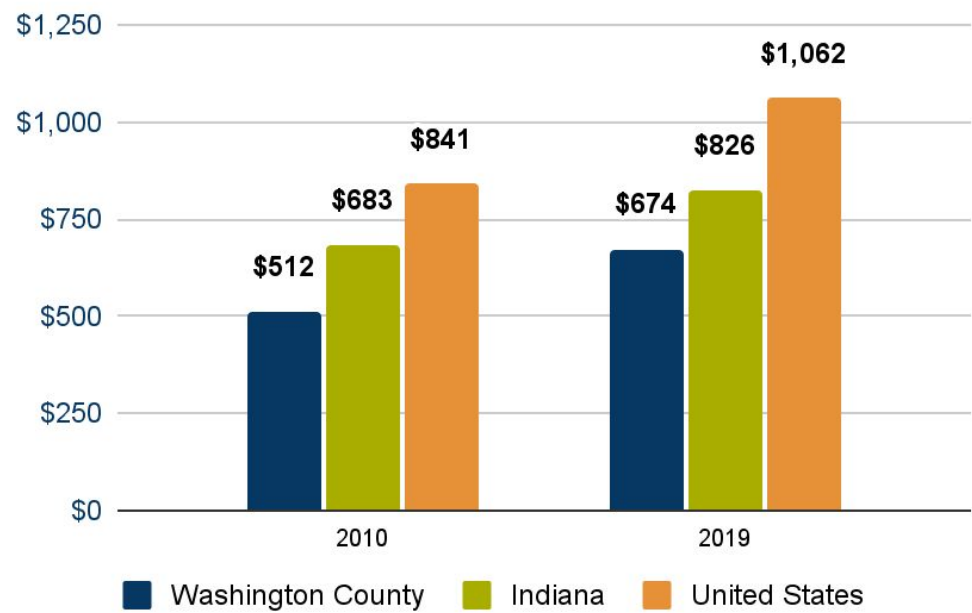
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 32% since 2010, with average rents at \$674.

Median Rent

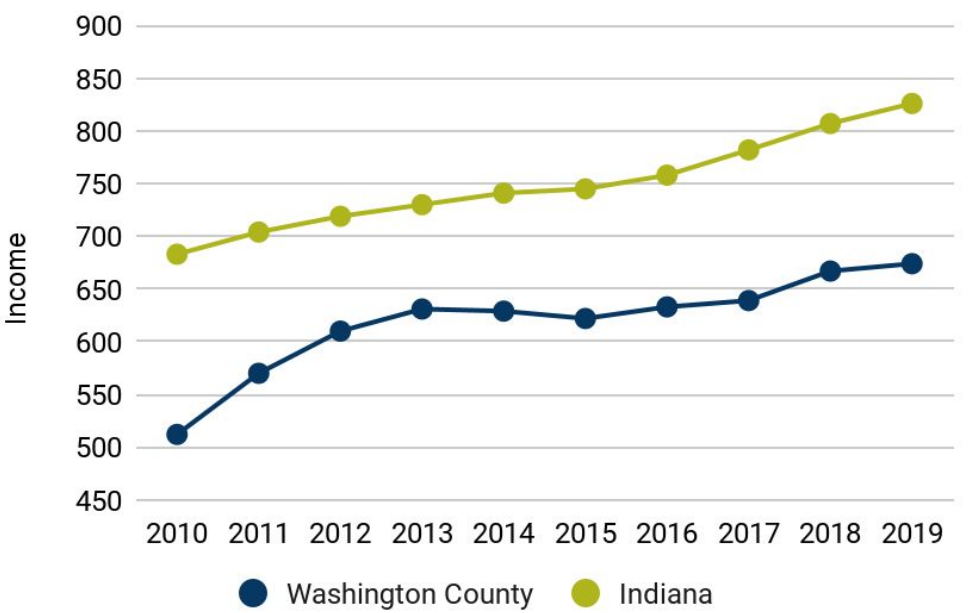
Washington County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

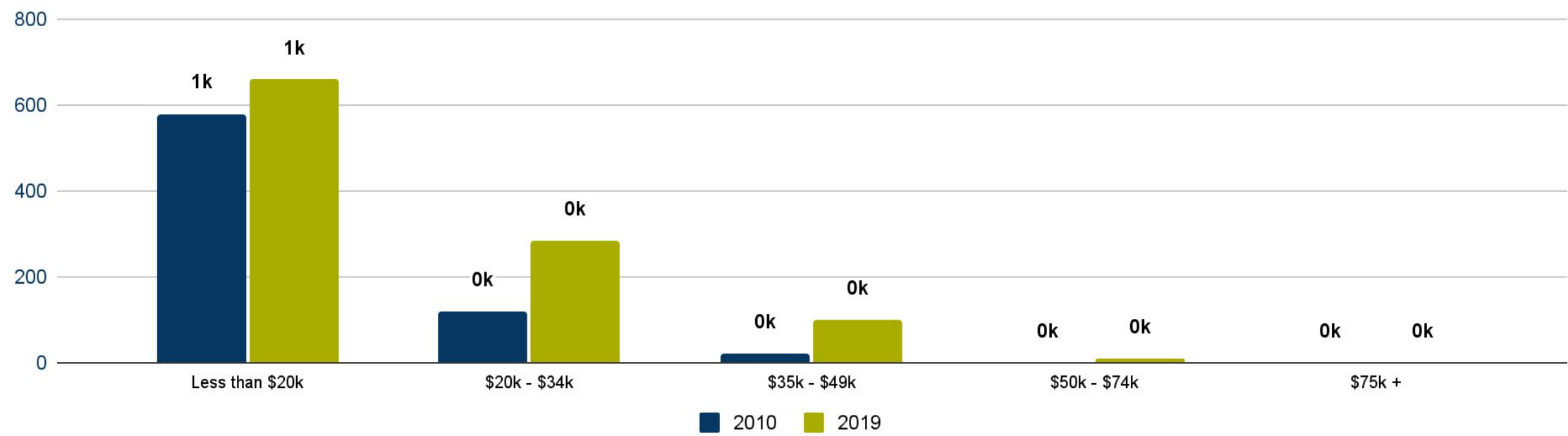
Washington County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 51% of households are housing cost burdened in Washington County, up 27% since 2010. 45% of households earning below \$50,000 are housing cost burdened.

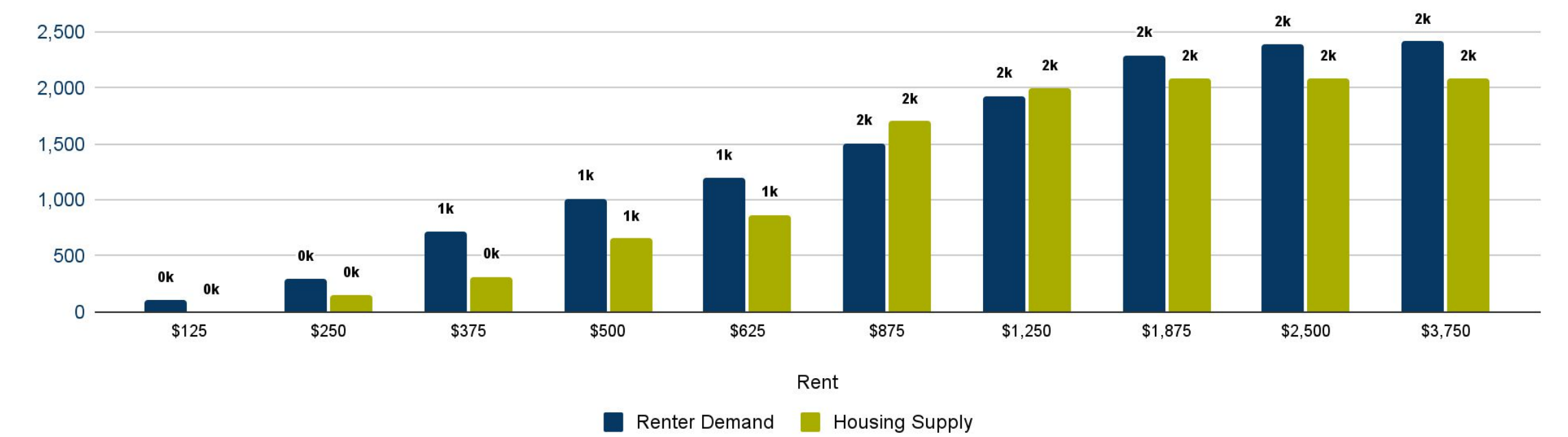
Renter Housing Cost Burden
Washington County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 1000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Washington County, Indiana | 2010-2019

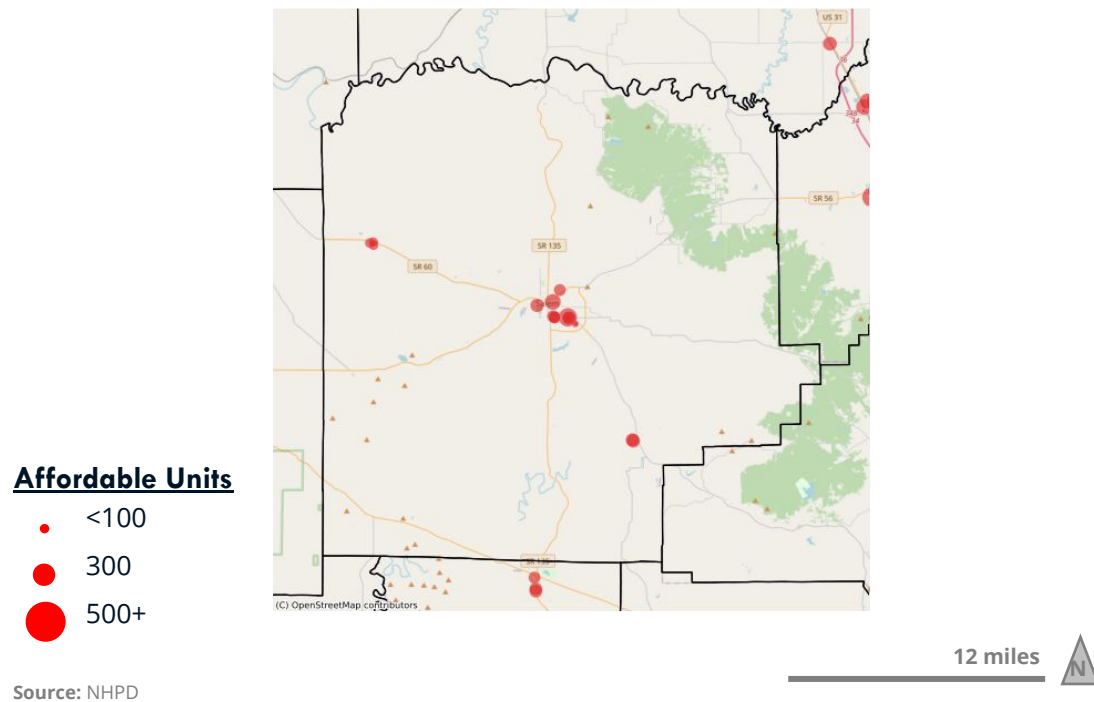


Source: ACS 2010-2019 5-year estimates

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

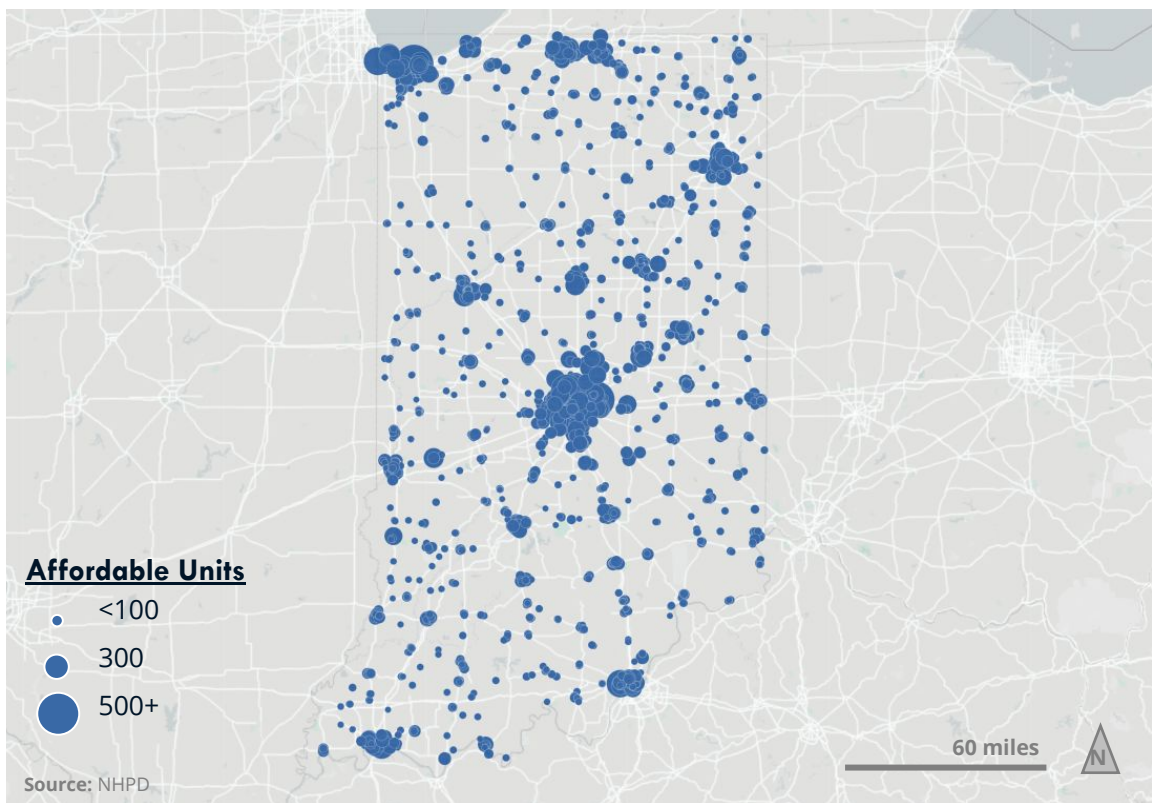
Affordable Housing Inventory

Washington County | 2020



Affordable Housing Inventory

State of Indiana | 2020

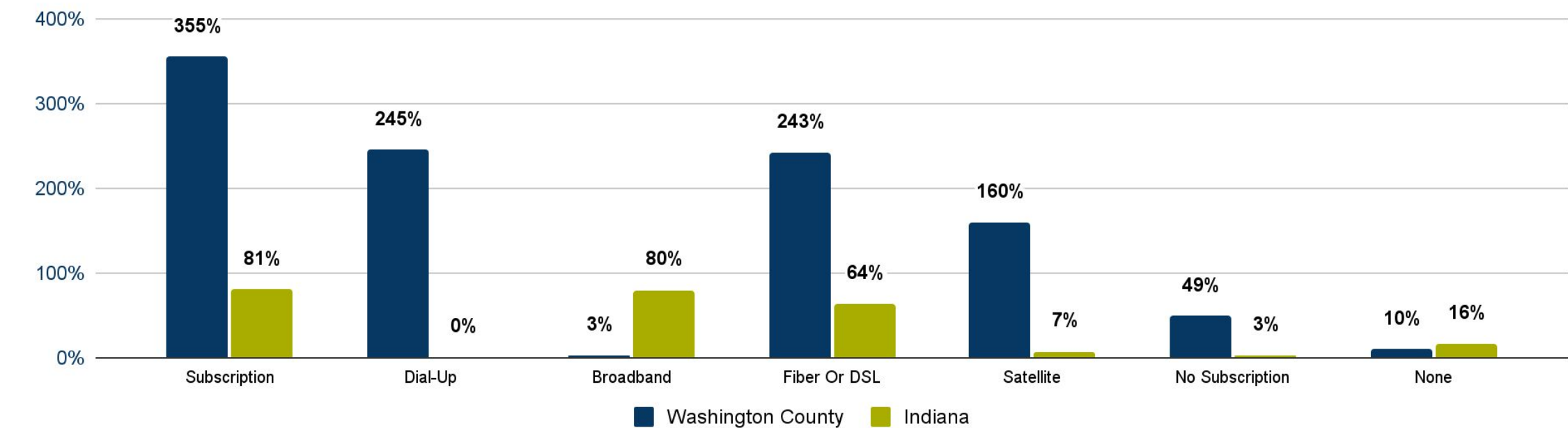


WORKING DRAFT

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

HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Washington County | 2017-2020



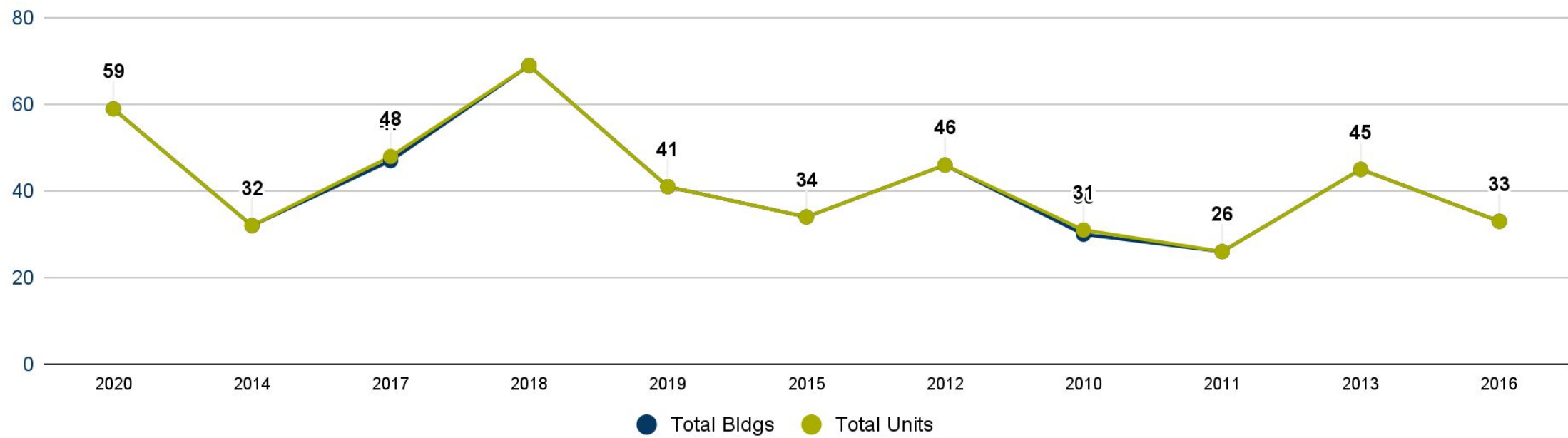
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 33 new housing starts in 2016 in Washington County, with 462 total building permits authorized since 2020.

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



Source: St. Louis Fed.

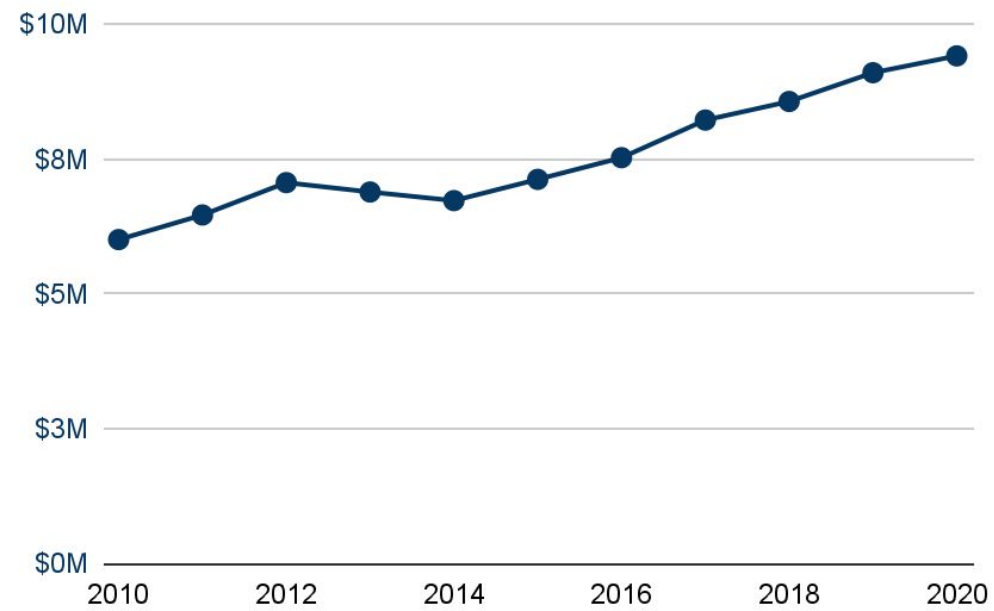
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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.