

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR DEARBORN COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

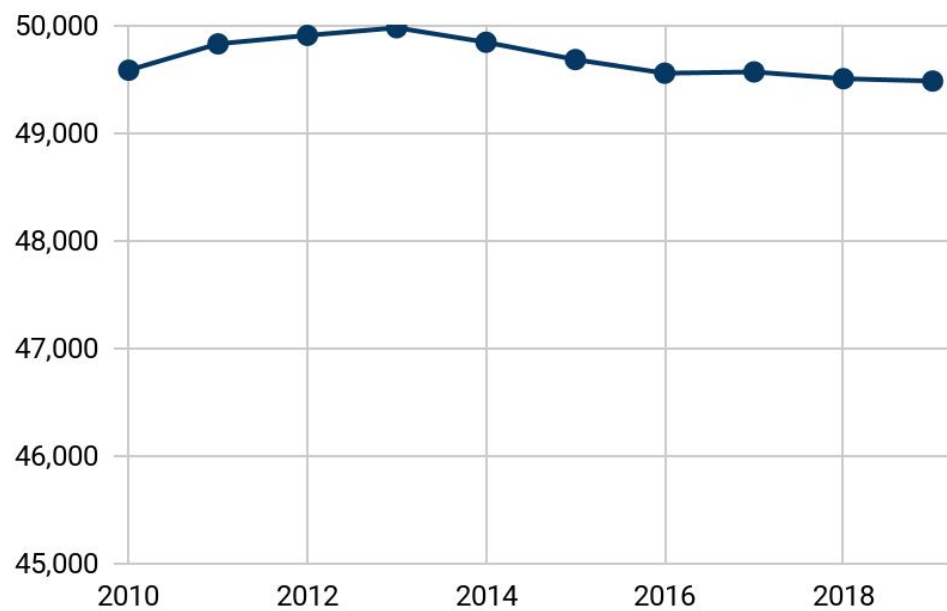
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

DEMOGRAPHIC TRENDS

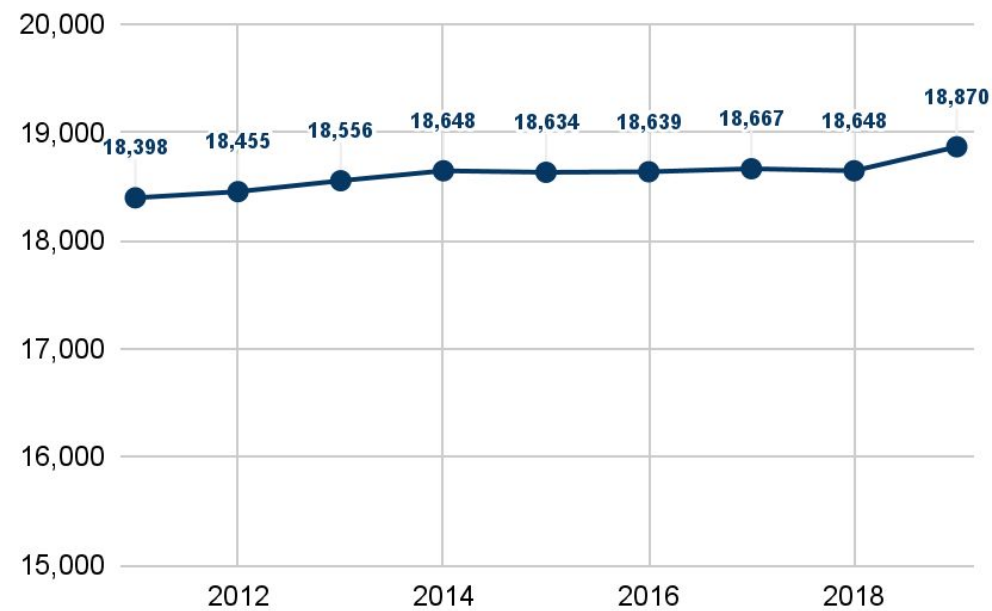
POPULATION | Dearborn County's population has decreased by 0.20% (101 people) between 2010-2019. In the same time period, the total number of households increased by 3.05% (559 households).

Resident Population
Dearborn County | 2010-2019



Source: FRED, U.S. Census Bureau

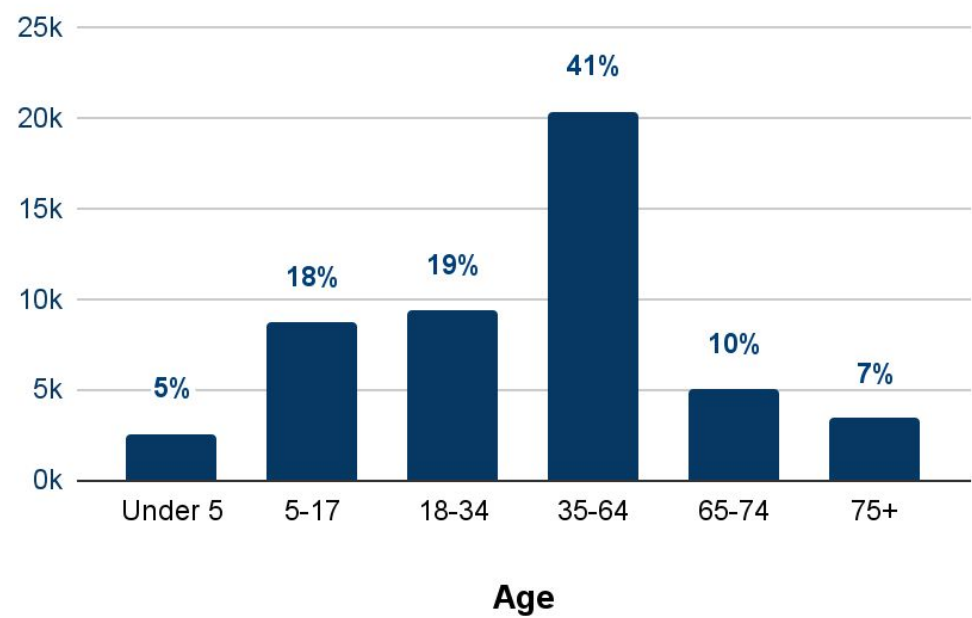
Households
Dearborn County | 2010-2019



Source: FRED, U.S. Census Bureau

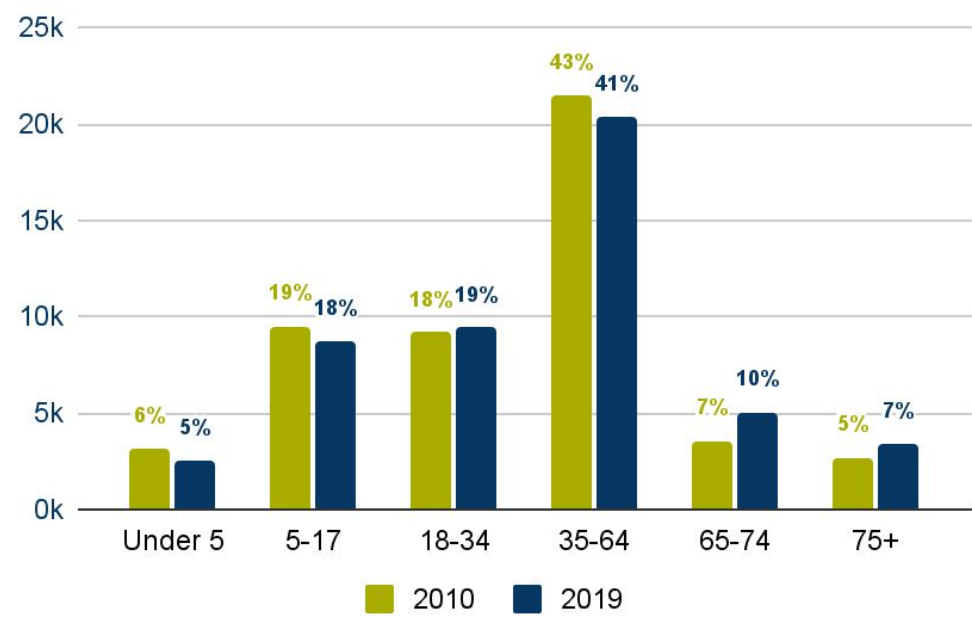
AGE | 17% of people in Dearborn County are above the age of 65, while 23% are below 18.

Population by Age
Dearborn County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Dearborn County | 2010, 2019

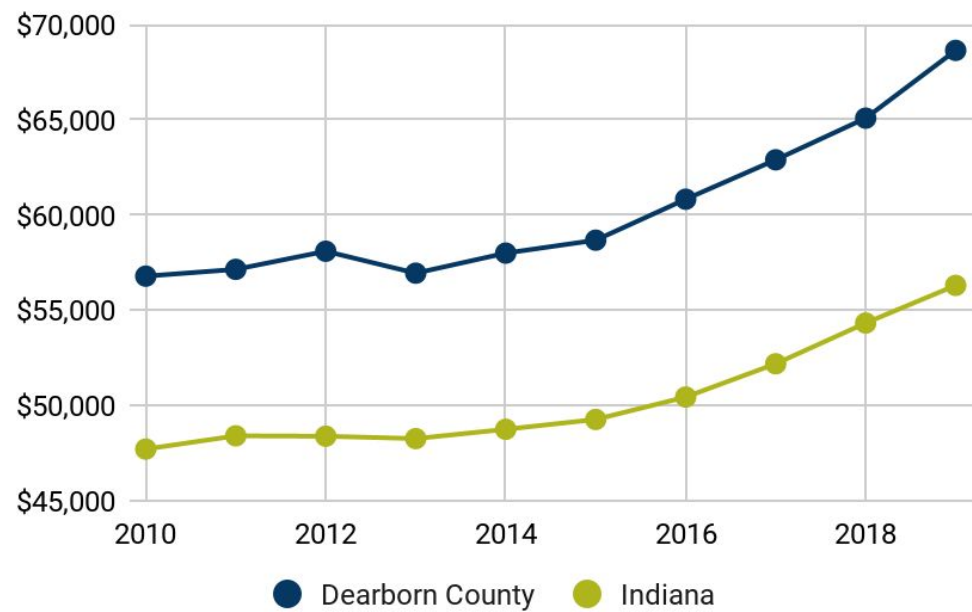


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Dearborn County had a median income of \$68,658 in 2019, up 21% since 2010. 26% of households have incomes below \$35,000, while 30% have incomes above \$100,000.

Median Income

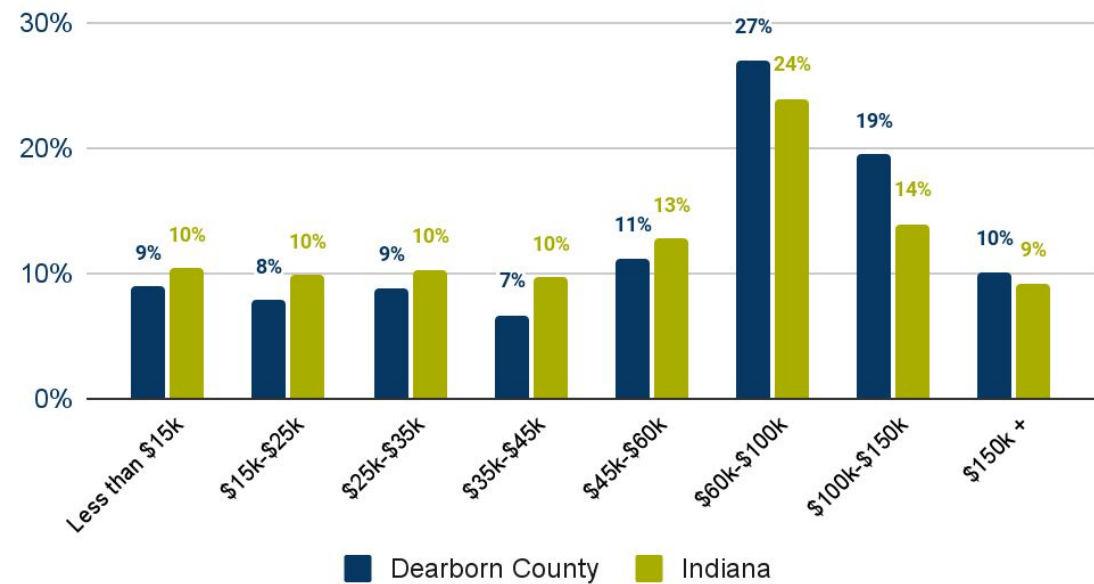
Dearborn County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

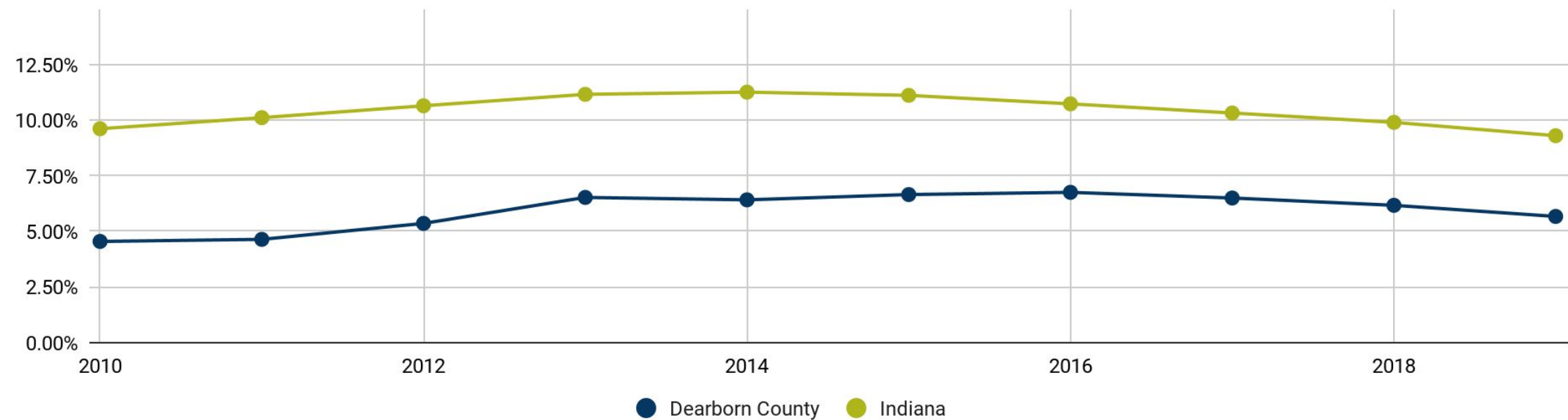
Dearborn County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 5.7% of families live in poverty conditions in Dearborn County, up 1.12 percentage points from 4.5% in 2010.

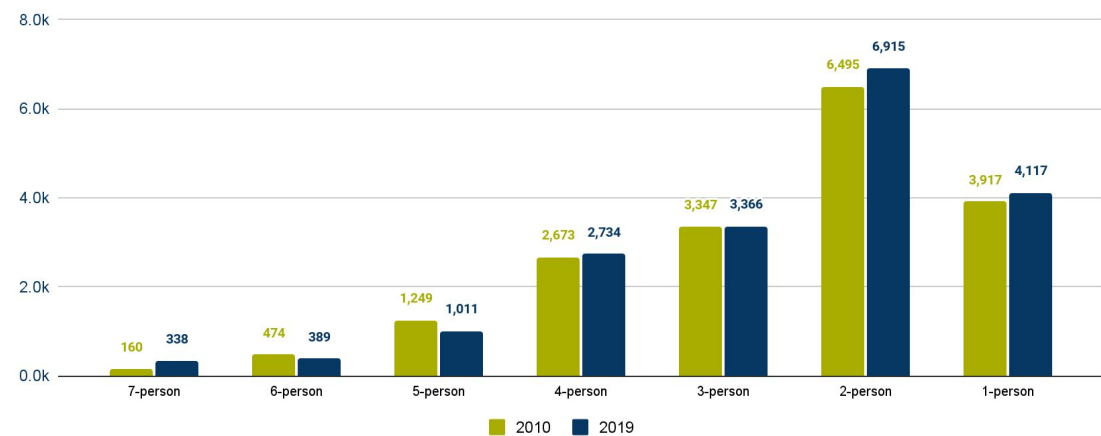
Family Poverty Rate
Dearborn County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.59 people, compared to 2.52 statewide. The Dearborn County average household has shrunk by 0.10 persons since 2010.

Household Size
Dearborn County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

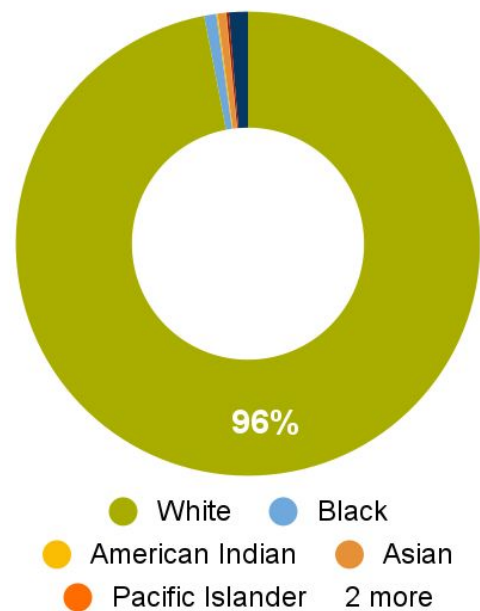


Source: ACS 2010-2019 5-year estimates

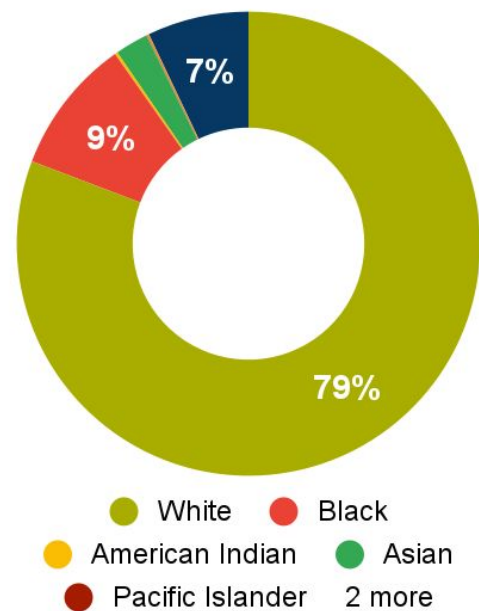
RACIAL COMPOSITION | The current racial distribution of households in Dearborn County is 96% white, 1% Black, 1% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

Dearborn County | 2019

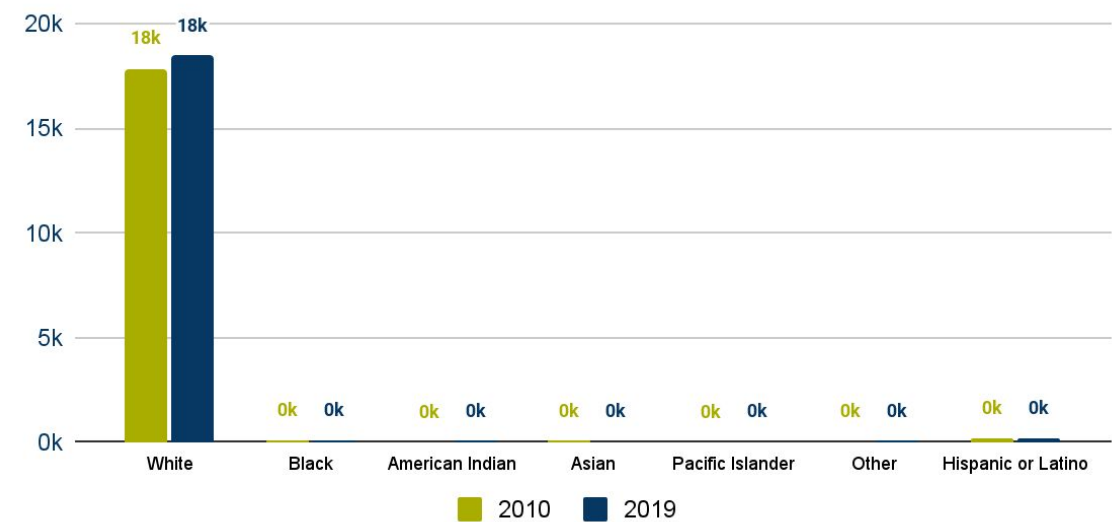


Indiana | 2019



Household Racial/Ethnic Distribution

Dearborn County | 2010, 2019



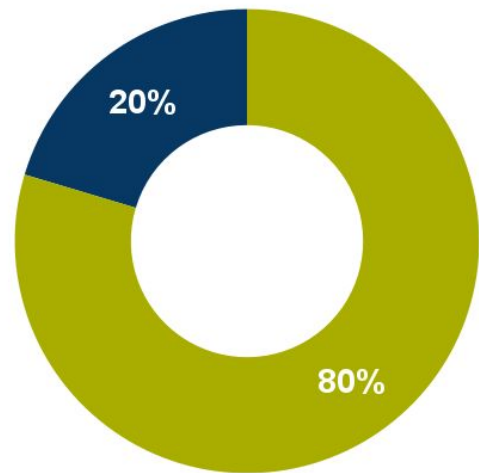
Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 20% of households (3,843 households) in Dearborn County were renters, while 80% (15,027 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

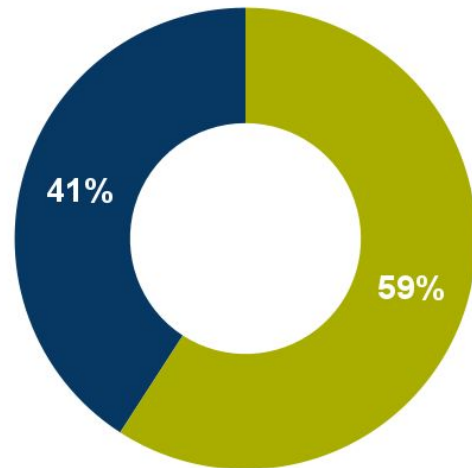
Dearborn County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

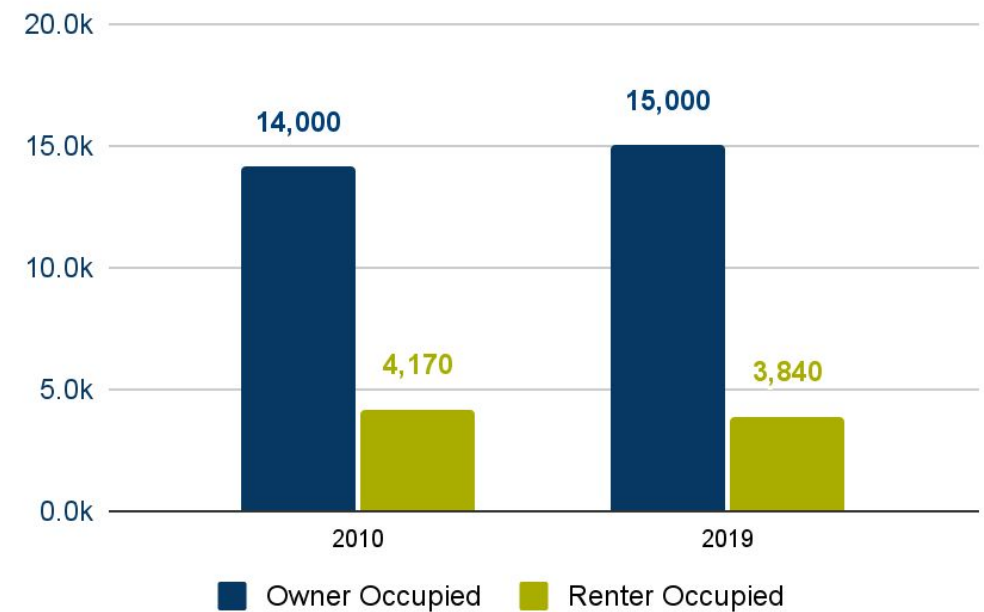
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

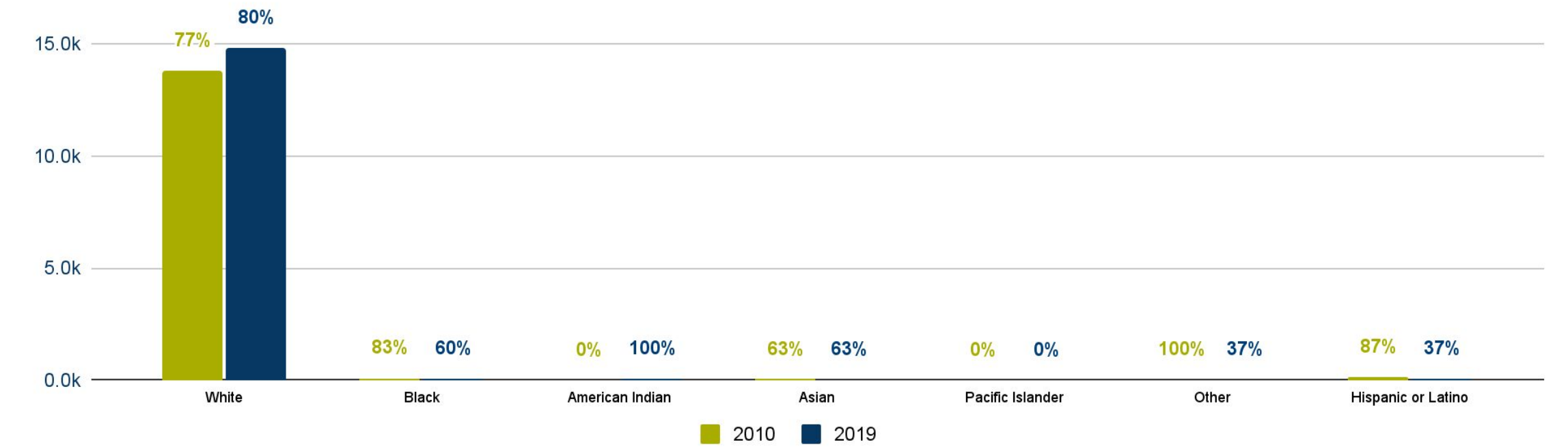
Dearborn County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 80%, homeownership is 80% among non-Hispanic White households, 60% for Black households, and 37% for Hispanic or Latino households.

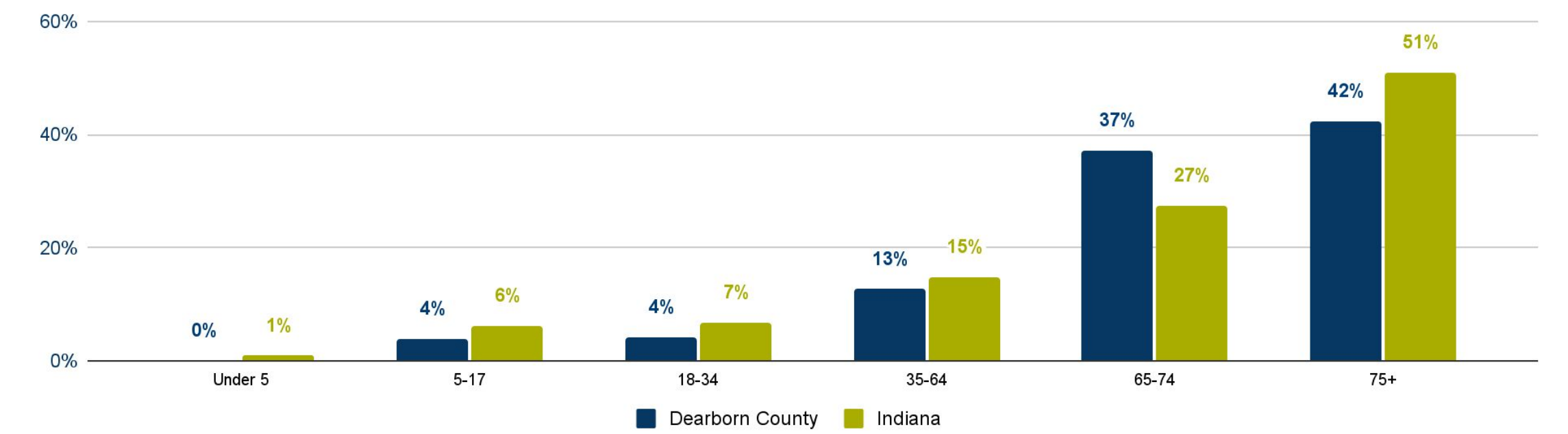
Homeownership by Race
Dearborn County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 13% of people in Dearborn County live with a disability. For people above 65, the share increases to 39%.

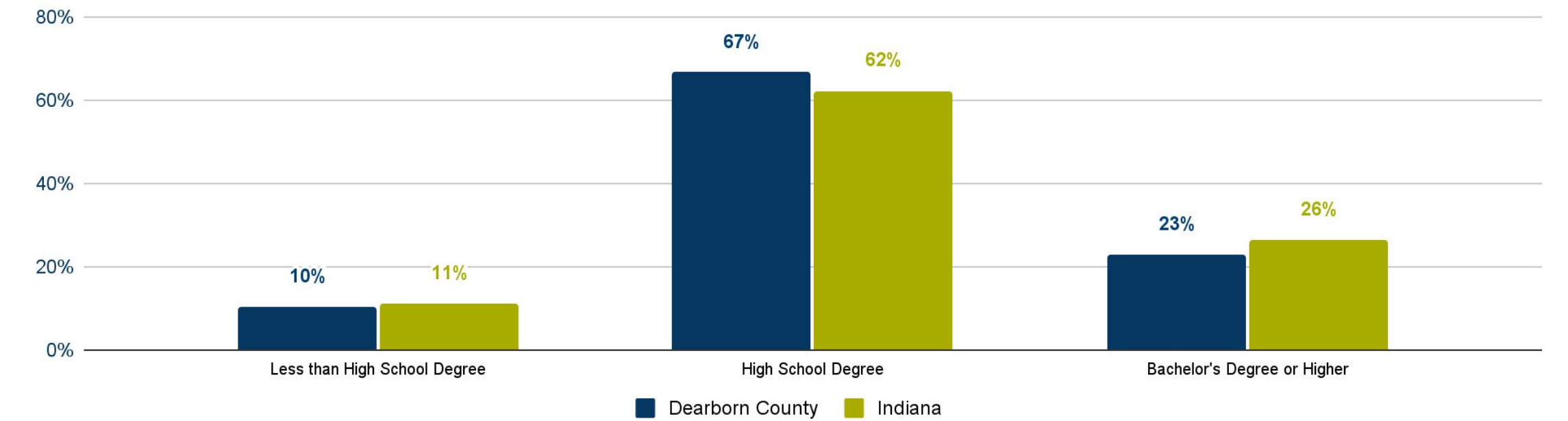
Share of the Population with a Disability by Age
Dearborn County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Dearborn County, 67% of the population has at least a high school degree and 23% of the population has at least a Bachelor's degree.

Educational Attainment
Dearborn County, Indiana | 2019

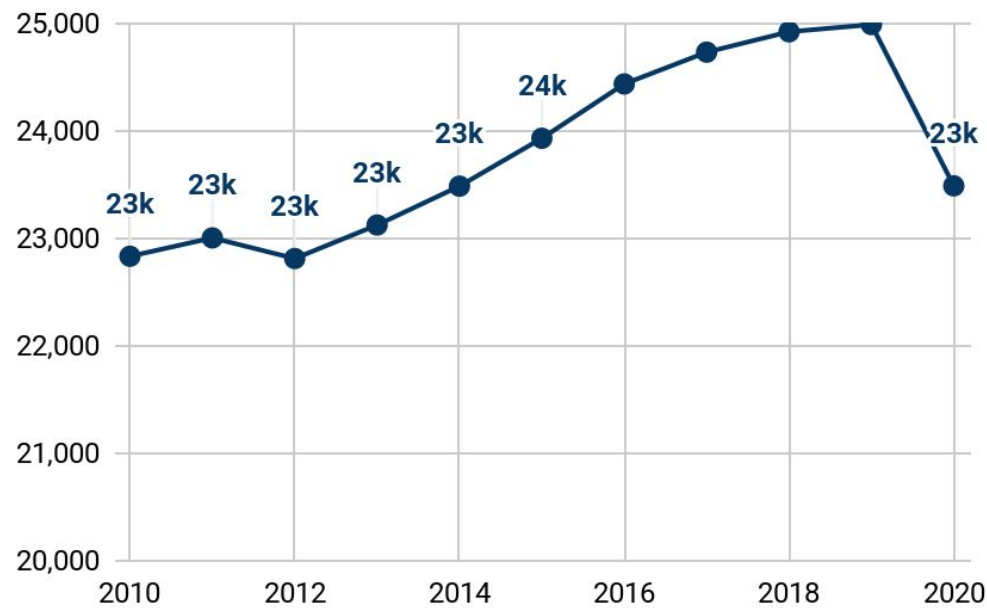


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

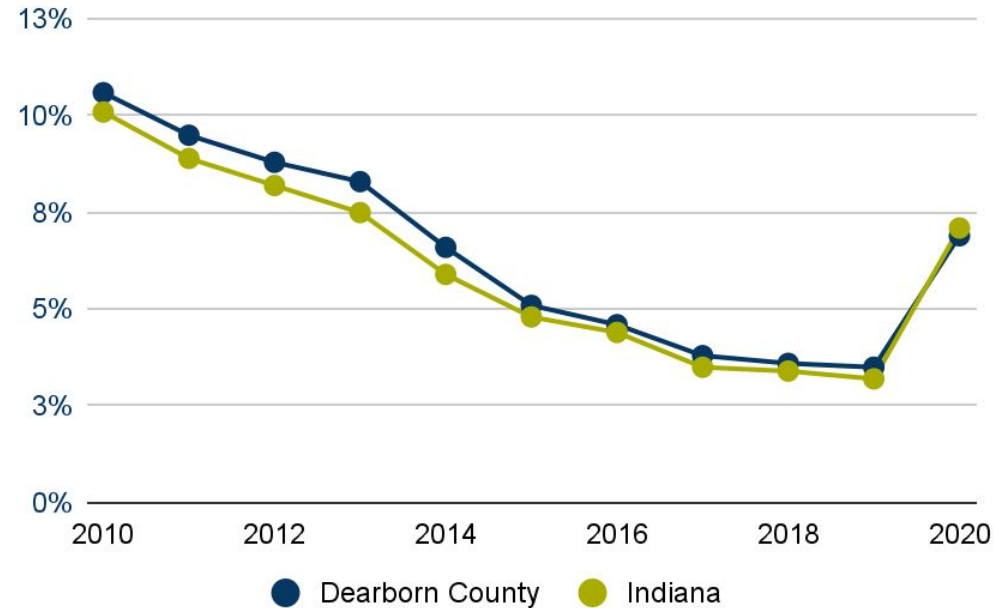
EMPLOYMENT BASE | There are currently 23,000 employed persons in Dearborn County, up by 2.87% since 2010. The unemployment rate in 2020 was 6.90%, up 3.40 points from 2019.

Total Employment
Dearborn County | 2010-2019



Source: ACS 2010-2019 5-year estimates

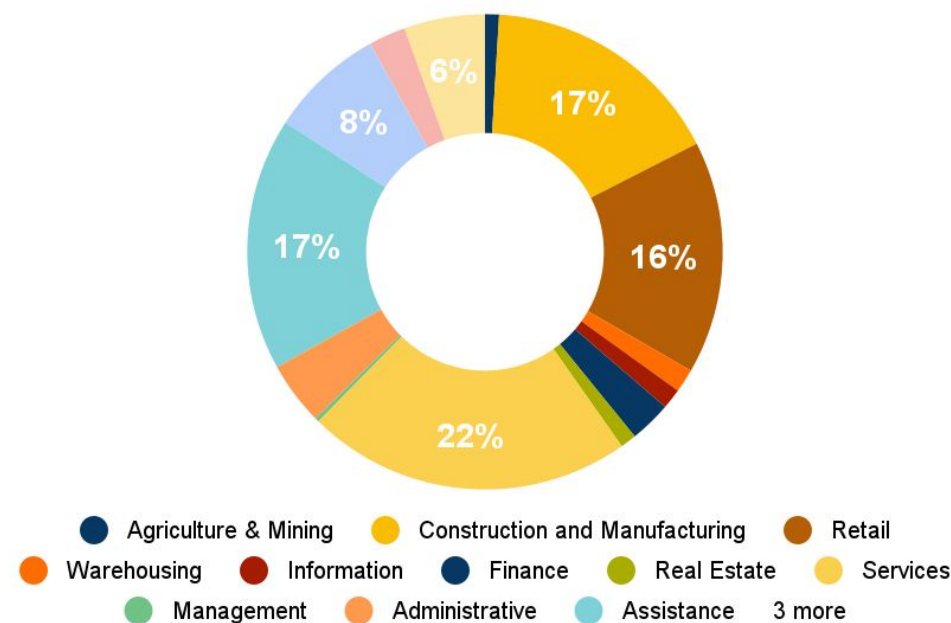
Unemployment Rate
Dearborn County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Dearborn County, accounting for 17% of all jobs, followed by Retail Trade (14% of all jobs).

Total Jobs by All Industries
Dearborn County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$39,218
- 2. Trade, transportation, and utilities | \$40,086
- 3. Goods-producing | \$60,948
- 4. Professional and business services | \$48,170
- 5. Construction | \$60,041

Source: BLS

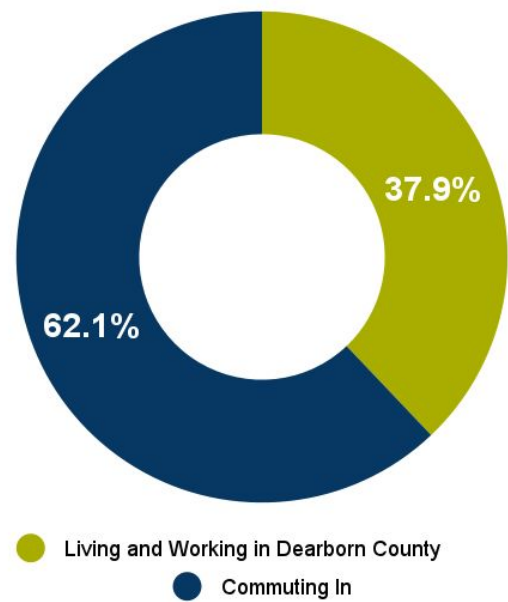
Top 5 Employers

- 1. Hollywood Casino Lawrenceburg (Lawrenceburg)
- 2. Matthews Aurora Funeral Sltns (Aurora)
- 3. Perfect North Slopes (Lawrenceburg)
- 4. Dearborn County Hospital (Lawrenceburg)
- 5. Walmart Supercenter (Aurora)

Source: BLS

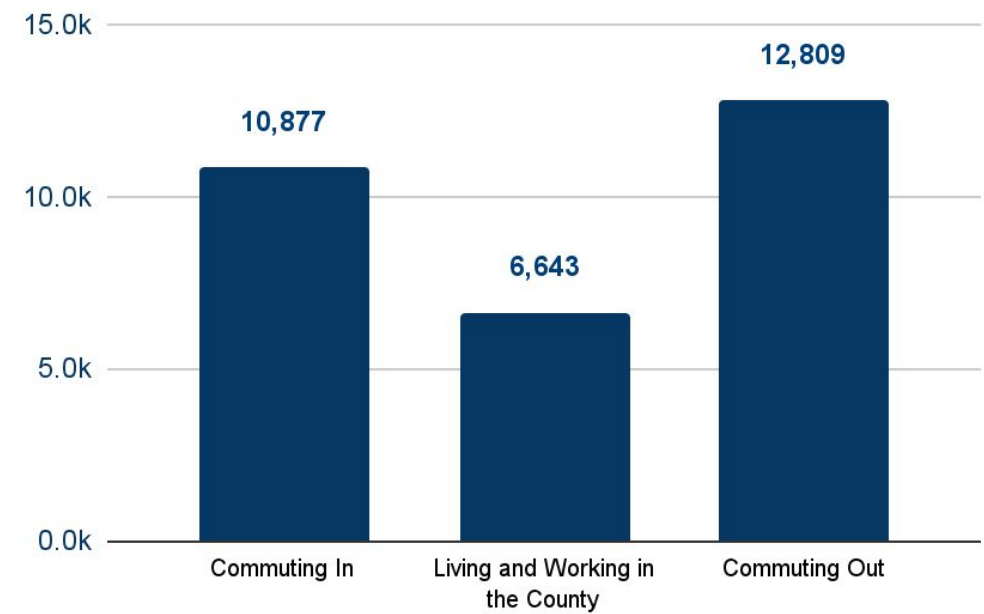
COMMUTER INFLOW / OUTFLOW | 11,000 commuters come into Dearborn County for their jobs, while 13,000 employees travel outside of Dearborn County for their jobs.

Employment Inflow
Dearborn County | 2018



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

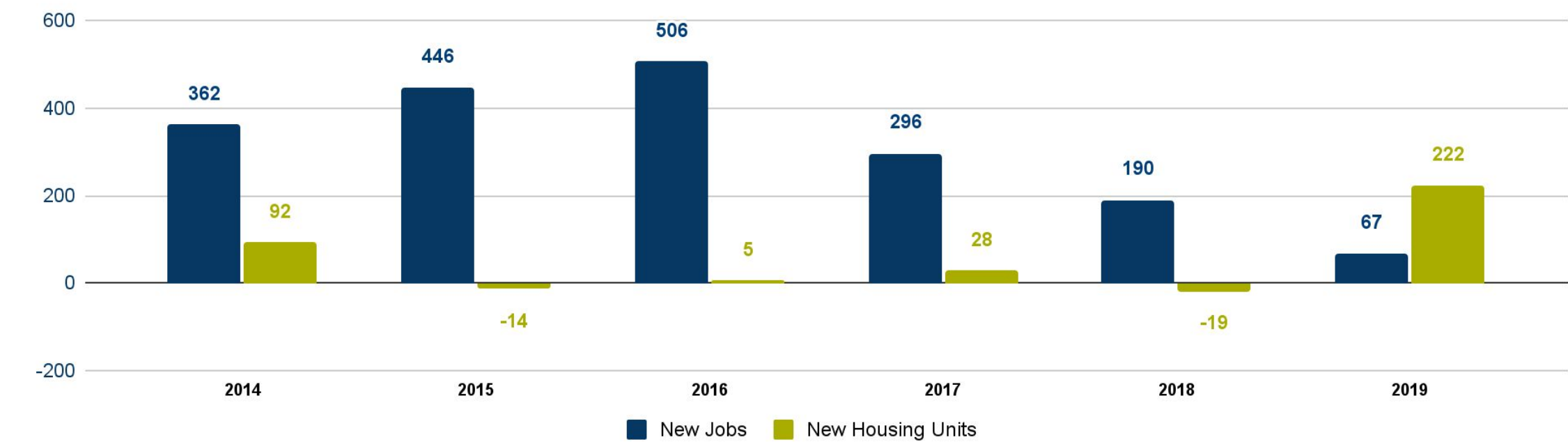
Commuting Patterns
Dearborn County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Dearborn County has created 1,867 jobs between 2014-2019 and 314 housing units, or 17 units for every 100 jobs created.

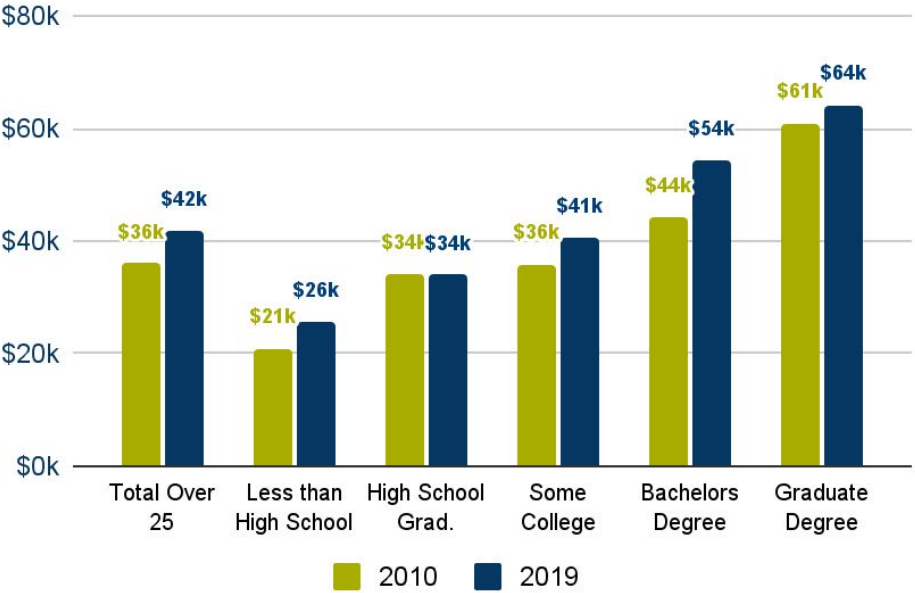
Job Growth and Housing Production
Dearborn County | Total Jobs, New Jobs



Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 16% since 2010 for the total population and decreased 0% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Dearborn County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

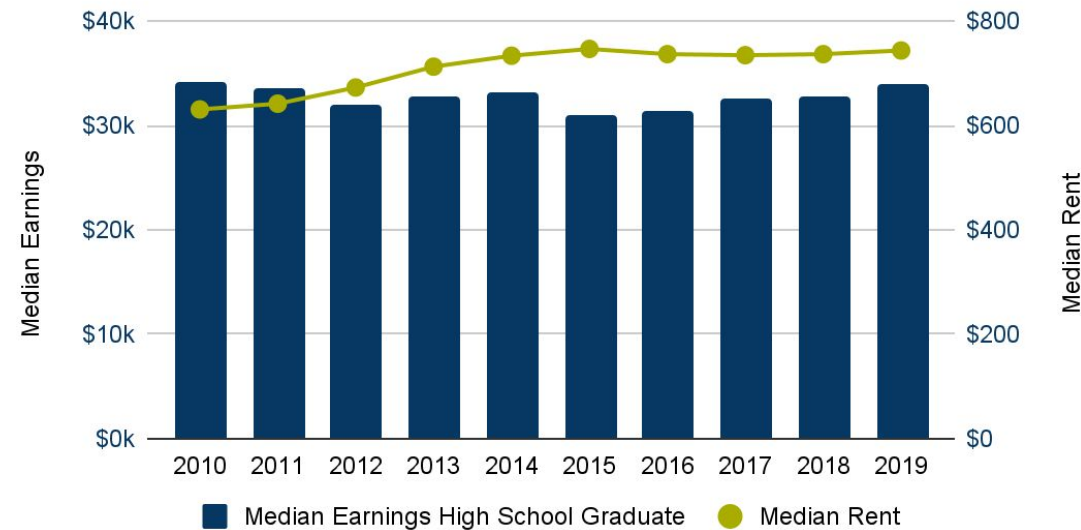
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

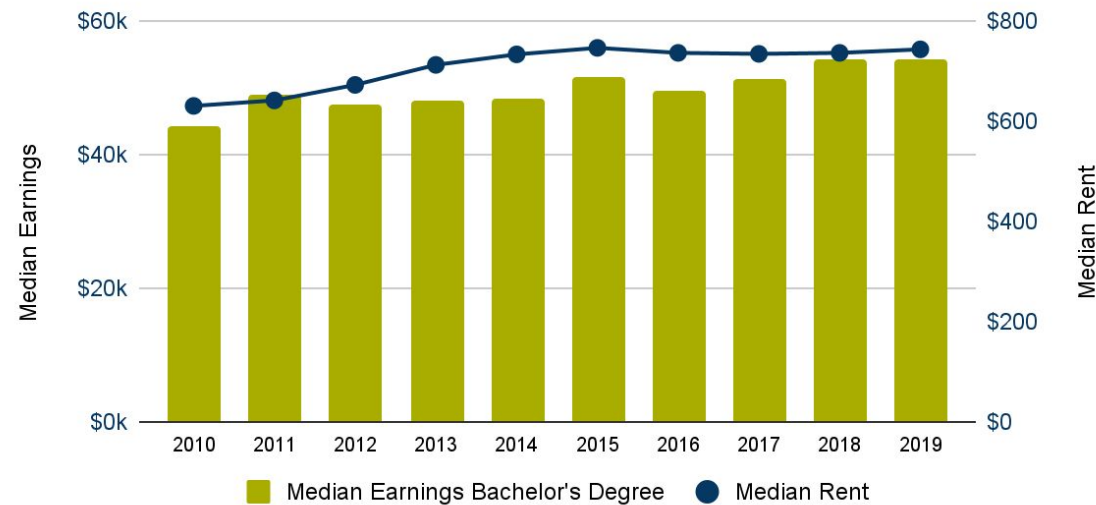
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 17.9%, or 18% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



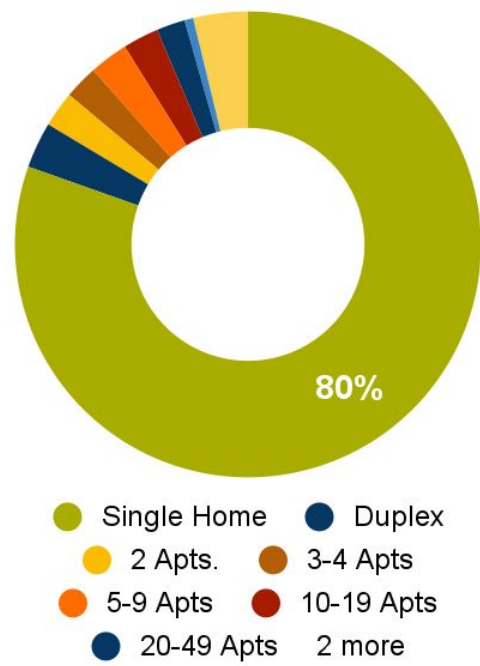
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Dearborn County are single-family, while 16% are multifamily. Multifamily housing has decreased by 3 homes since 2010.

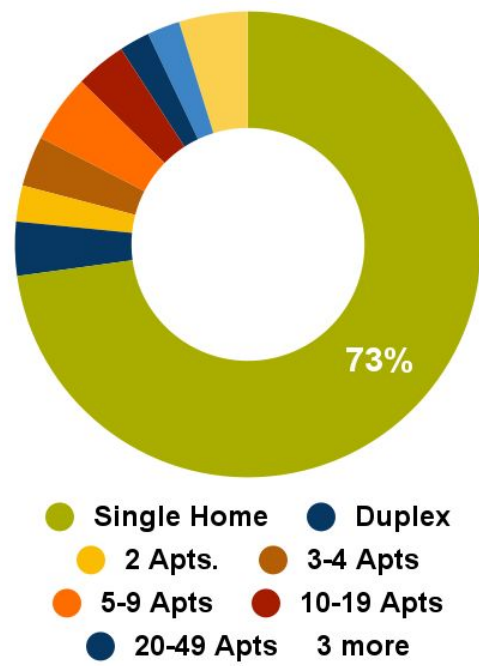
Housing Typology

Dearborn County | 2019



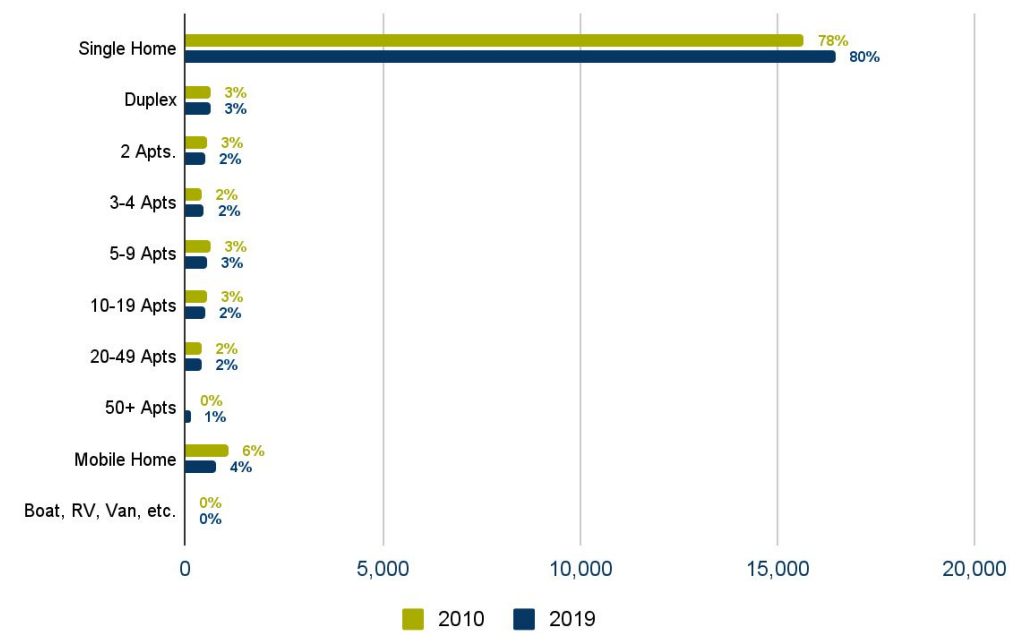
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Dearborn County | 2010-2019



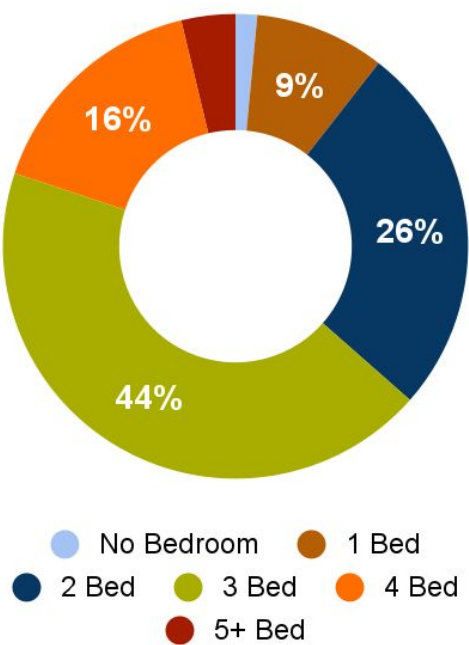
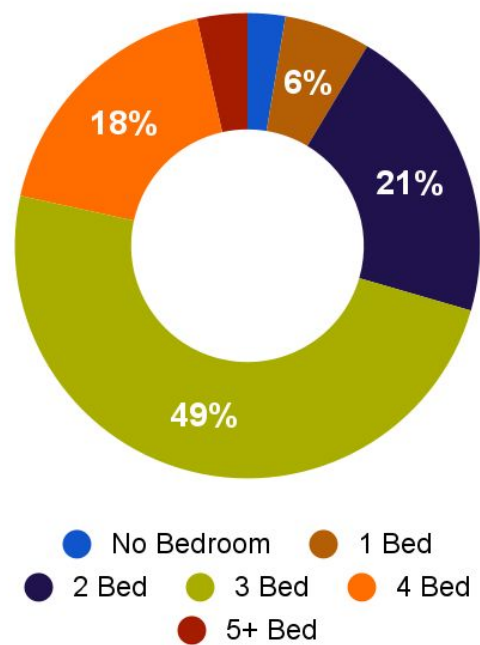
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Dearborn County contain 2.59 bedrooms, with 71% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Dearborn County | 2019

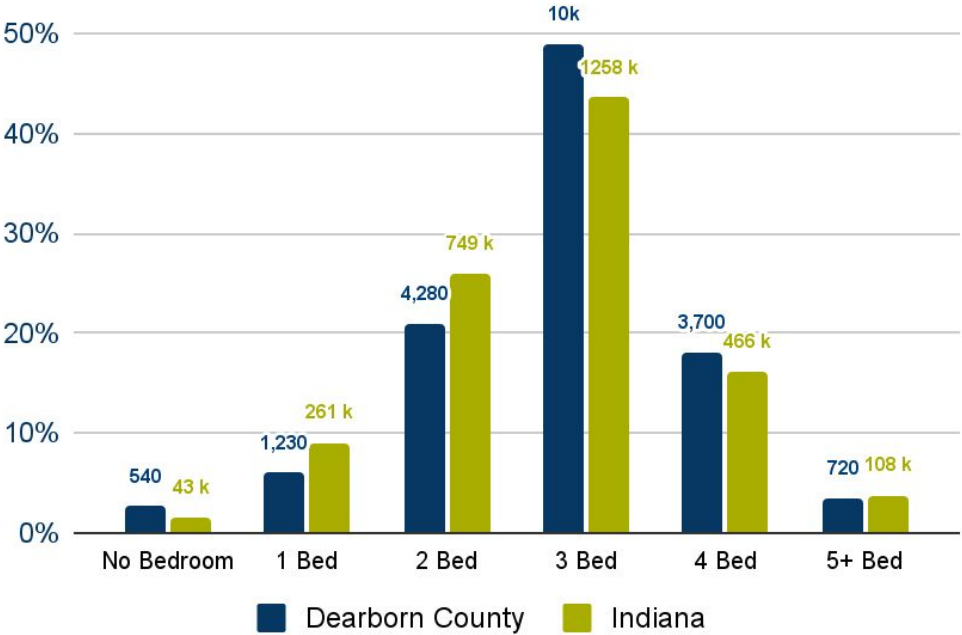
Indiana | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

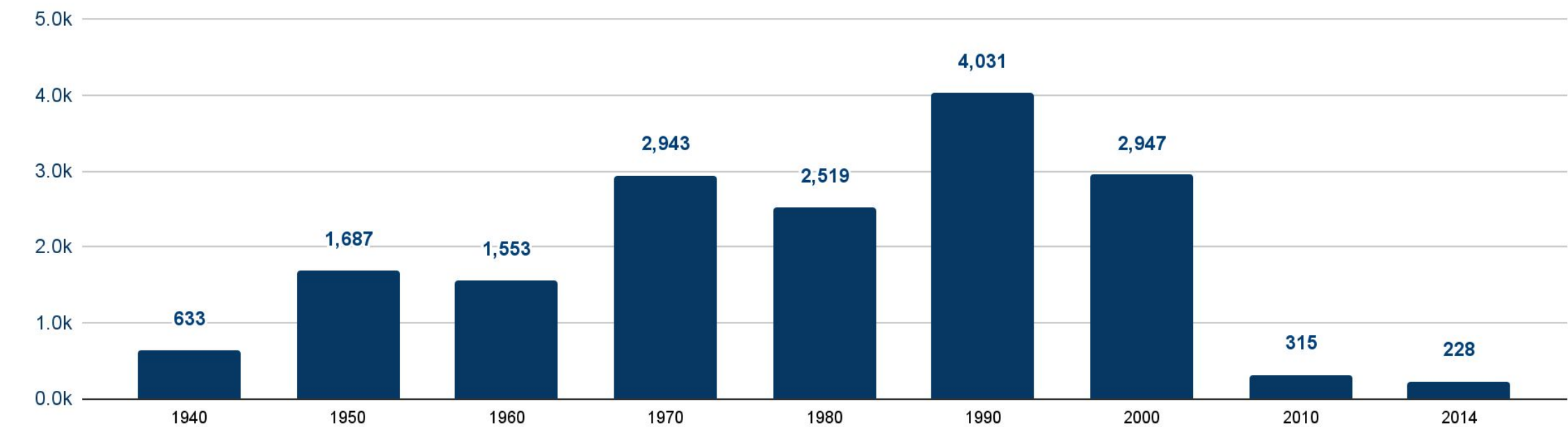
Dearborn County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 83% of homes were built before 1990, with a plurality of homes built in 1990.

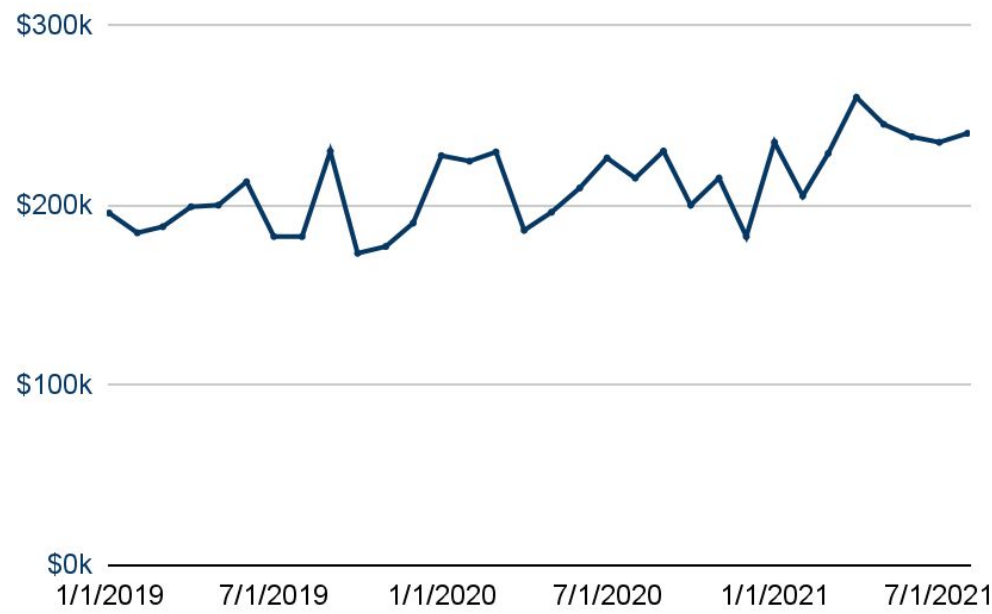
Homes by Year Built
Dearborn County | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Dearborn County have a median listing price of \$239,900. Home prices have increased by 23% since 2019.

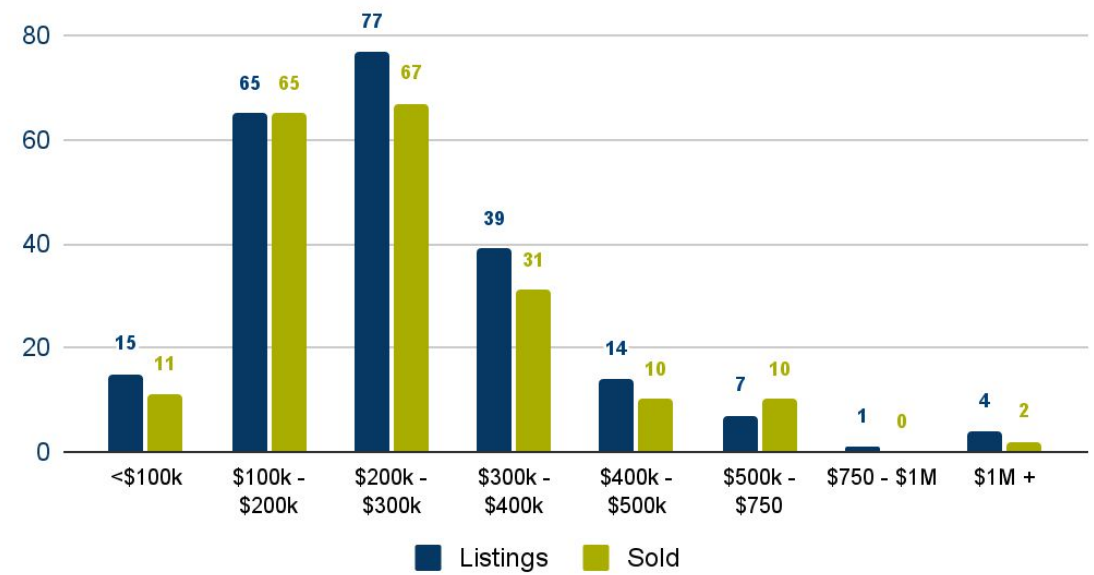
Median Listing Price
Dearborn County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

Listings and Sales (last 24 months)
Dearborn County | 2021

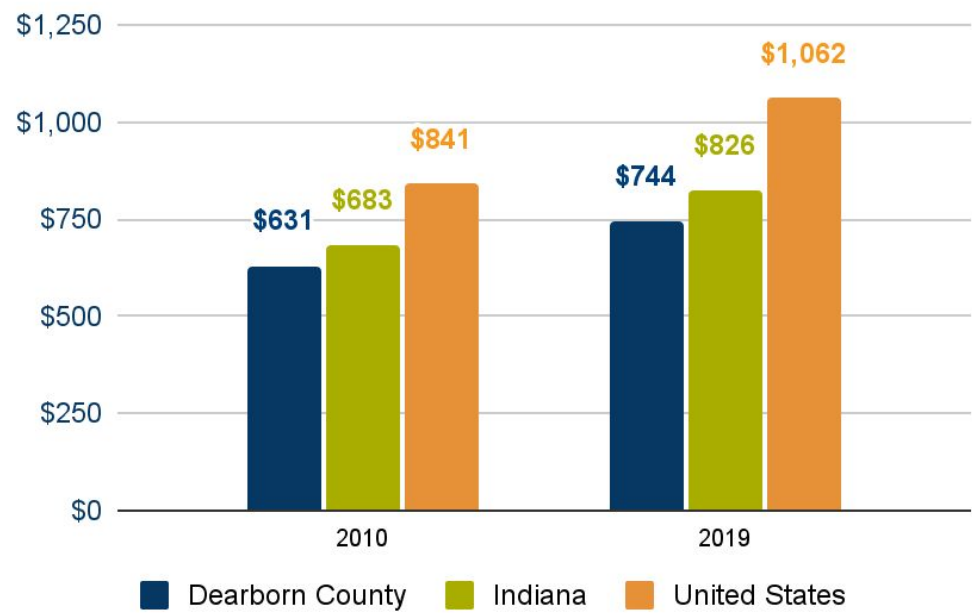


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 18% since 2010, with average rents at \$744 in 2019.

Median Rent

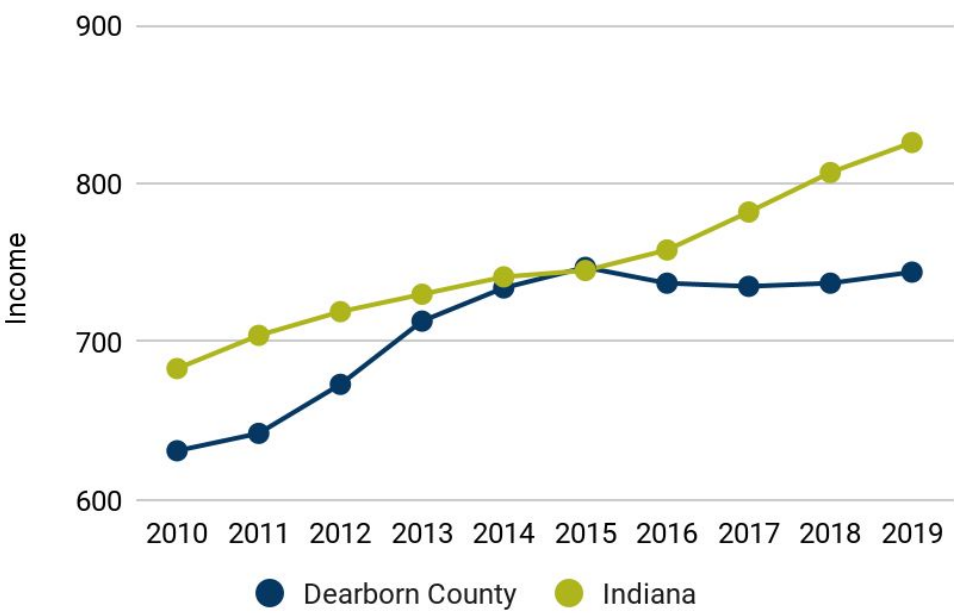
Dearborn County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

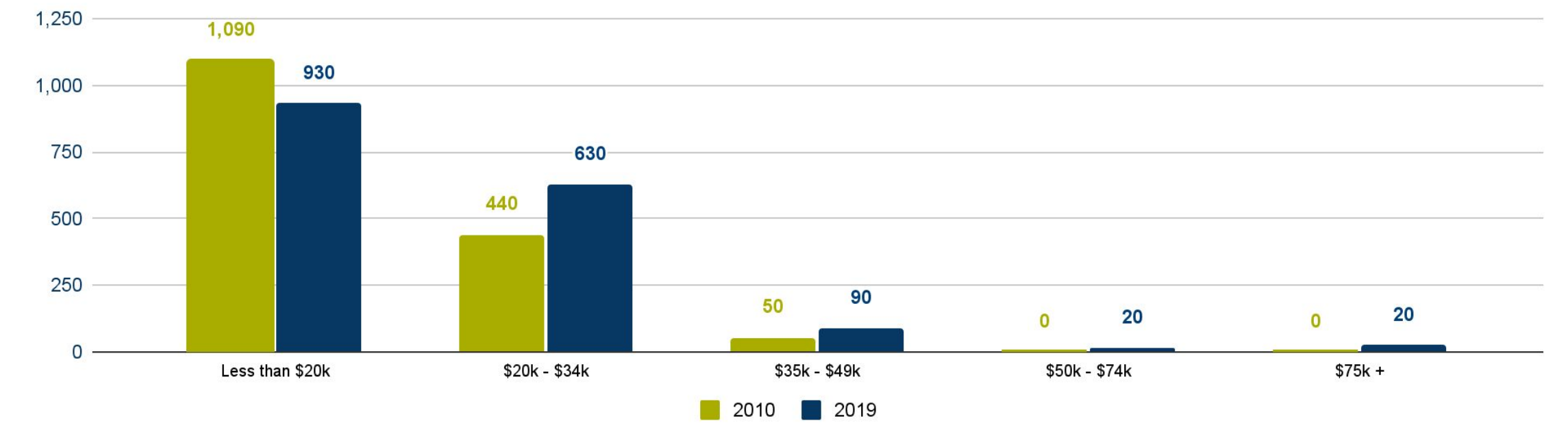
Dearborn County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 48% of renter households are housing cost burdened in Dearborn County, up 14% since 2010. 54% of households earning below \$50,000 are housing cost burdened.

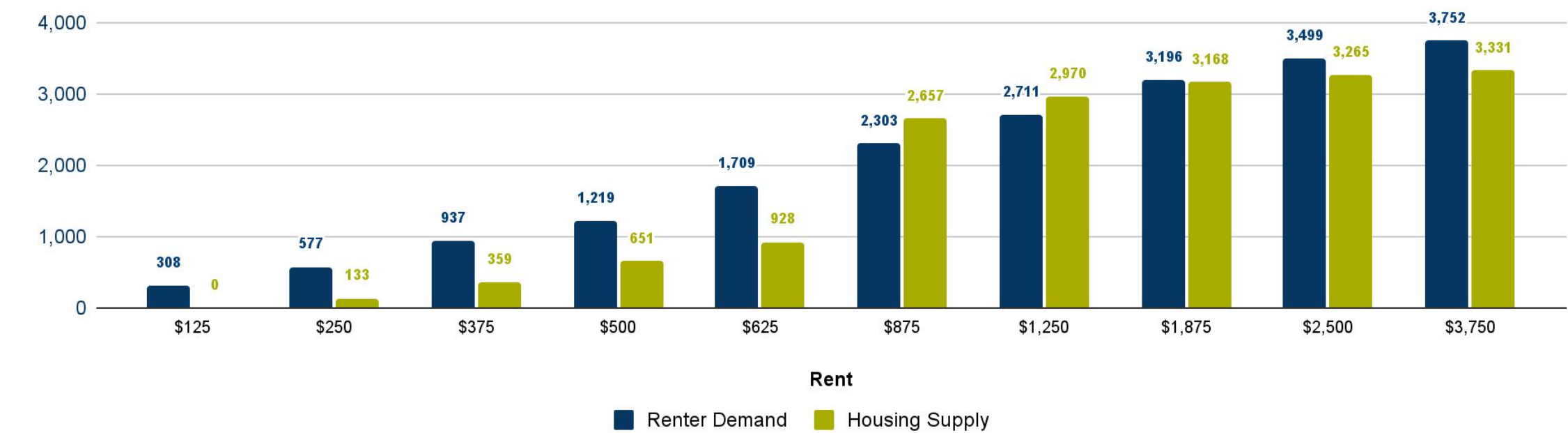
Renter Housing Cost Burden
Dearborn County, Indiana | 2010 - 2019



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 2000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Dearborn County, Indiana | 2010-2019

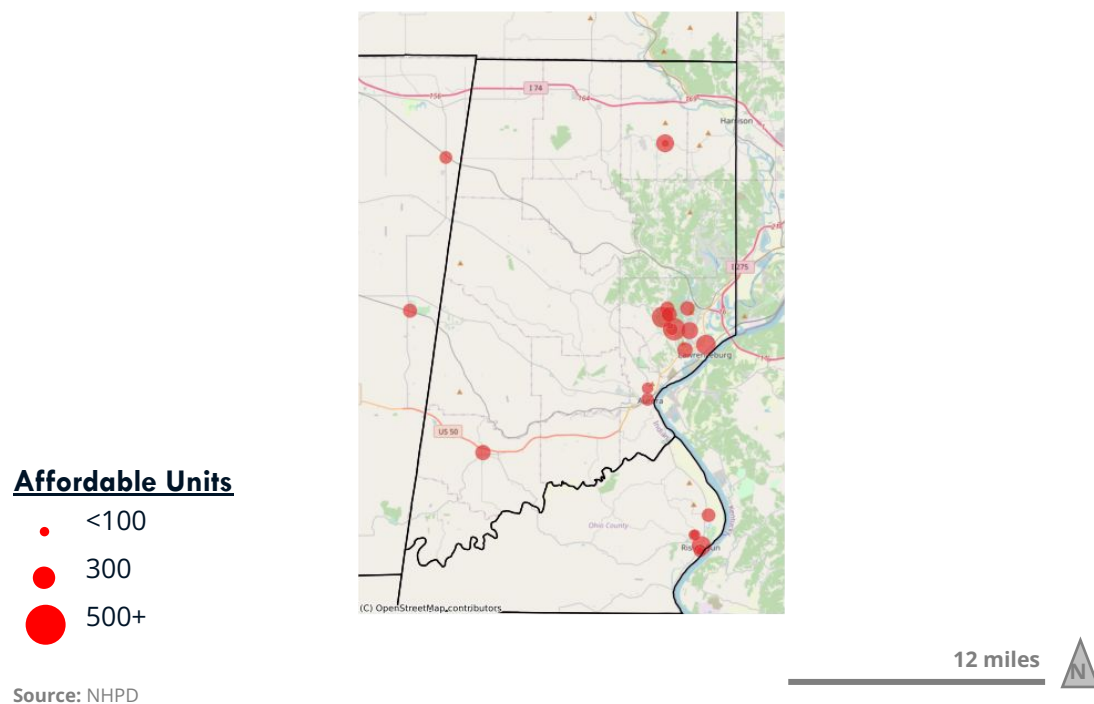


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Dearborn County | 2020



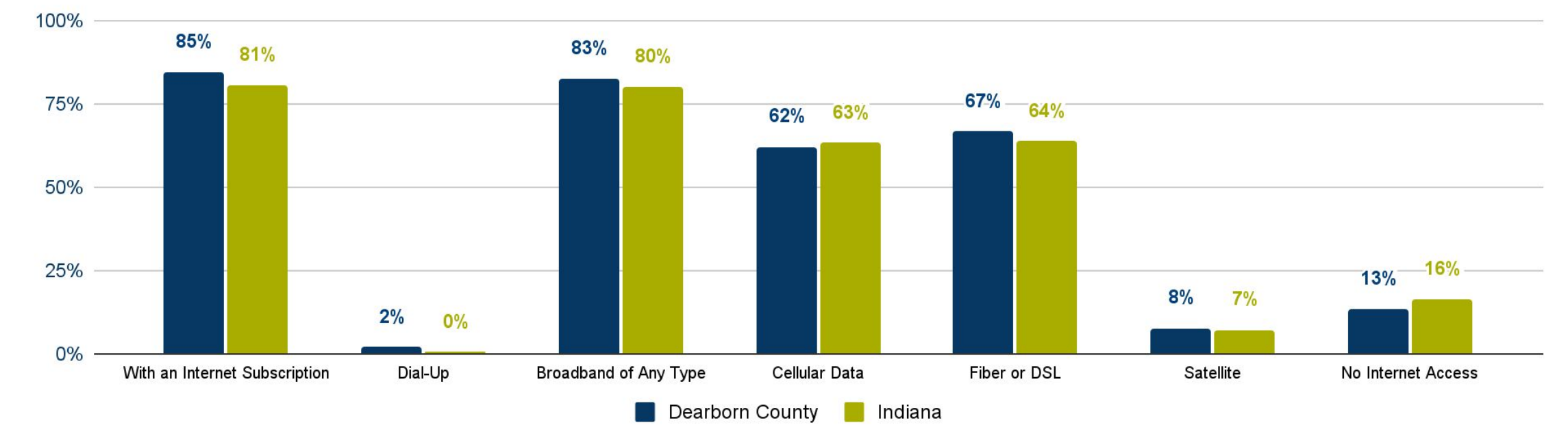
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 83% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Dearborn County | 2020

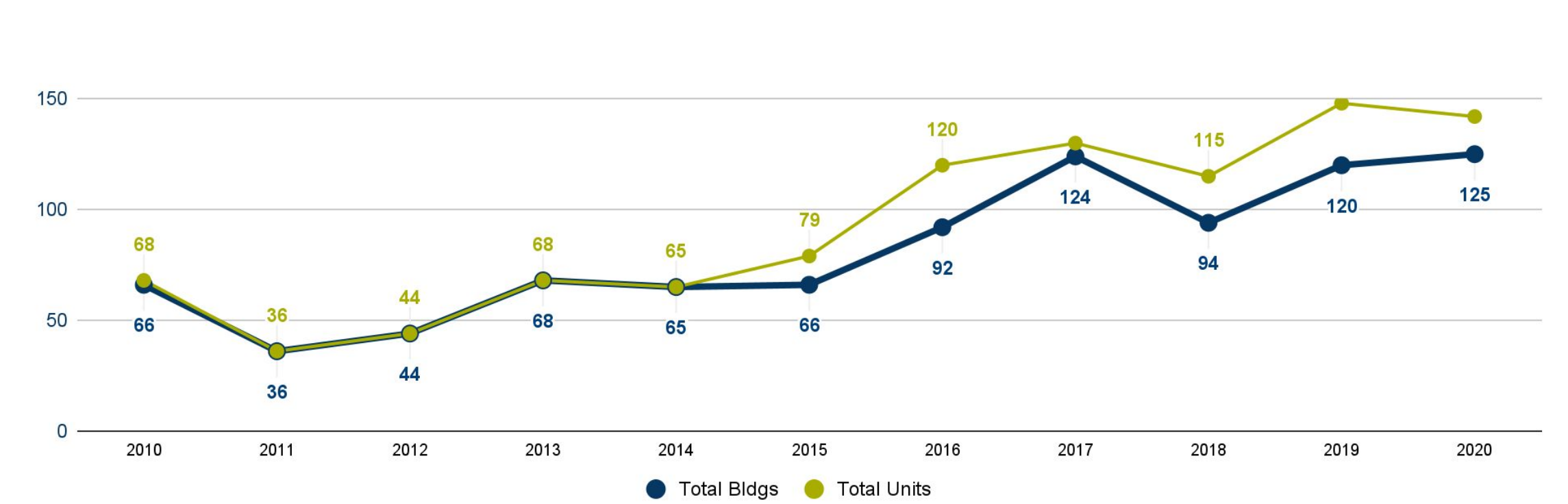


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 125 new housing starts in 2020 in Dearborn County, with 900 total building permits authorized since 2010.

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



Source: St. Louis Fed.

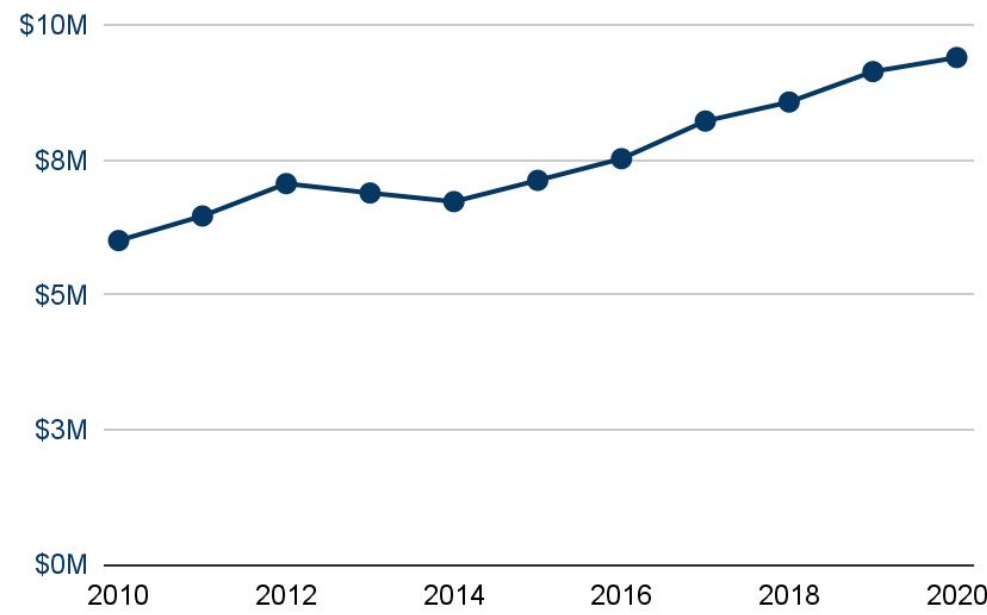
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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