



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR BOONE COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

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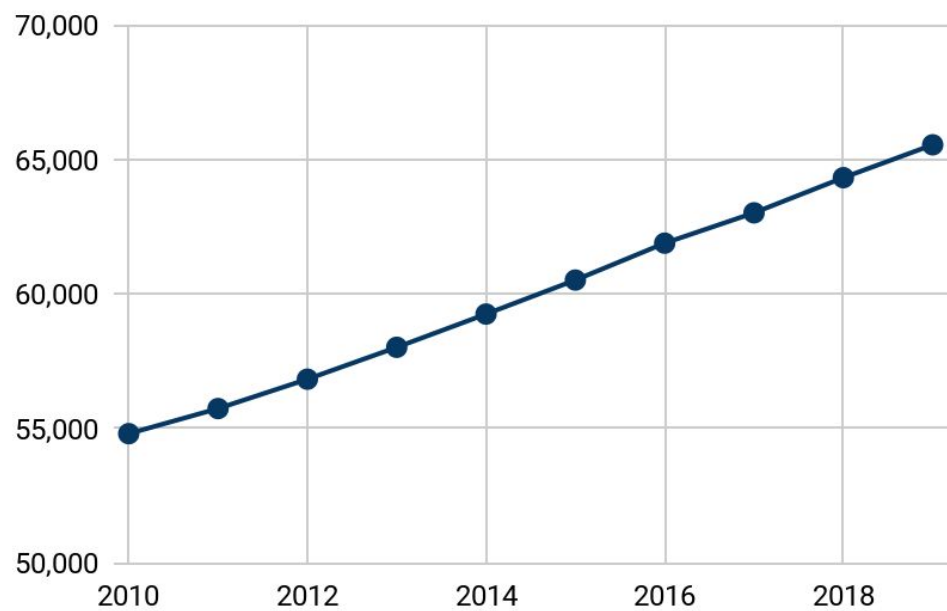
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

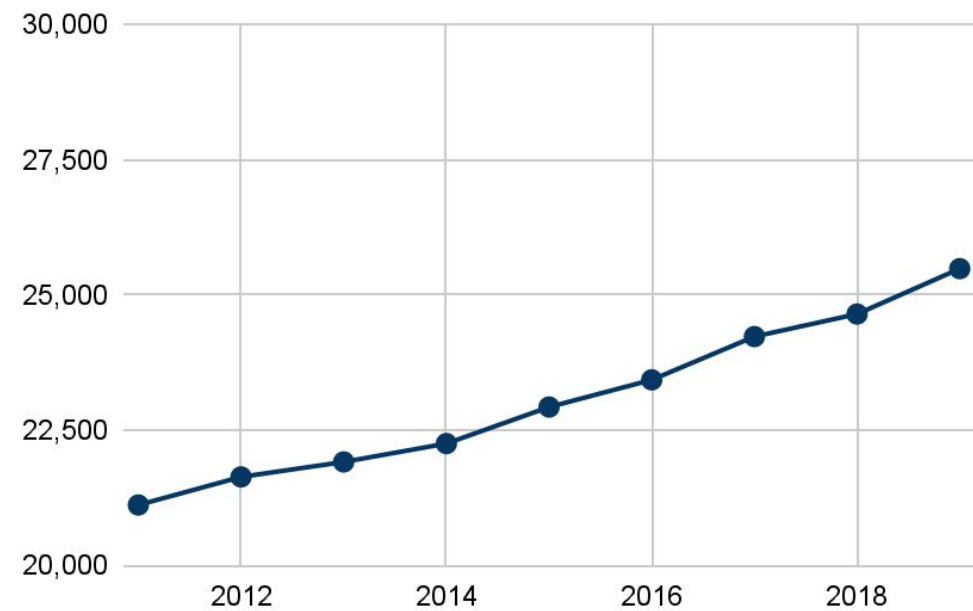
**POPULATION** | Boone County's population has increased by 19.61% (11,000 people) between 2010-2019. In the same time period, the total number of households increased by 23% (5,000 households).

**Resident Population**  
Boone County | 2010-2019



Source: FRED, U.S. Census Bureau

**Households**  
Boone County | 2010-2019



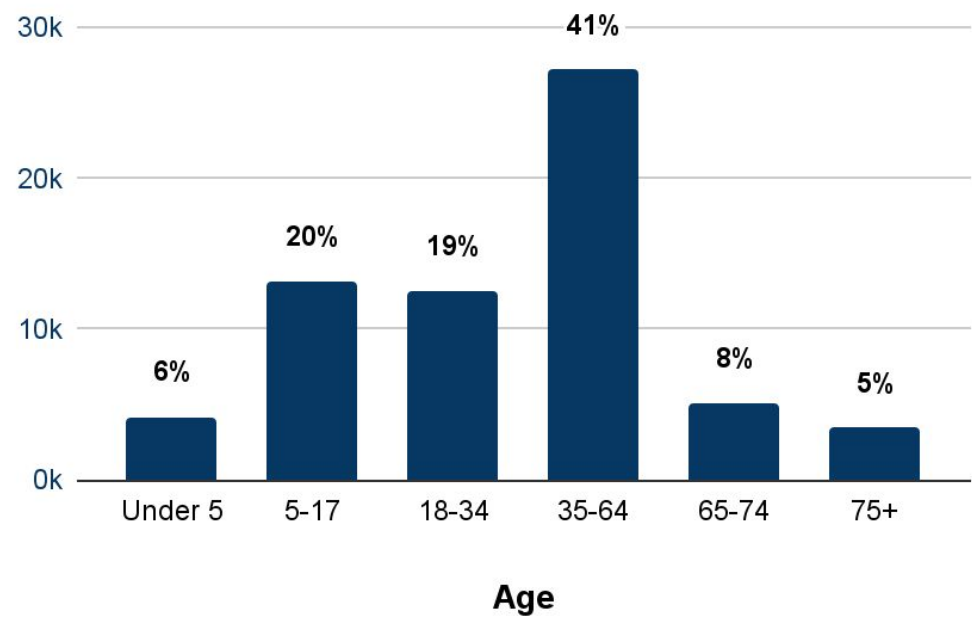
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

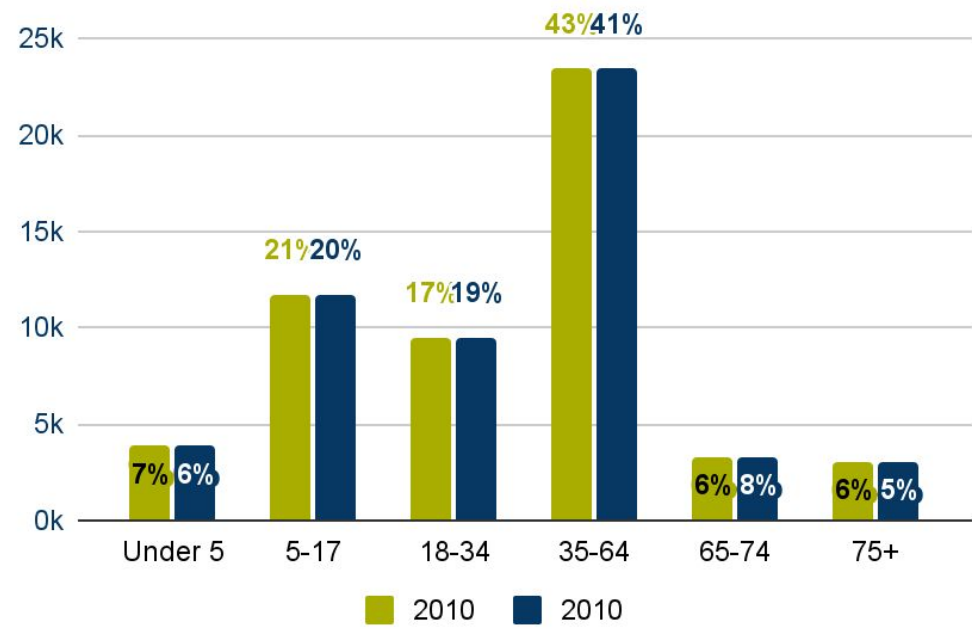
**AGE** | 13% of people in Boone County are above the age of 65, while 26% are below 18.

**Population by Age**  
Boone County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Boone County | 2010, 2019

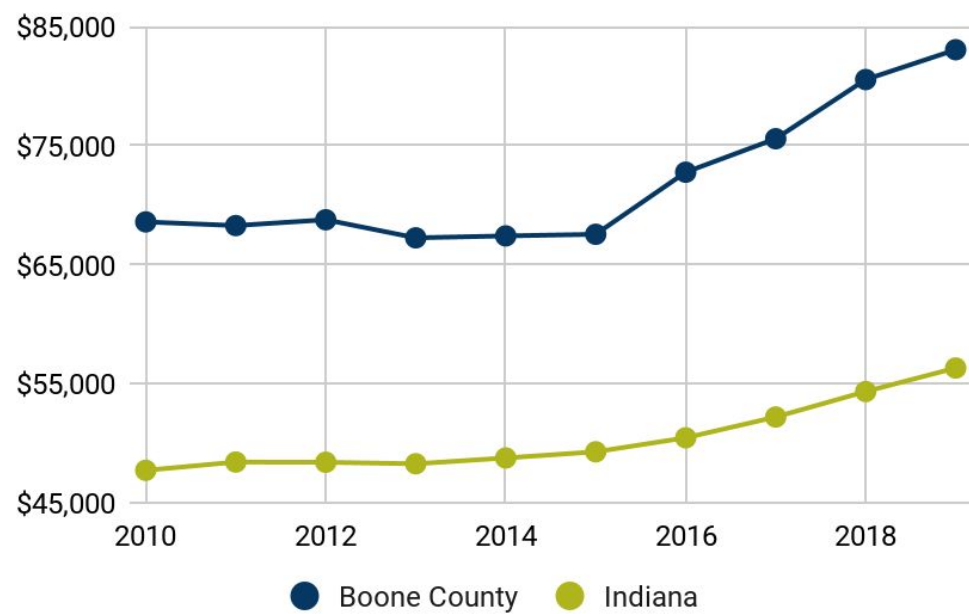


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Boone County had a median income of \$83,077 in 2019, up 21% since 2010. 17% of households have incomes below \$35,000, while 41% have incomes above \$100,000.

**Median Income**

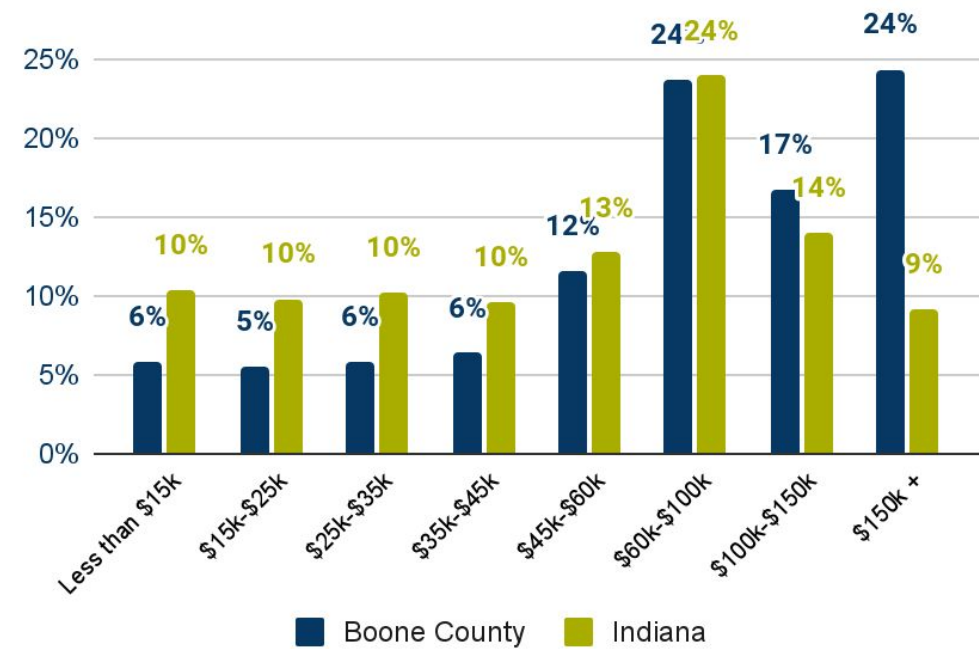
Boone County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Boone County, State of Indiana | 2019



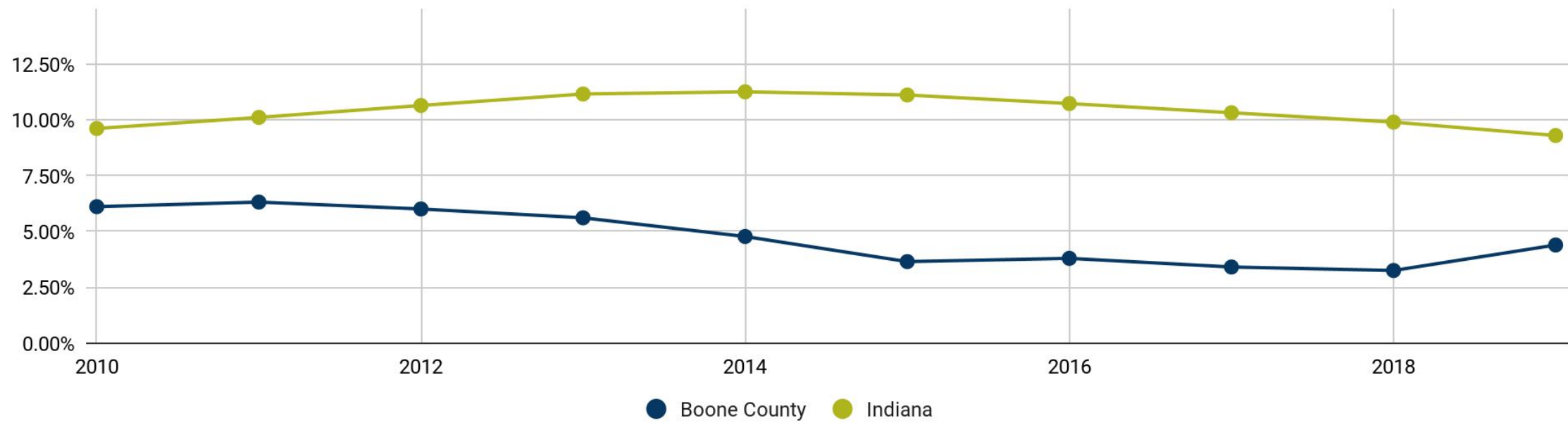
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 4.4% of families live in poverty conditions in Boone County, down 1.7 points from 6.1% in 2010.

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



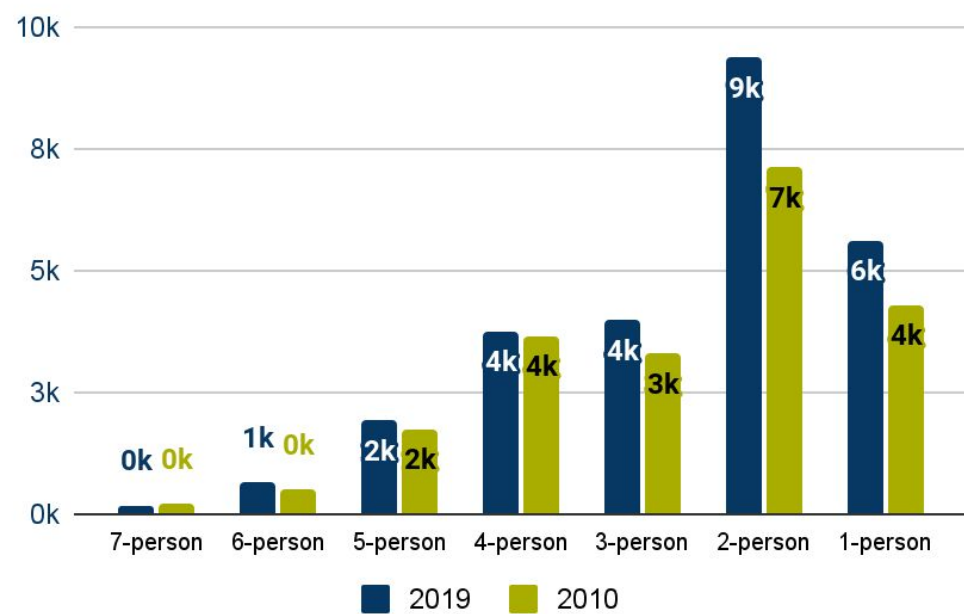
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

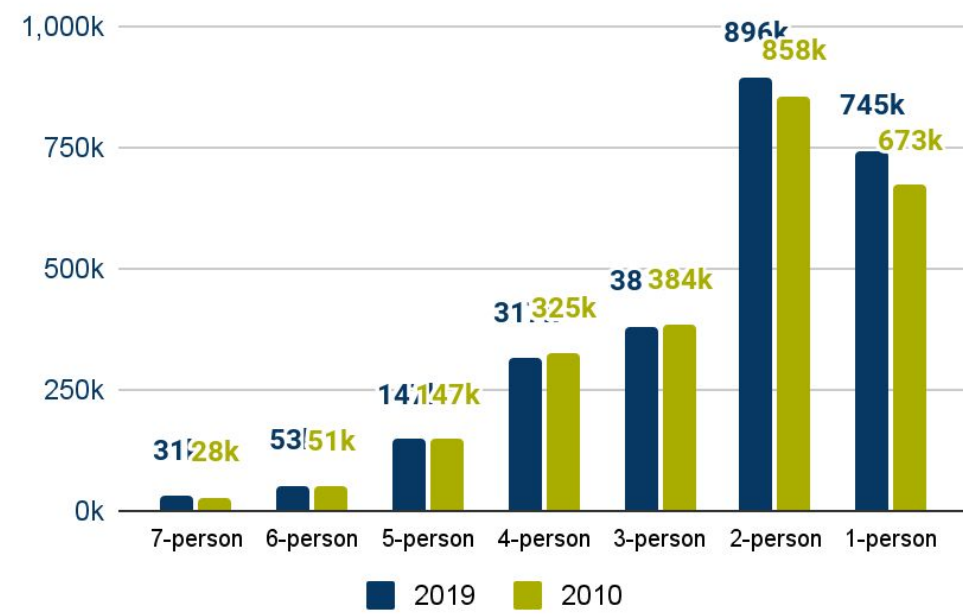
**HOUSEHOLD SIZE |** The average household size is 2.55, compared to 2.52 statewide. The Boone County average household has shrunk by 0.03 persons since 2010.

**Household Size**  
Boone County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

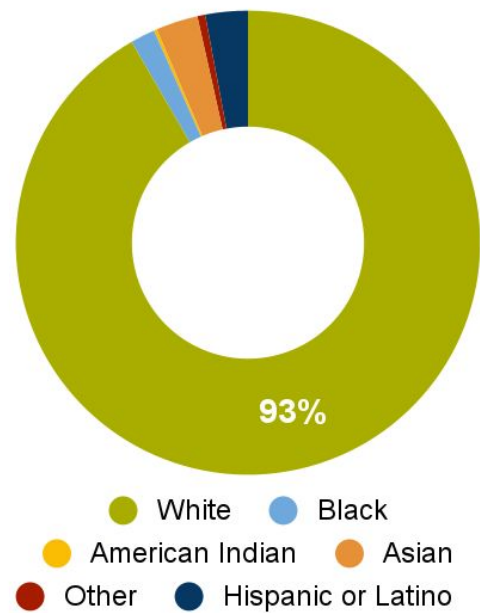
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Boone County is 93% white, 2% Black, 3% Hispanic/Latino, 3% Asian, and 1% other.

**Racial Distribution**

Boone County | 2019



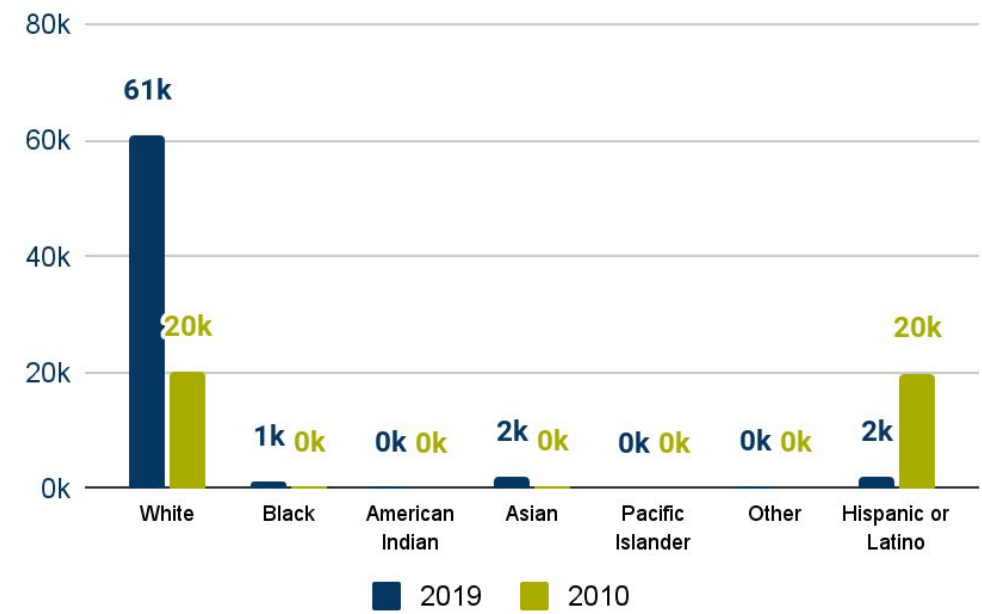
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Boone County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

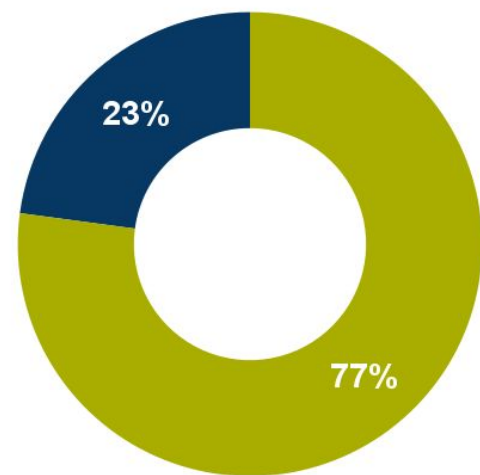
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 23% of households (5,827 households) in Boone County were renters, while 77% are (19,658 households) owner households. The share of renters has increased by 2% since 2010.

**Housing Tenure**

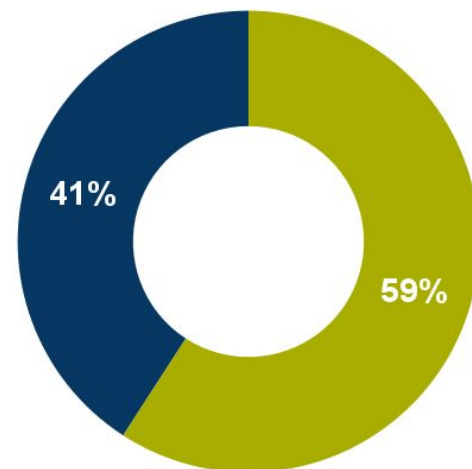
Boone County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

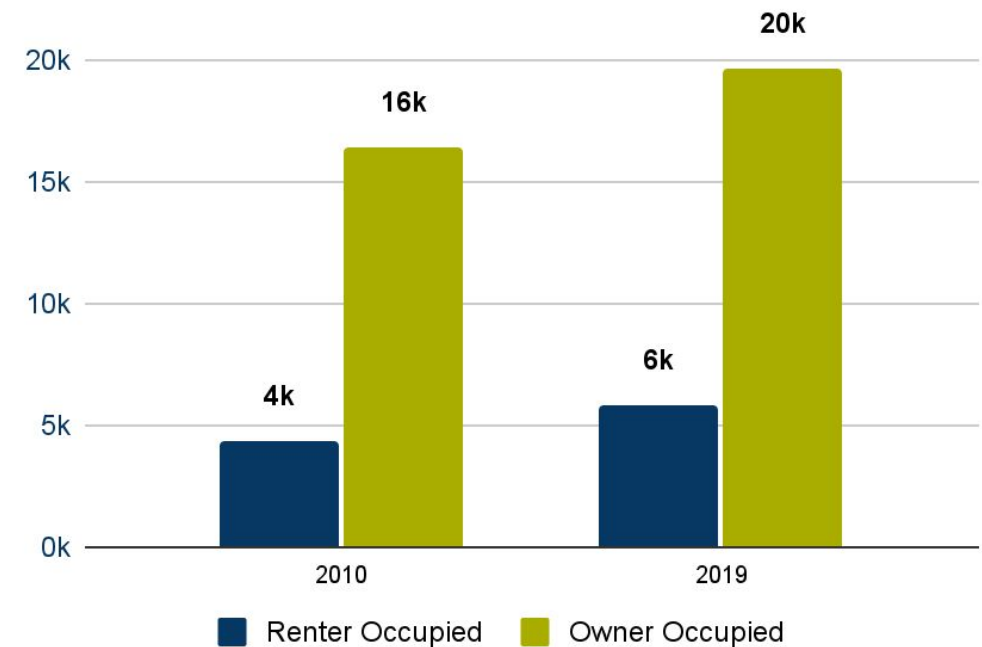
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Boone County | 2010-2019



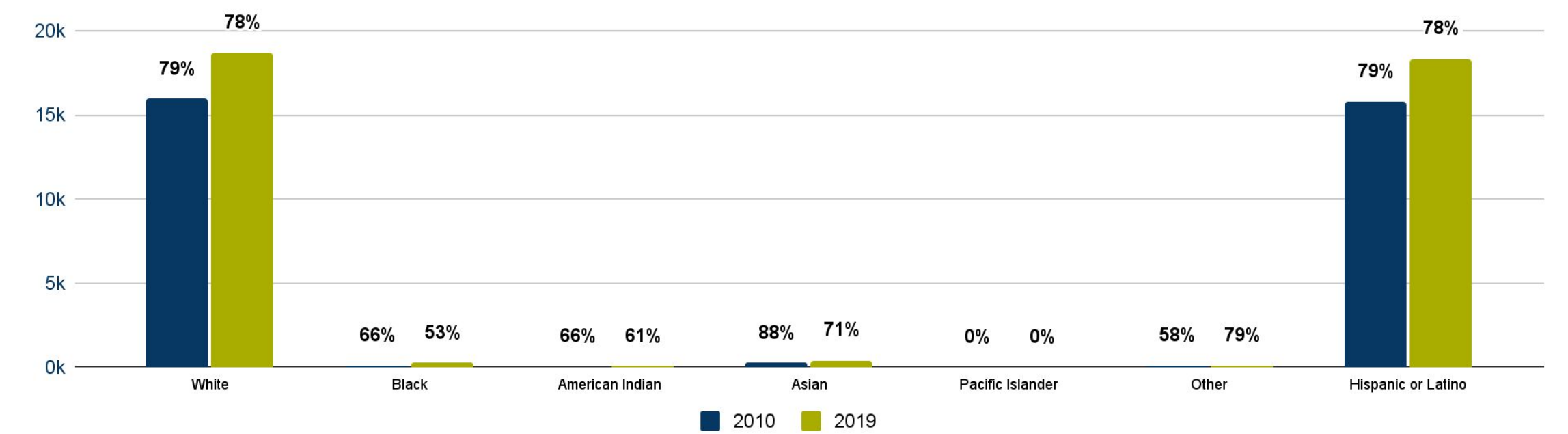
Source: ACS 2010-2019 5-year estimates

**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 78%, 53% for Black households, and 78% for Hispanic or Latino households.

**Homeownership by Race**  
**Boone County | 2010, 2019**

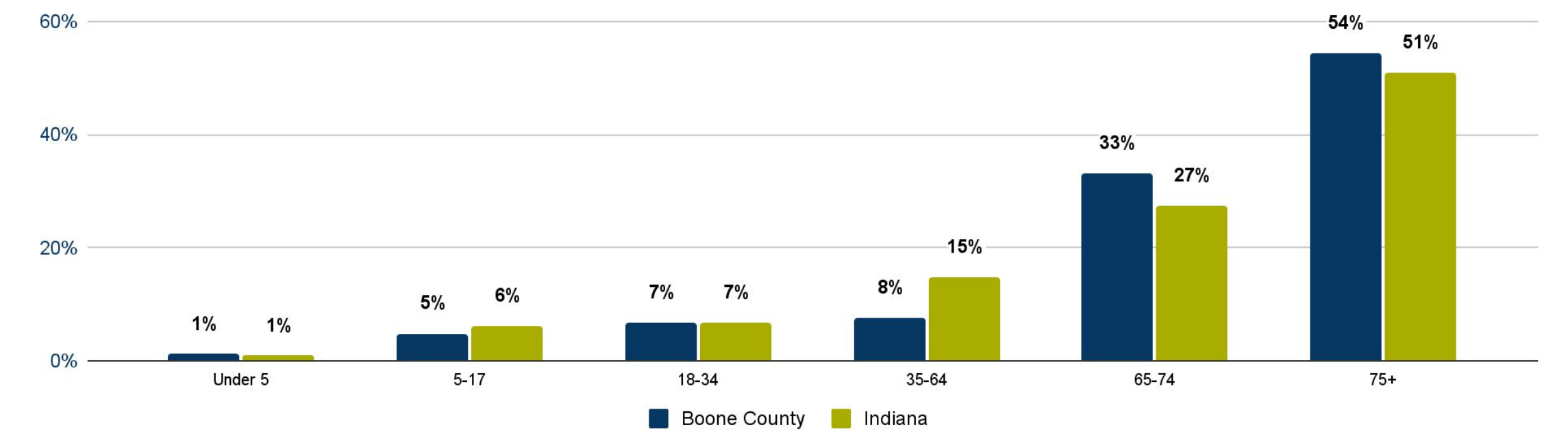


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 11% of people in Boone County live with a disability. For people above 65, the share increases to 41%.

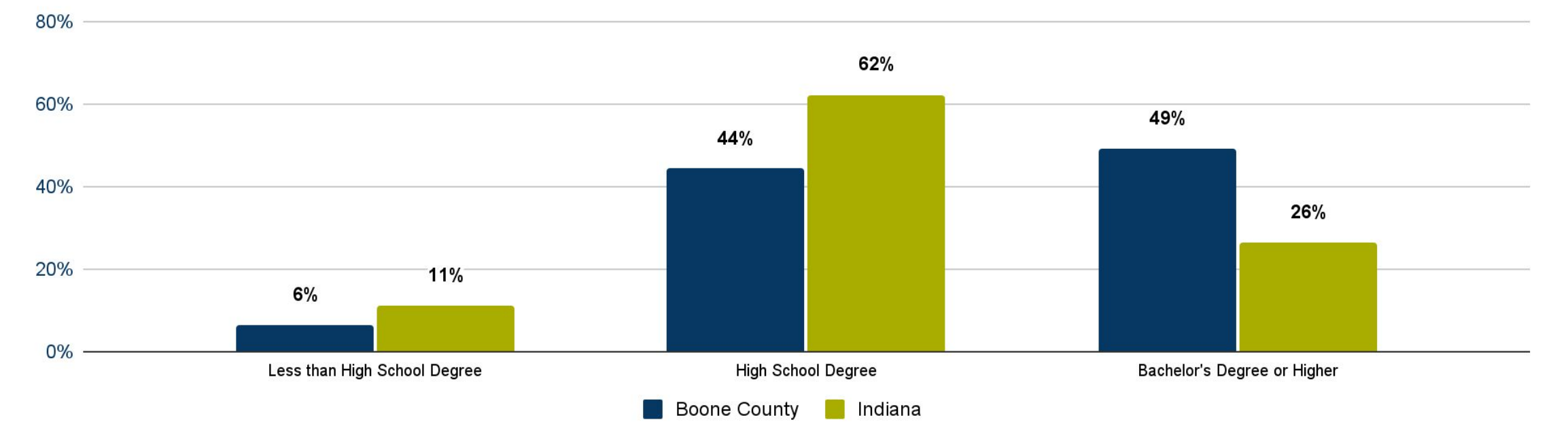
**Share of the Population with a Disability by Age**  
Boone County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Boone County, 44% of the population has at least a high school degree and 49% of the population has at least a Bachelor's degree.

**Educational Attainment**  
**Boone County, Indiana | 2019**



Source: ACS 2010-2019 5-year estimates

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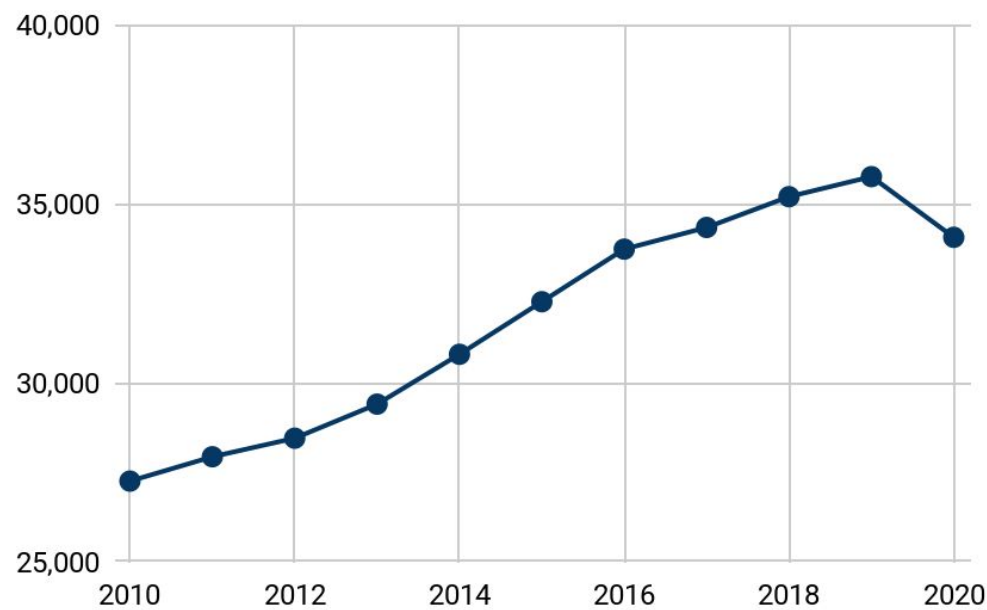
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

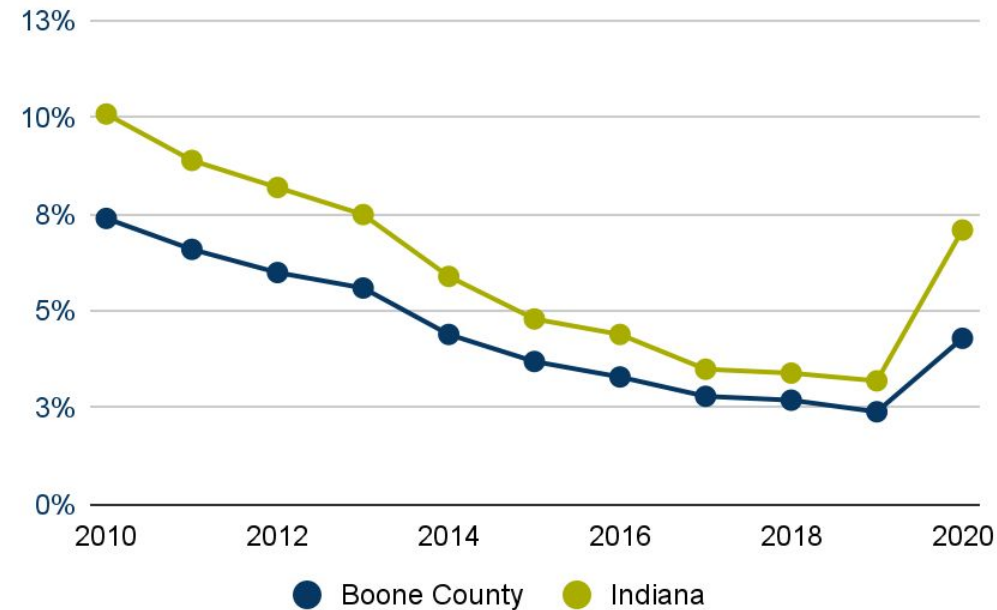
**EMPLOYMENT BASE |** There are currently 34,000 employed persons in Boone County, up by 25% since 2010. The unemployment rate in 2020 was 4.30%, up 1.9 points from 2019.

**Total Employment**  
Boone County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Unemployment Rate**  
Boone County, Indiana | 2010-2019

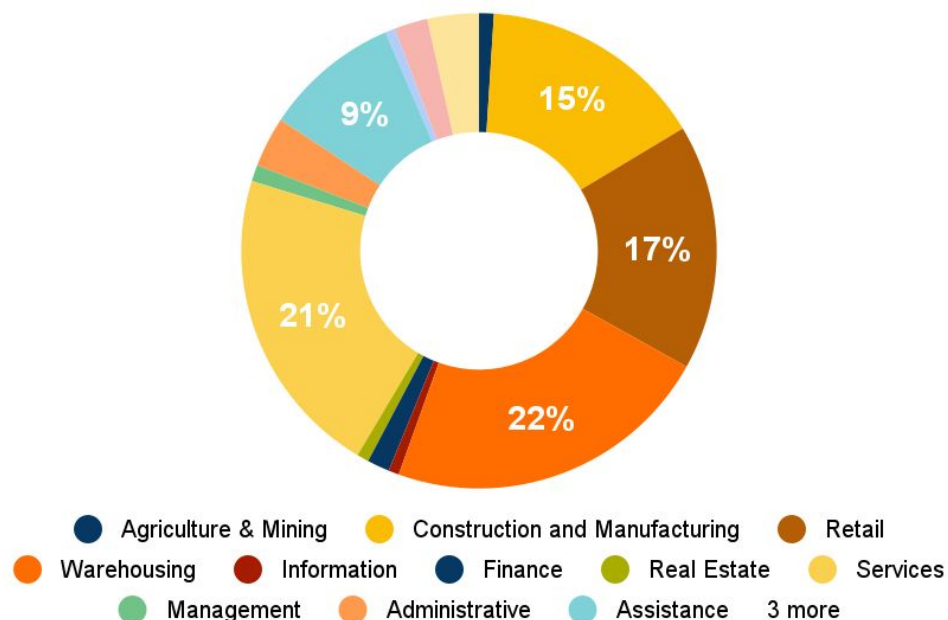


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Transportation and Warehousing accounts for the plurality of jobs in Boone County, accounting for 22% of all jobs, followed by Retail Trade (11% of all jobs).

**Total Jobs by All Industries**  
Boone County | 2018



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$45,350**
2. Trade, transportation, and utilities | **\$45,345**
3. Professional and business services | **\$51,269**
4. Goods-producing | **\$57,819**
5. Financial activities | **\$70,657**

Source: BLS

**Top 5 Employers**

1. Amazon Fulfillment Ctr (Whitestown)
2. Witham Hospital (Lebanon)
3. Witham Hospital (Lebanon)
4. Witham Health Svc Audiology (Lebanon)
5. Hendrickson Trailer Coml (Lebanon)

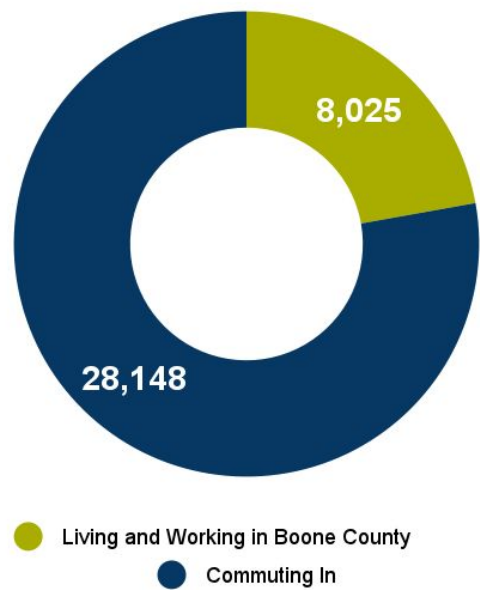
Source: BLS

**WORKING DRAFT**

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

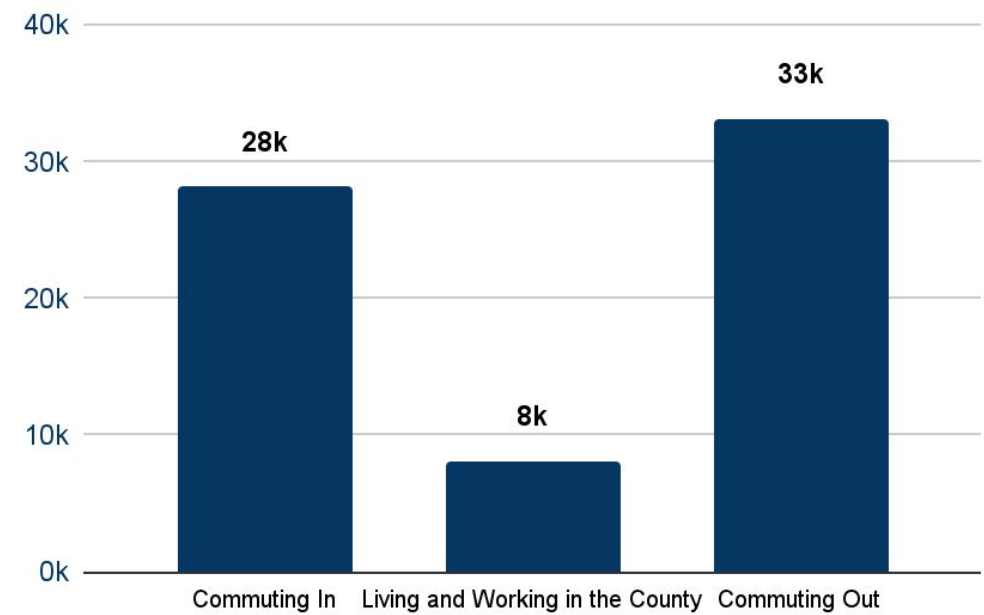
**COMMUTER INFLOW / OUTFLOW** | 28,000 commuters come into Boone County for their jobs, while 33,000 employees travel outside for their jobs.

**Employment Inflow**  
Boone County | 2018



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

**Commuting Patterns**  
Boone County | 2018

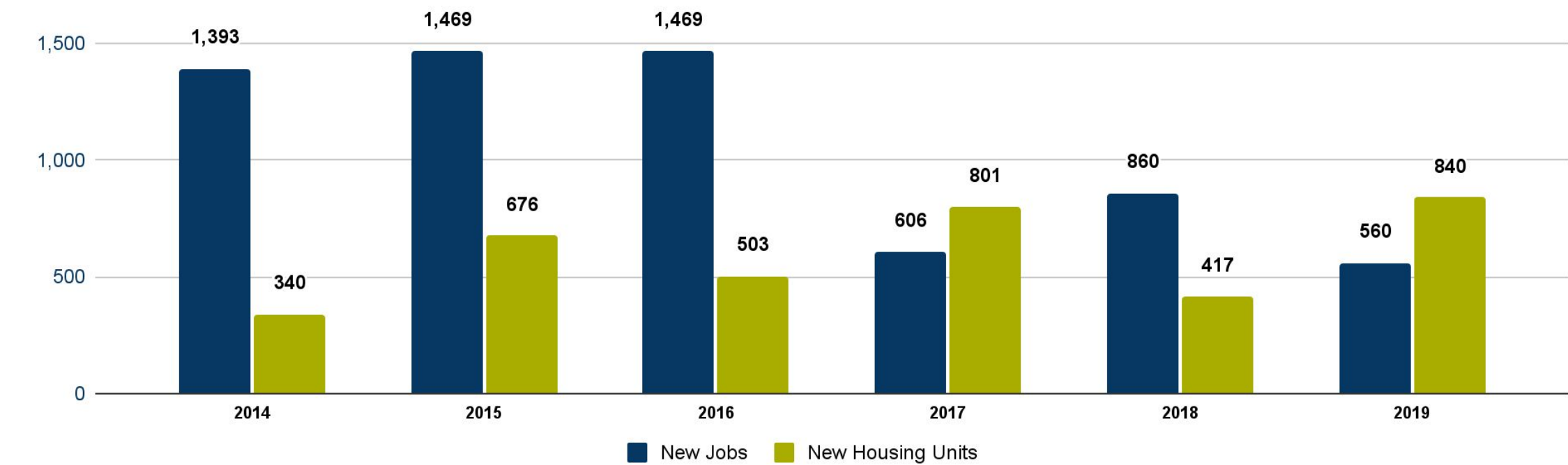


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 6357 between 2014-2019 and 3577, or 56 units for every 100 jobs created.

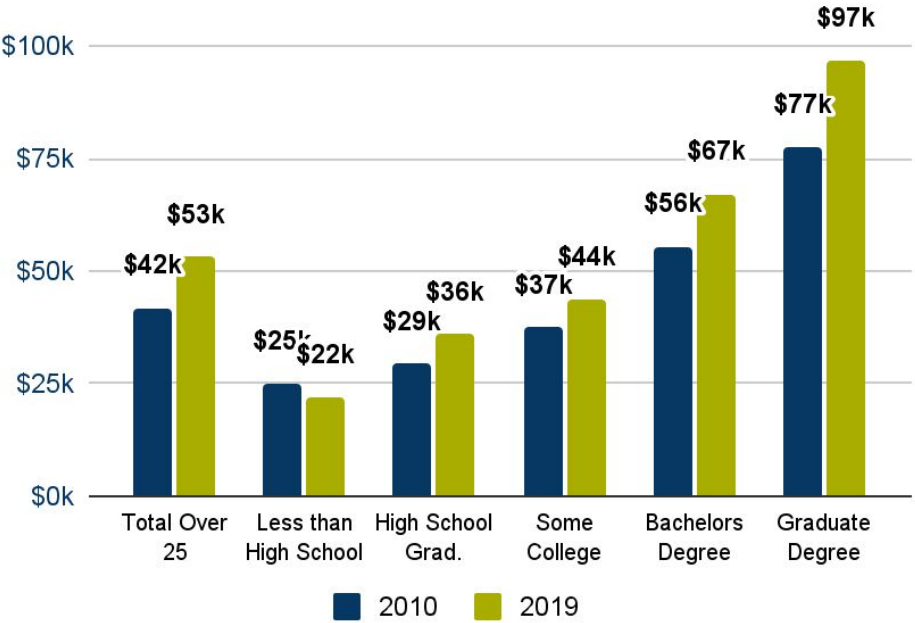
**Job Growth and Housing Production**  
Boone County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

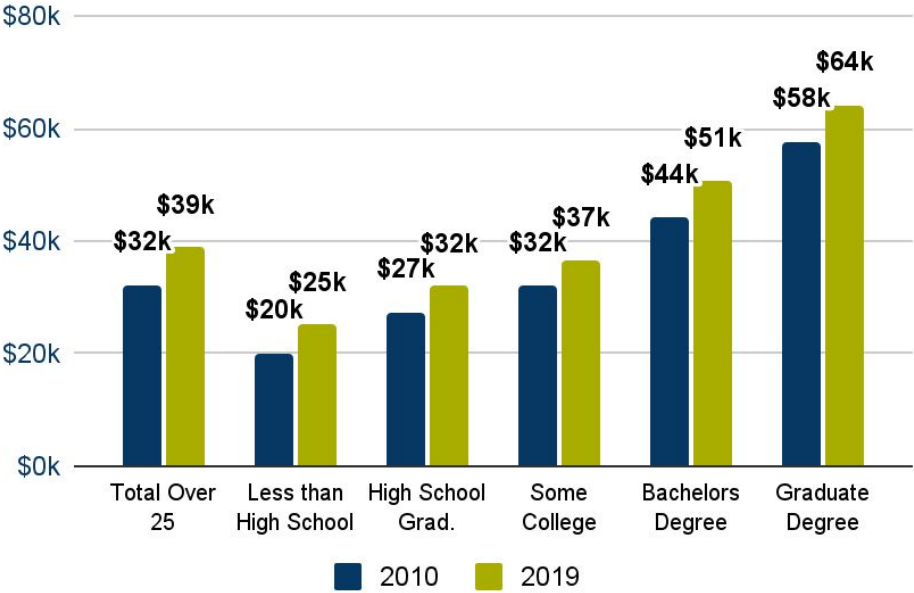
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 27% since 2010 for the total population and increased 22% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Boone County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

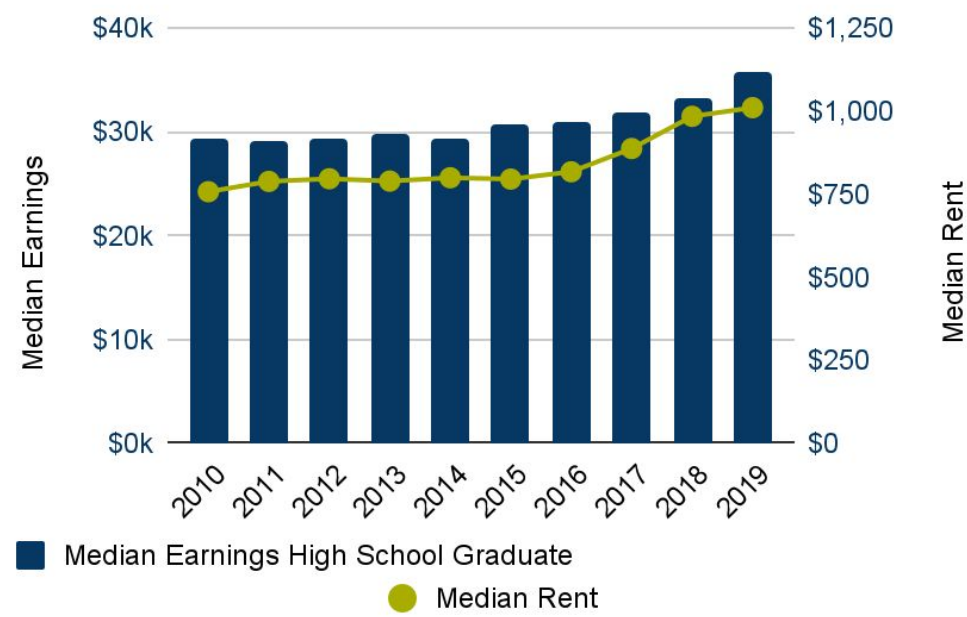
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 33.4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

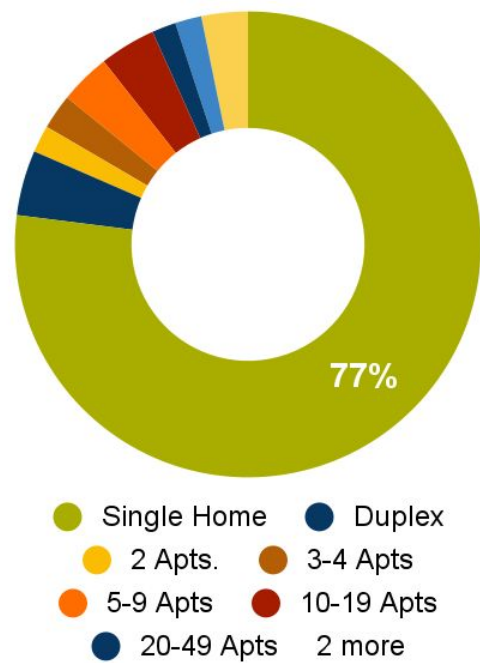
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**WORKING DRAFT**

**HOUSING TYPOLOGY |** 77% of homes in Boone County are single-family, while 20% are multifamily. The share of multifamily housing has increased by 1862 homes since 2010.

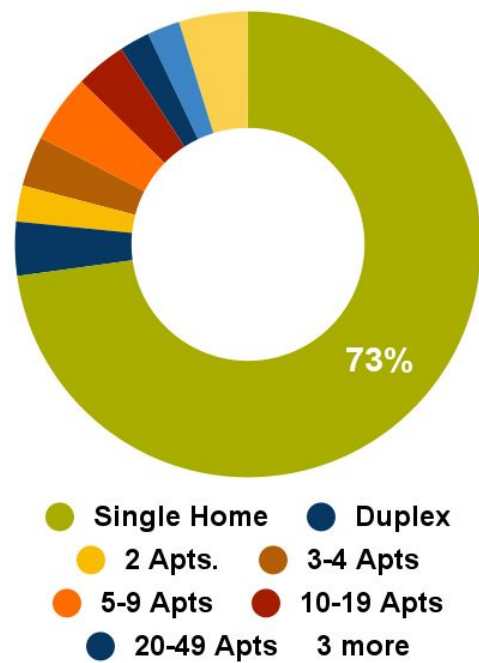
**Housing Typology**

Boone County | 2019



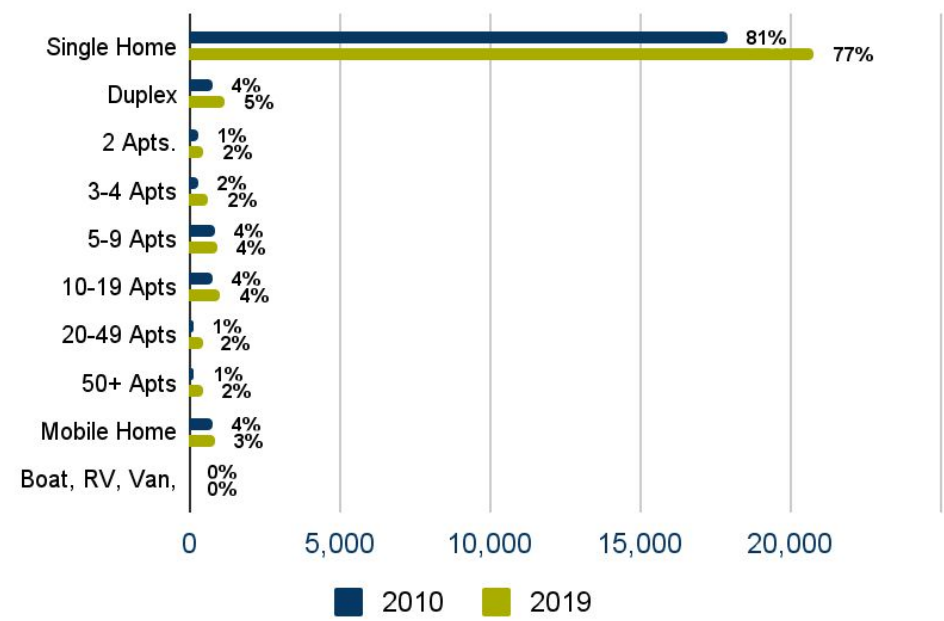
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Typology**

Boone County | 2010, 2019

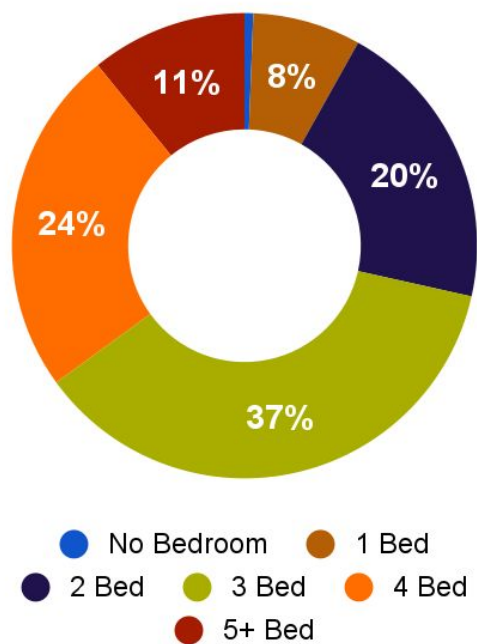


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Boone County are 2.55, with 72% of units 3 bedroom or more.

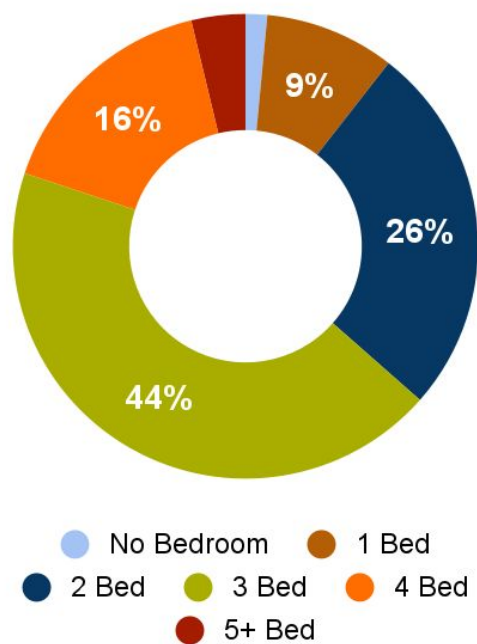
## Housing Stock by Bedrooms

Boone County | 2019



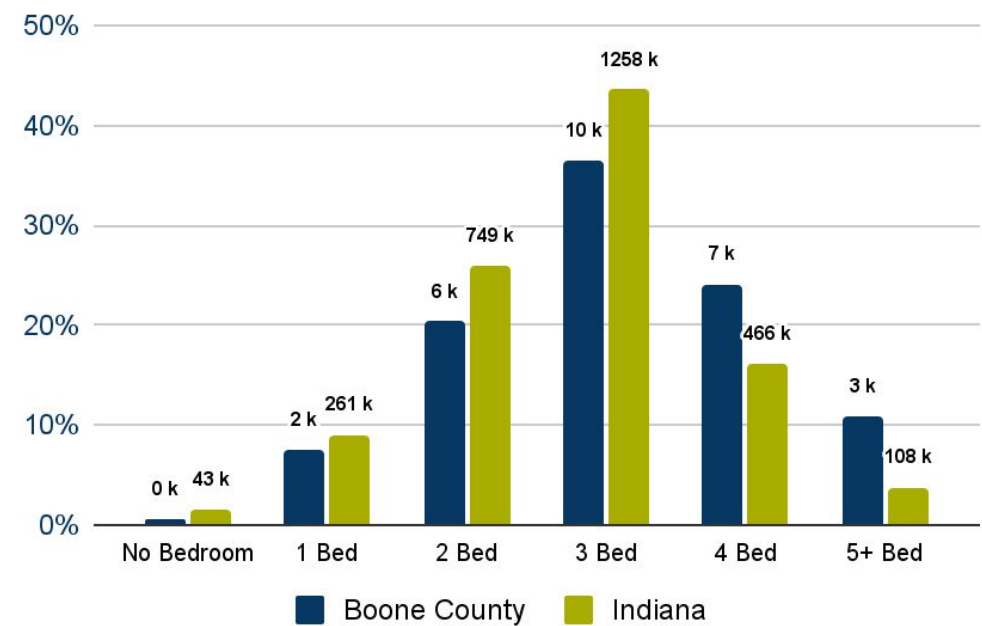
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

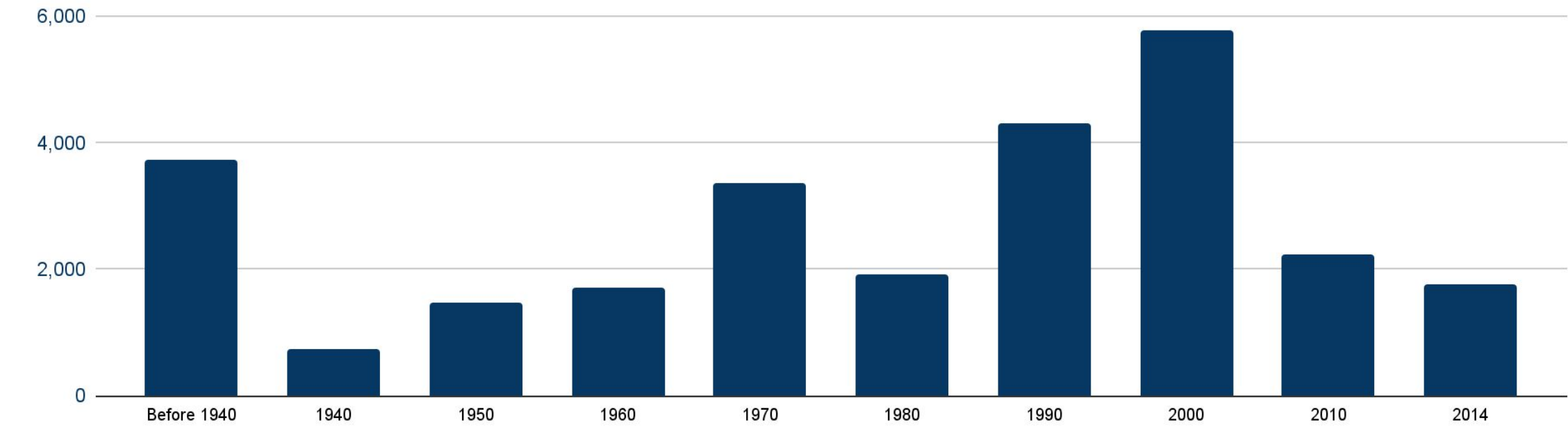
Boone County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 64% of homes were built before 1990, with most homes built in 2014.

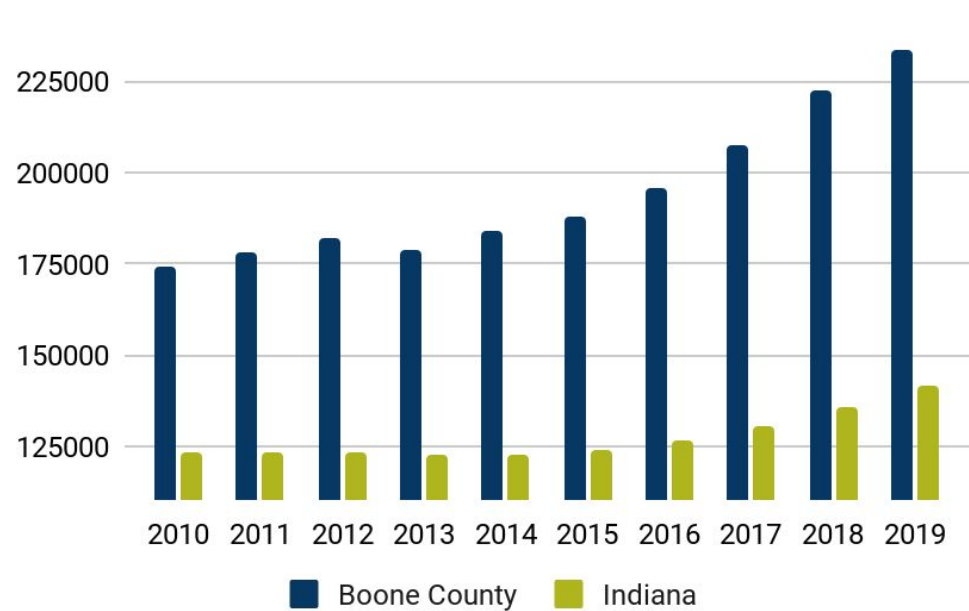
**Homes by Year Built**  
**Boone County | 2019**



Source: ACS 2010-2019 5-year estimates

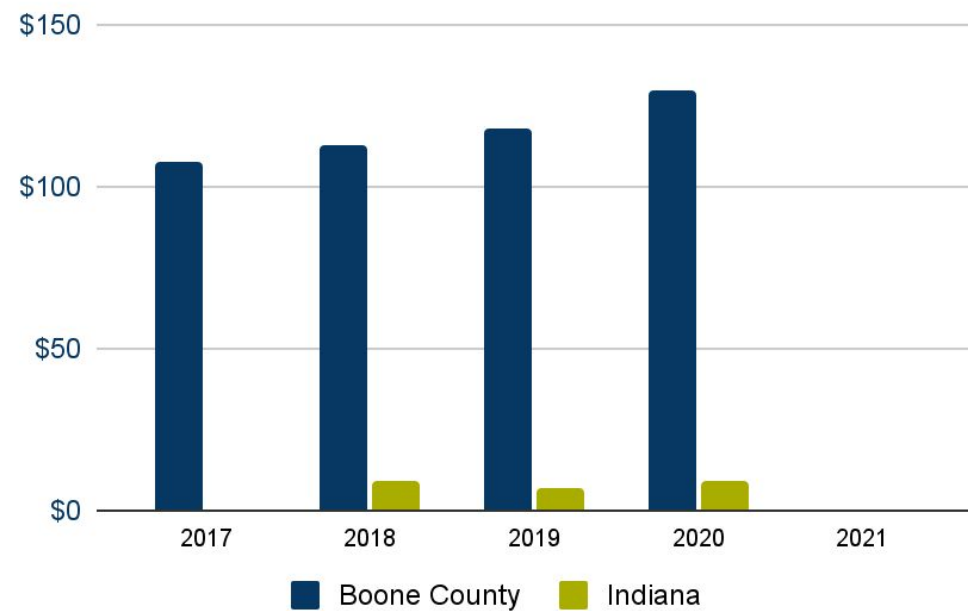
**MEDIAN LISTING PRICE |** Homes in Boone County have a median listing price of \$233,700, compared to \$141,700 statewide. Home prices have increased by 34% since 2010.

**Median Listing Price**  
Boone County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

**Median Listing Price per Square Foot**  
Boone County | 2017-2020



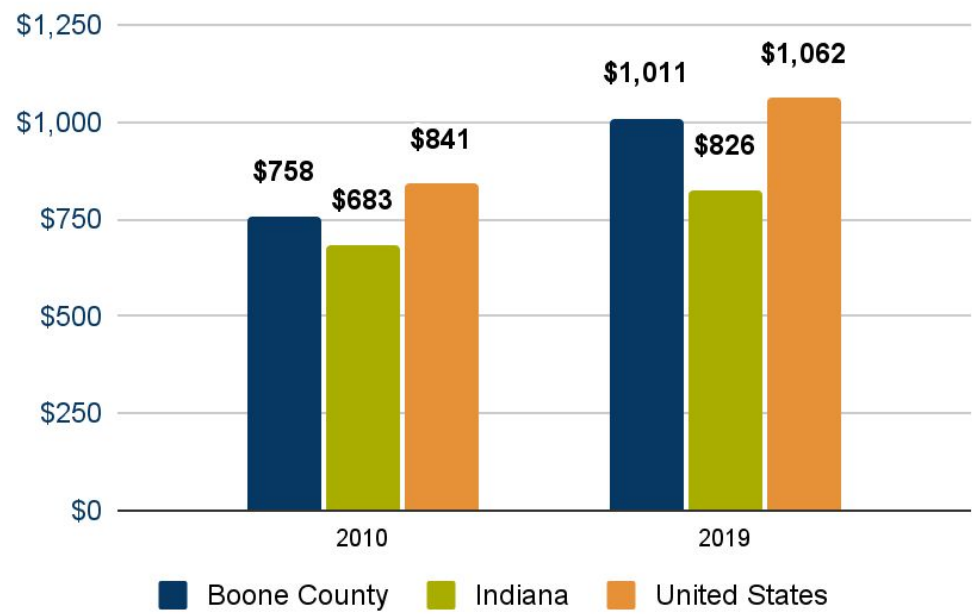
Source: ACS 2010-2019 5-year estimates



**MEDIAN RENTS |** Median rents have increased by 33% since 2010, with average rents at \$1,011.

**Median Rent**

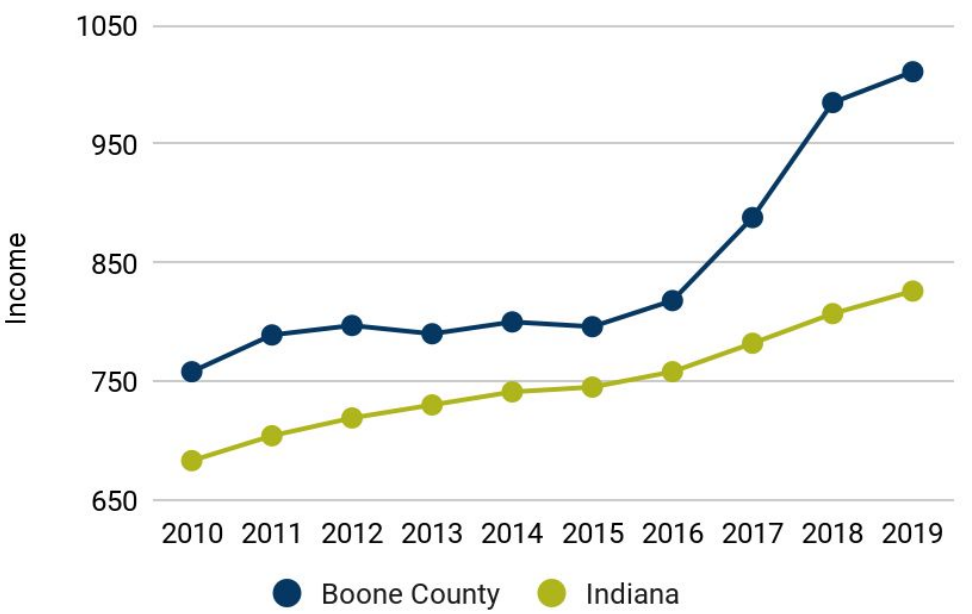
Boone County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Boone County, Indiana | 2010 - 2019

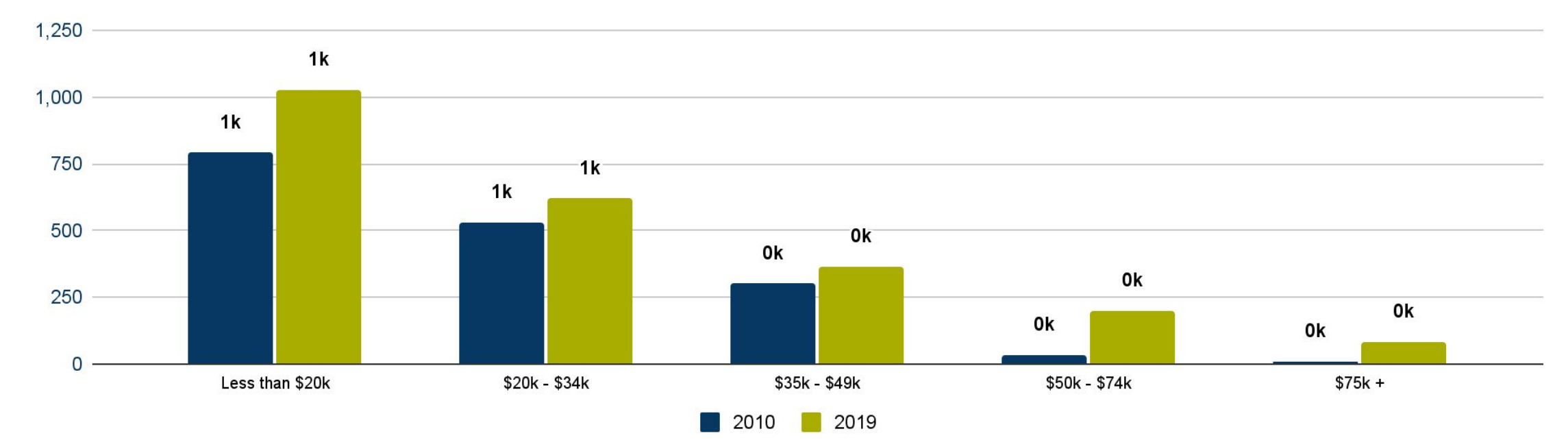


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**COST BURDEN |** 41% of households are housing cost burdened in Boone County, down -2% since 2010. 60% of households earning below \$50,000 are housing cost burdened.

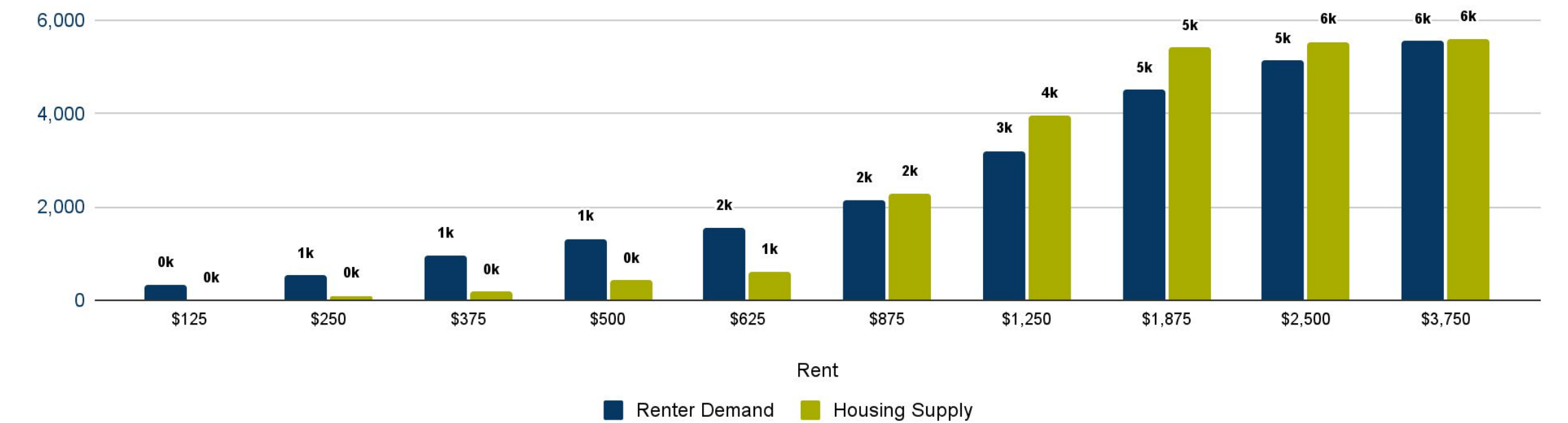
**Renter Housing Cost Burden**  
Boone County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**CUMULATIVE HOUSING GAP** | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

**Cumulative Housing Gap**  
Boone 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 Boone County.

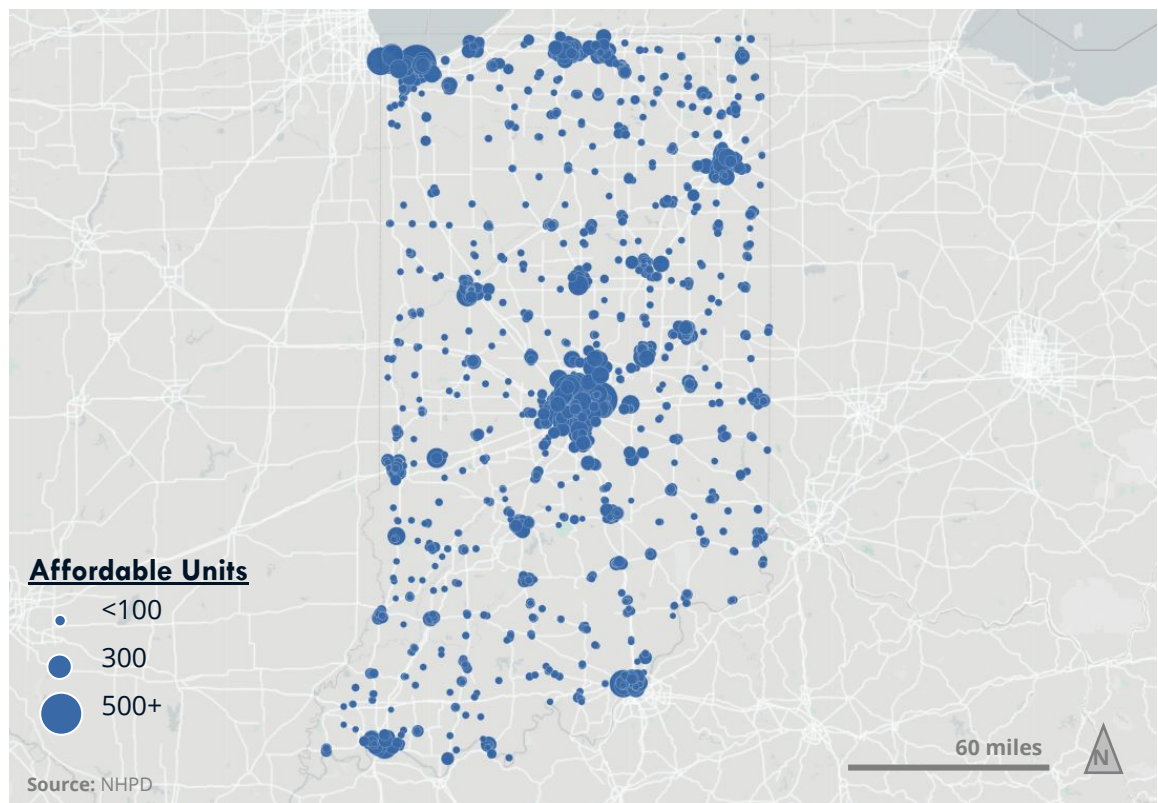
## Affordable Housing Inventory

Boone County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

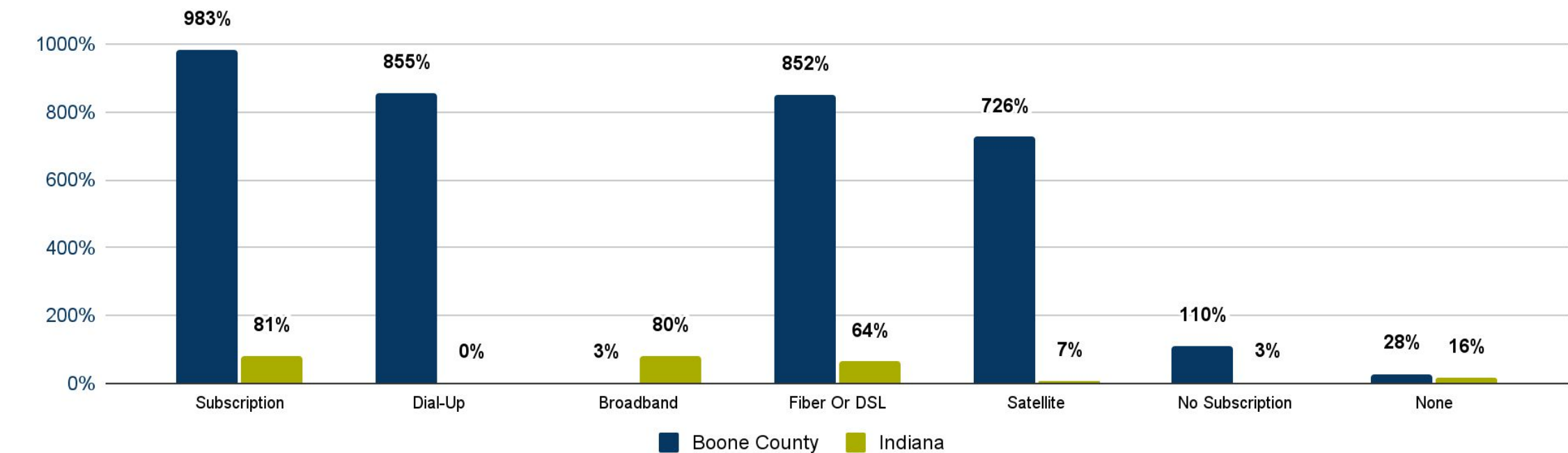


**WORKING DRAFT**

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

## Broadband Access Boone County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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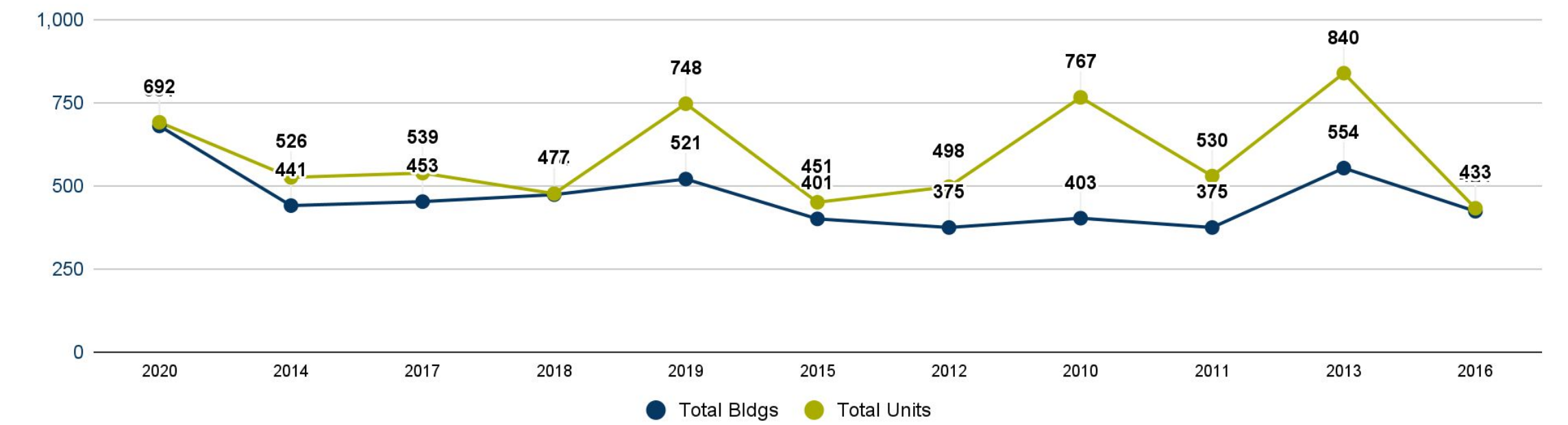
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 424 new housing starts in 2016 in Boone County, with 5,102 total building permits authorized since 2020.

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



Source: St. Louis Fed.

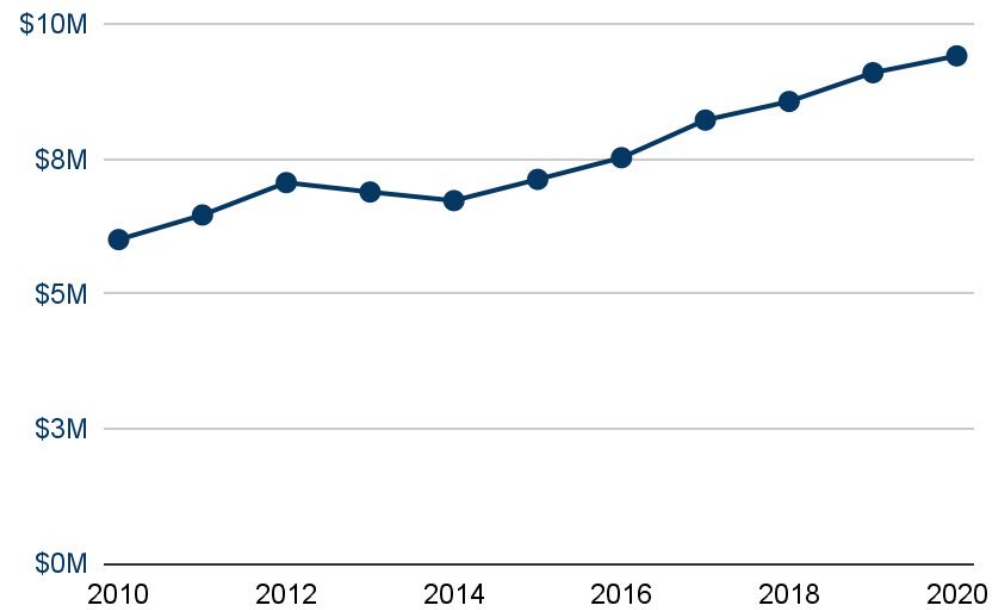
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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.