



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR PIKE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

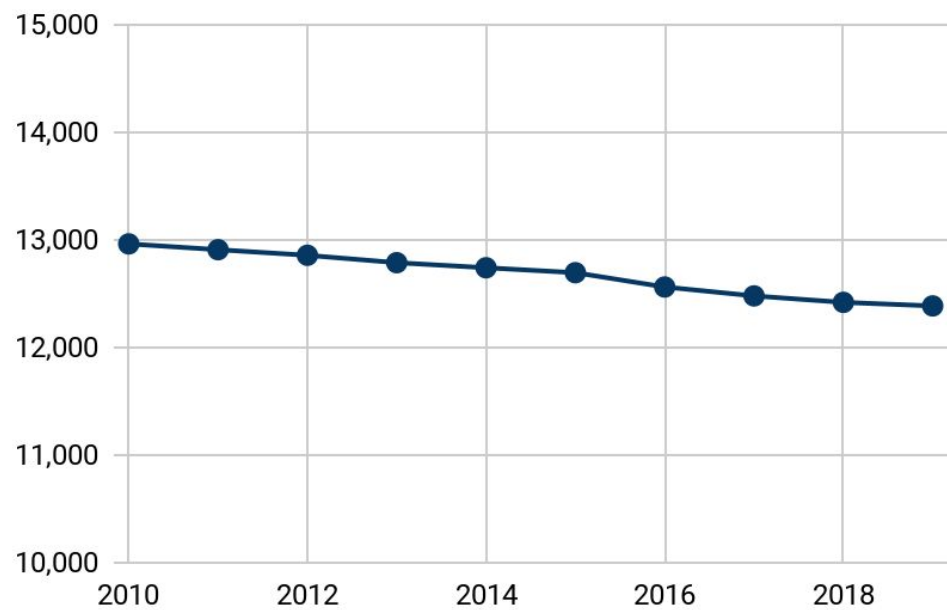
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

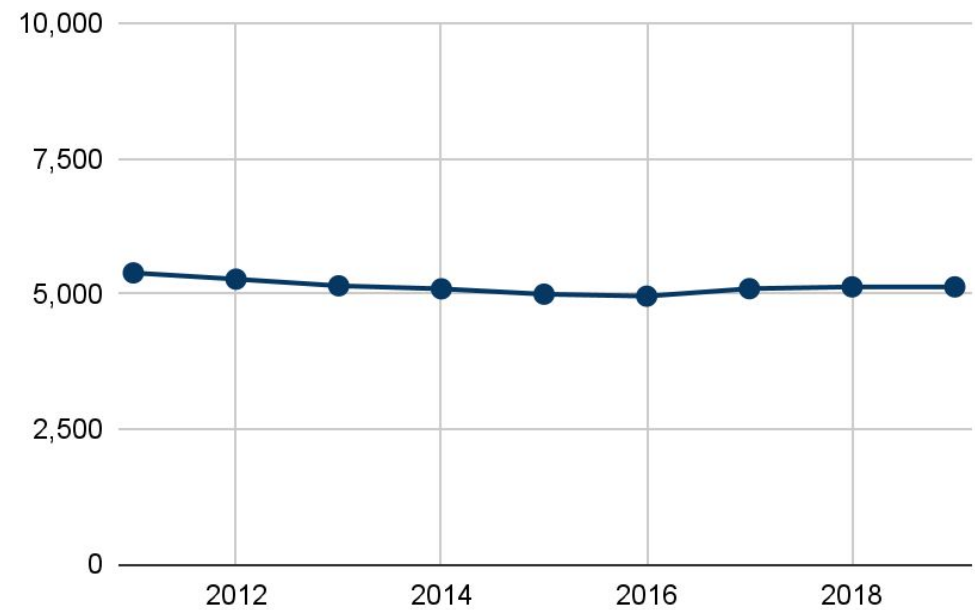
POPULATION | Pike County's population has decreased by 4.45% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 3% (0 households).

Resident Population
Pike County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Pike County | 2010-2019



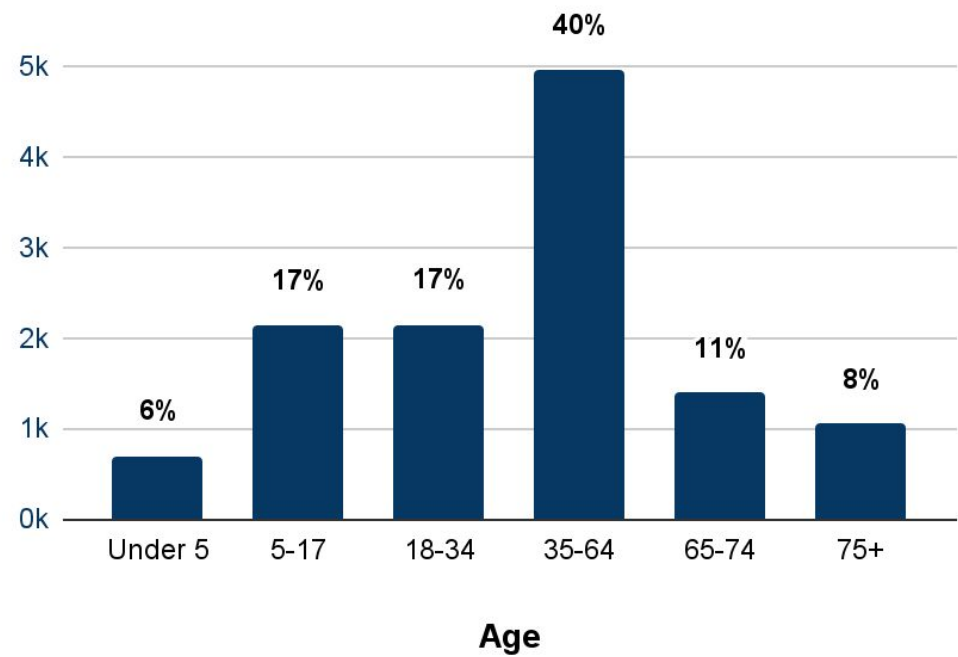
Source: FRED, U.S. Census Bureau

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

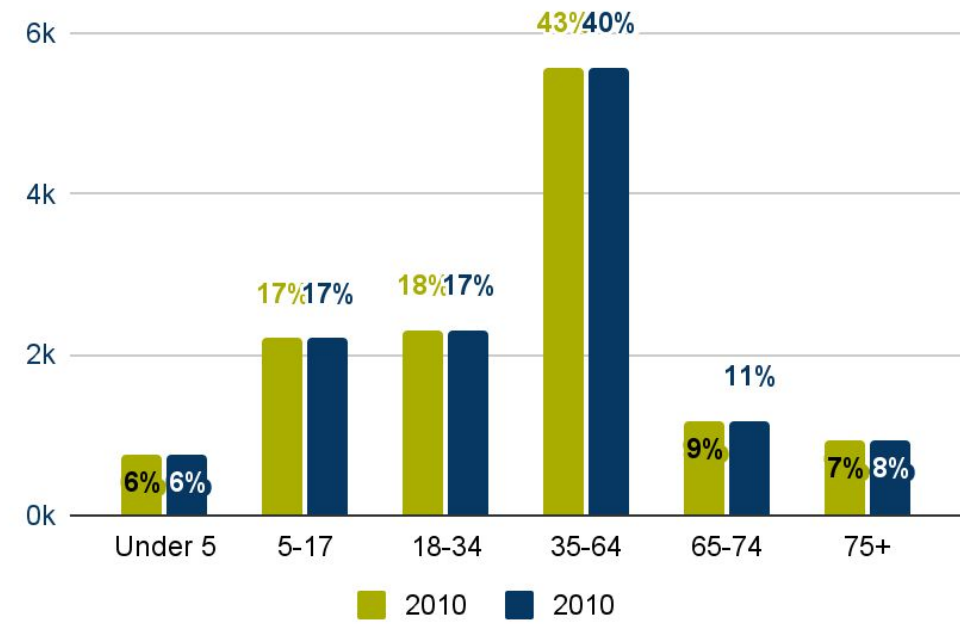
AGE | 20% of people in Pike County are above the age of 65, while 23% are below 18.

Population by Age
Pike County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Pike County | 2010, 2019

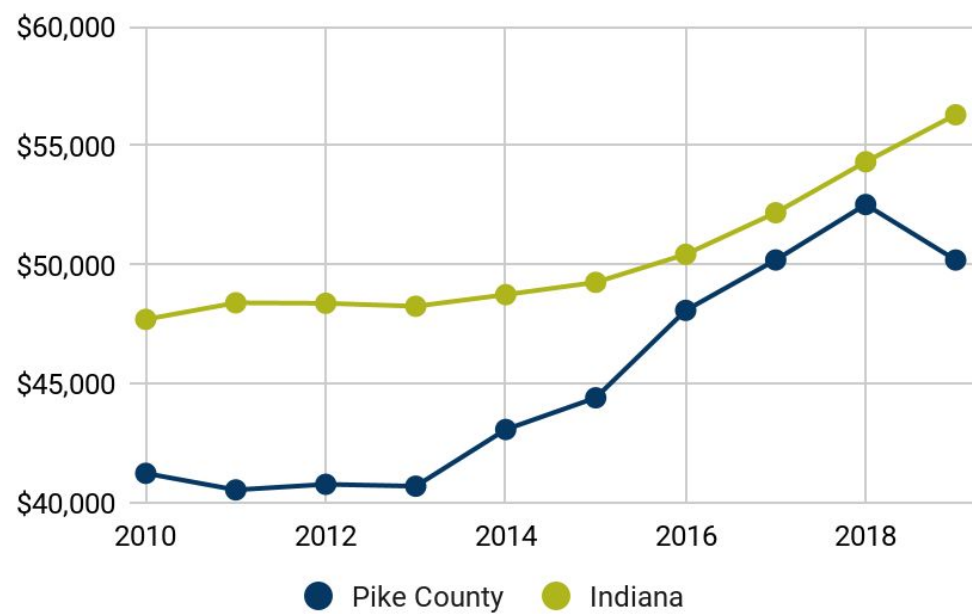


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Pike County had a median income of \$50,194 in 2019, up 22% since 2010. 31% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

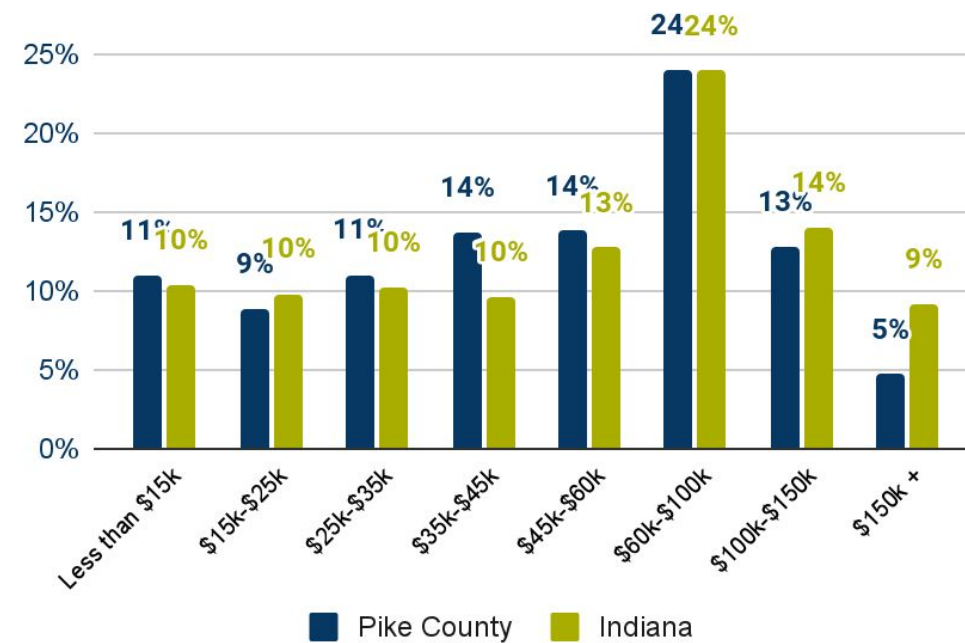
Pike County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Pike County, State of Indiana | 2019



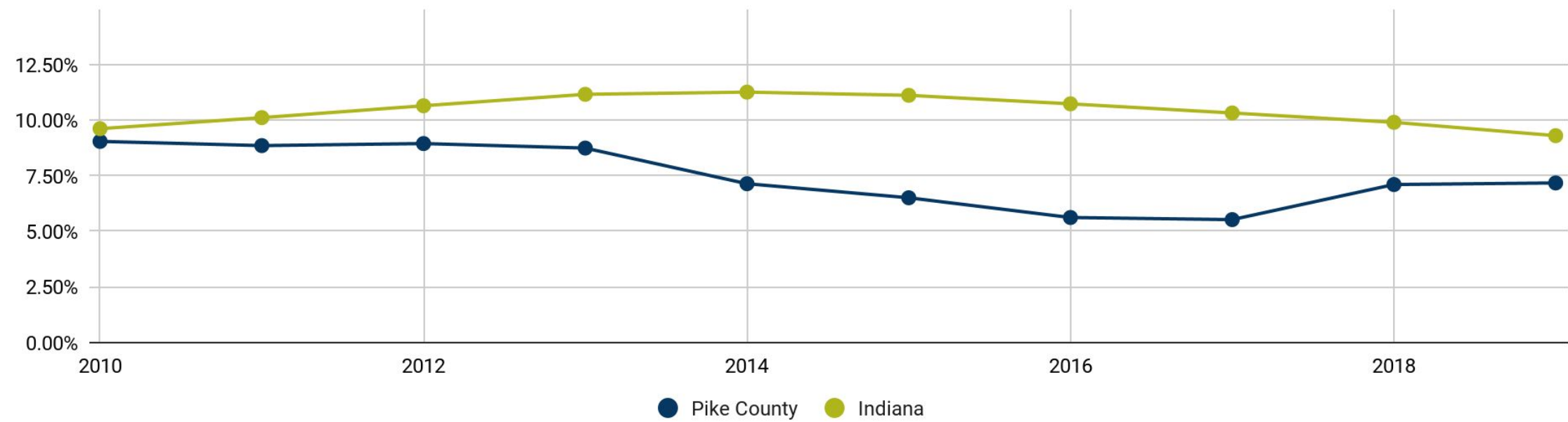
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 7.2% of families live in poverty conditions in Pike County, down 1.9 points from 9.0% in 2010.

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

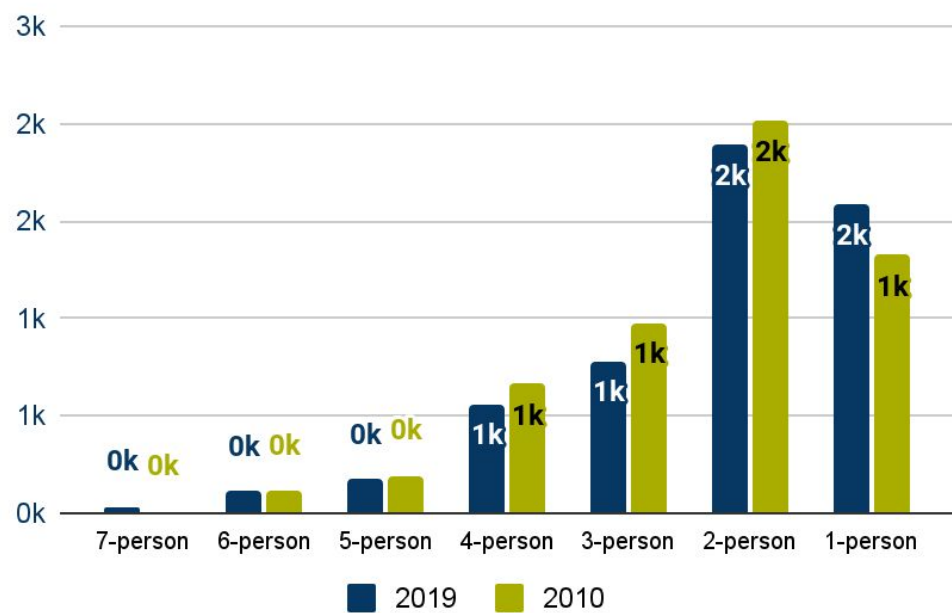


Source: ACS 2010-2019 5-year estimates

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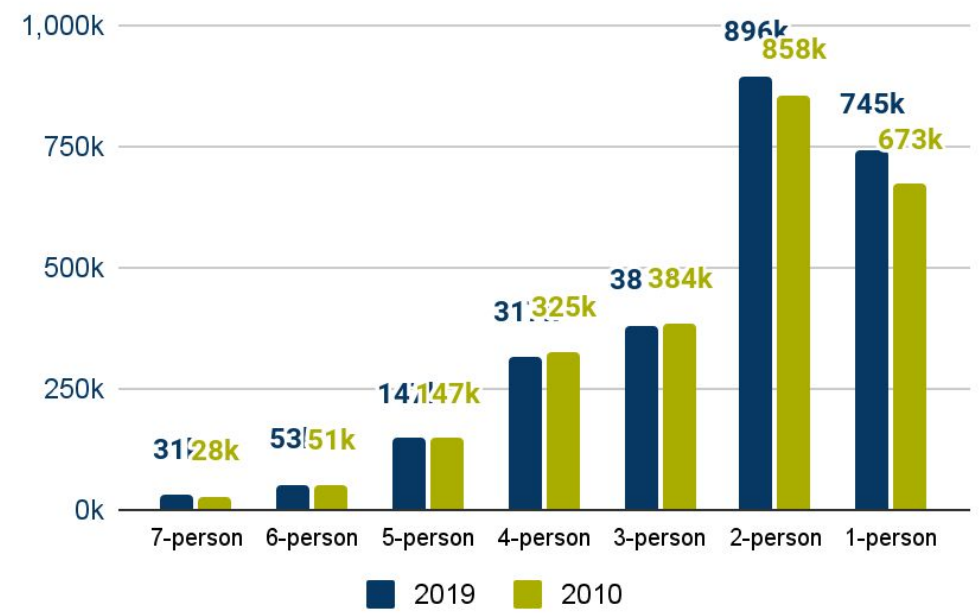
HOUSEHOLD SIZE | The average household size is 2.37, compared to 2.52 statewide. The Pike County average household has shrunk by 0.02 persons since 2010.

Household Size
Pike County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

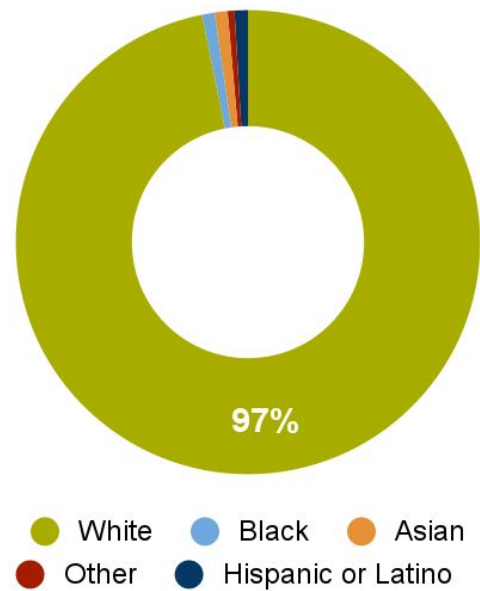
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Pike County is 97% white, 1% Black, 1% Hispanic/Latino, 1% Asian, and 0% other.

Racial Distribution

Pike County | 2019



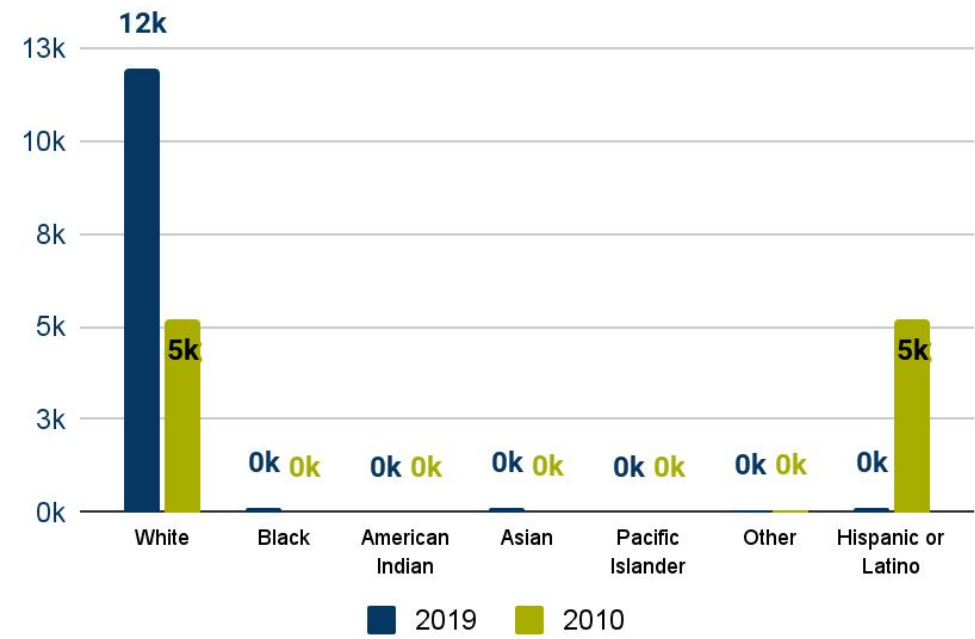
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Pike County | 2010, 2019

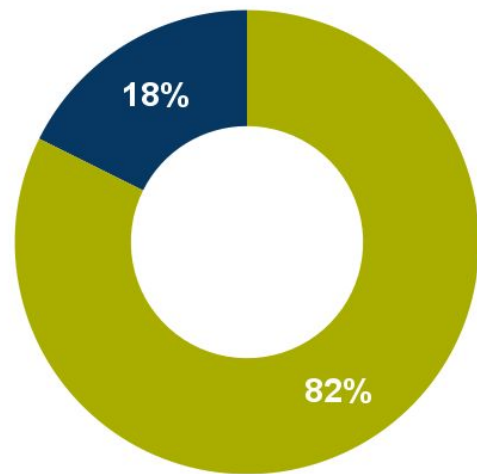


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 18% of households (905 households) in Pike County were renters, while 82% are (4,224 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Pike County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

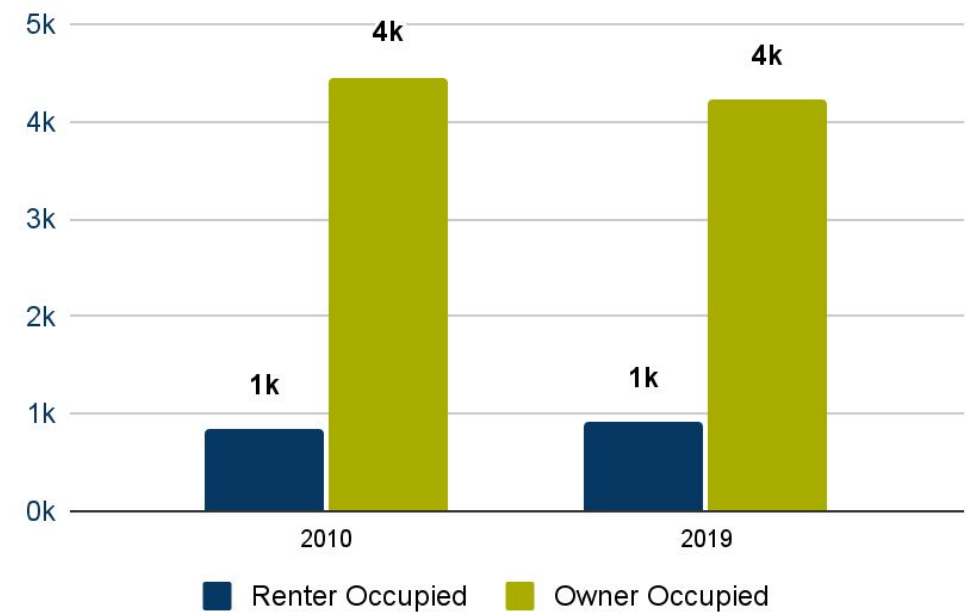
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Pike County | 2010-2019



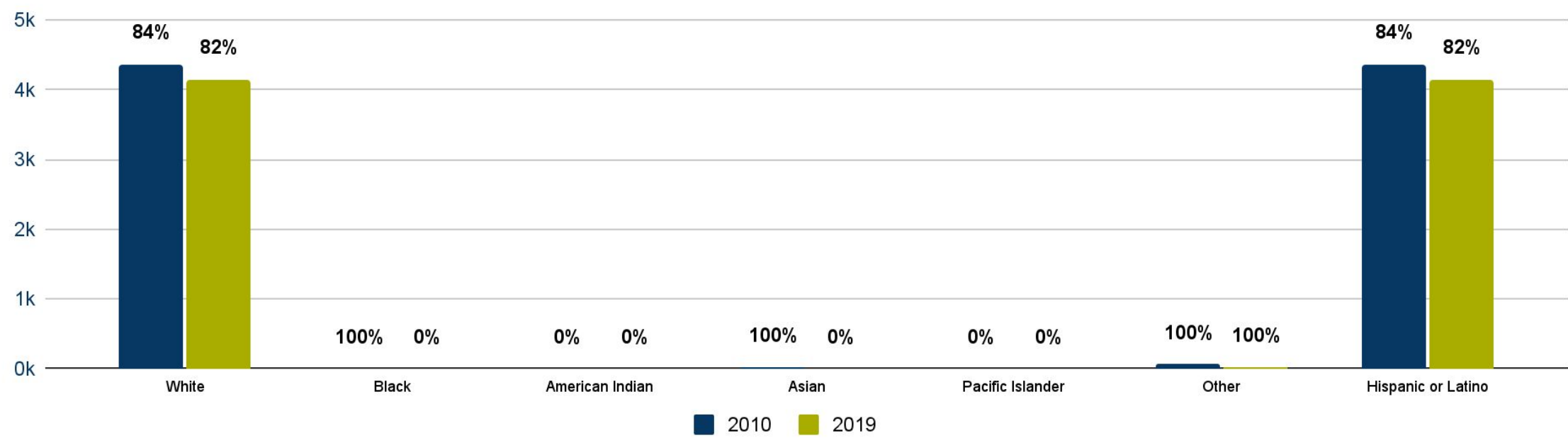
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 82%, among non-Hispanic White households' homeownership is 82%, #DIV/0! for Black households, and 82% for Hispanic or Latino households.

Homeownership by Race
Pike County | 2010, 2019

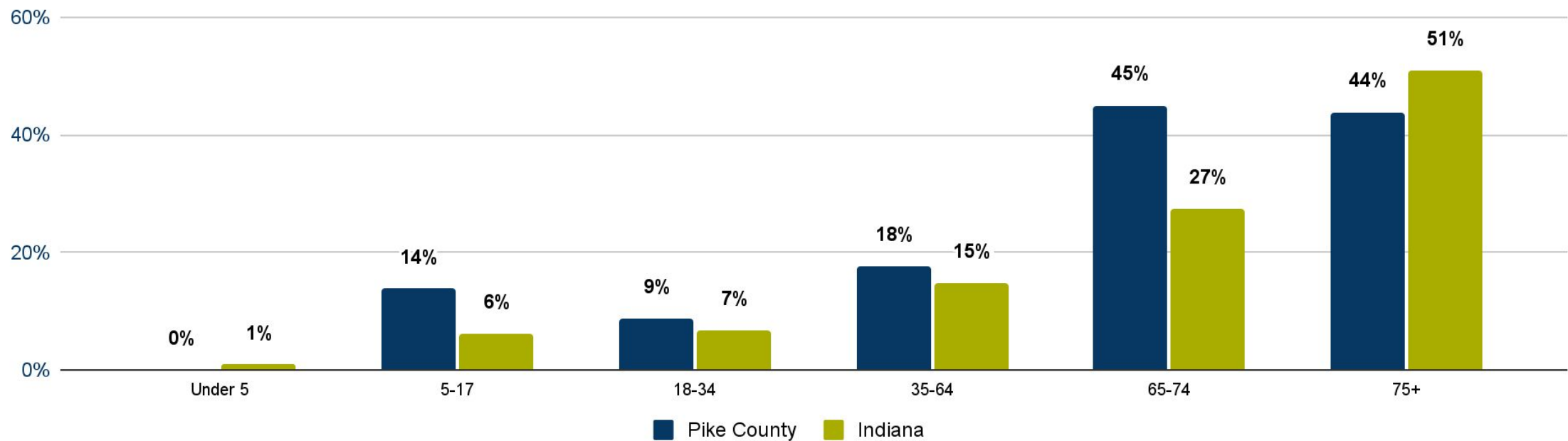


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 20% of people in Pike County live with a disability. For people above 65, the share increases to 45%.

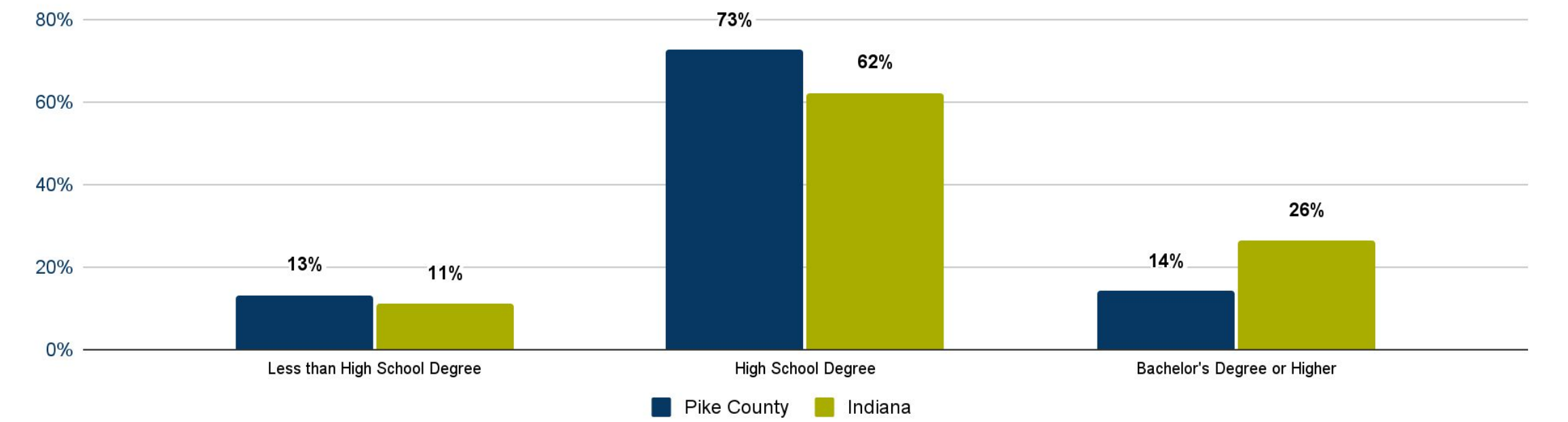
Share of the Population with a Disability by Age
Pike County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Pike County, 73% of the population has at least a high school degree and 14% of the population has at least a Bachelor’s degree.

Educational Attainment
Pike County, Indiana | 2019



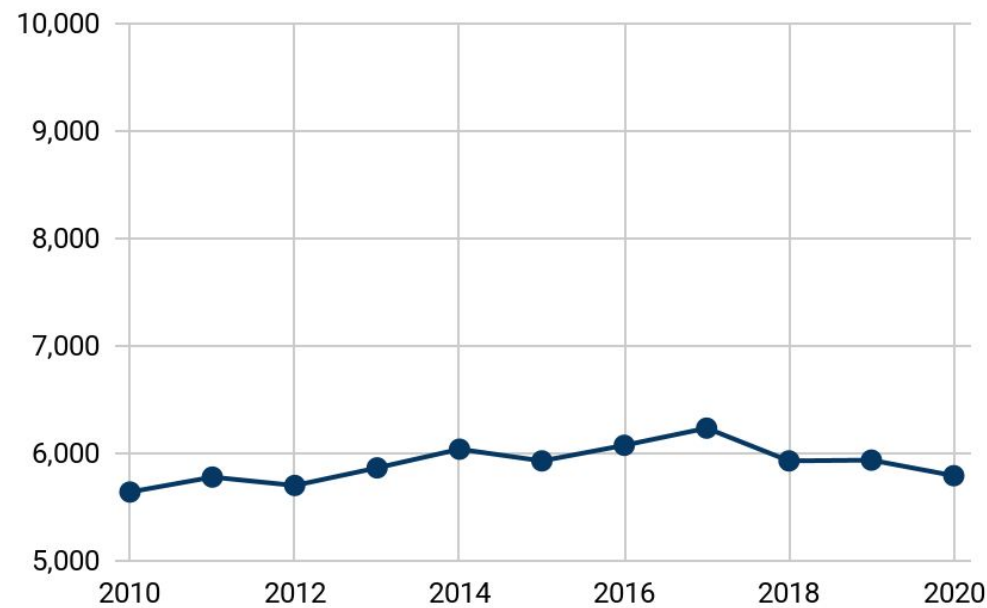
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

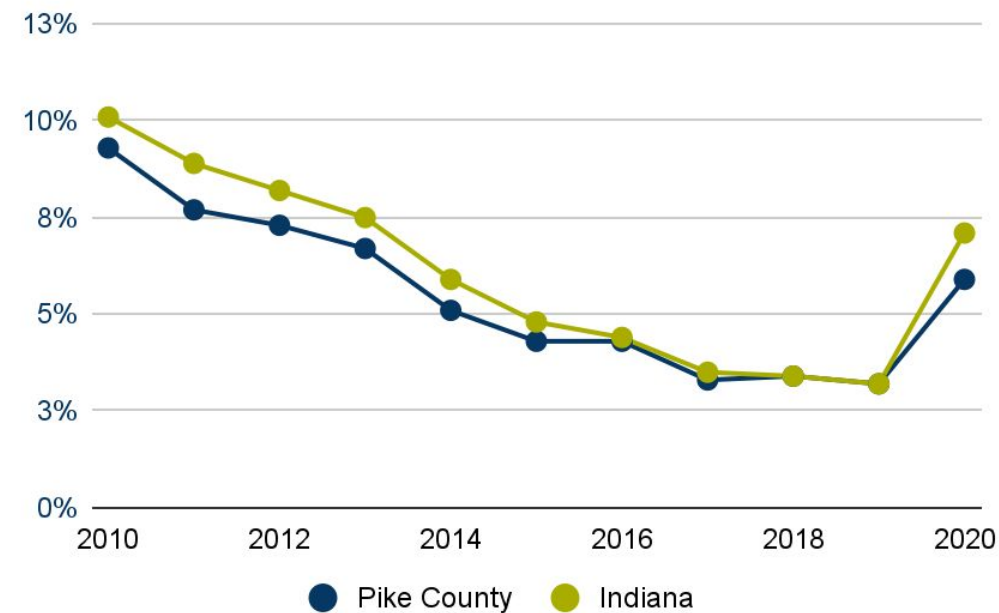
EMPLOYMENT BASE | There are currently 6,000 employed persons in Pike County, up by 3% since 2010. The unemployment rate in 2020 was 5.90%, up 2.7 points from 2019.

Total Employment
Pike County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Pike County, Indiana | 2010-2019

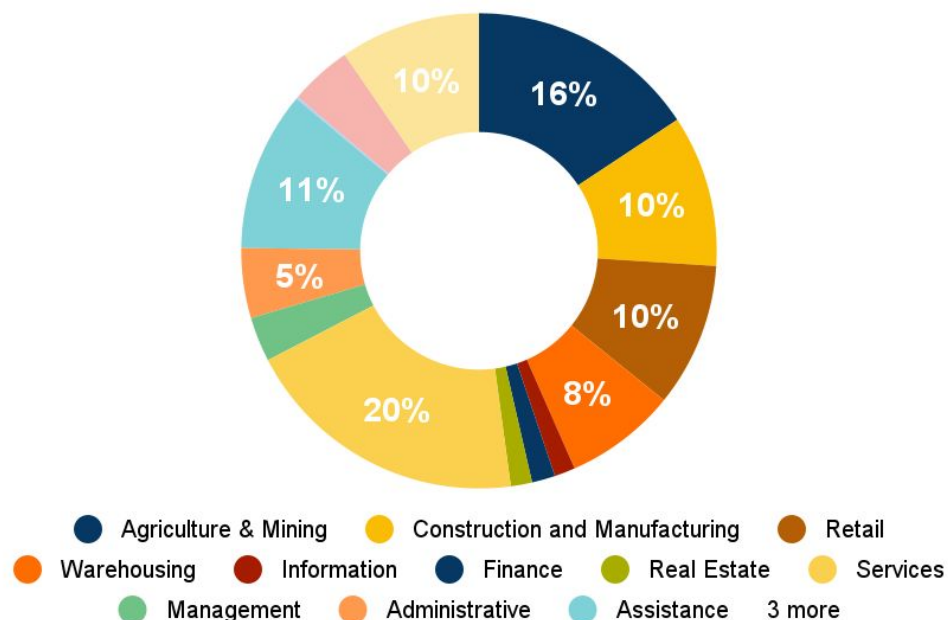


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Utilities accounts for the plurality of jobs in Pike County, accounting for 14% of all jobs, followed by Educational Services (13% of all jobs).

Total Jobs by All Industries
Pike County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$49,069**
2. Trade, transportation, and utilities | **\$68,174**
3. Goods-producing | **\$81,415**
4. Professional and business services | **\$51,715**
5. Education and health services | **\$39,732**

Source: BLS

Top 5 Employers

1. Indianapolis Power & Light Co (Petersburg)
2. Jrv Supply Co (Otwell)
3. Amber Manor (Petersburg)
4. Trilogy Health Svc (Petersburg)
5. Pike Central Middle/high Schl (Petersburg)

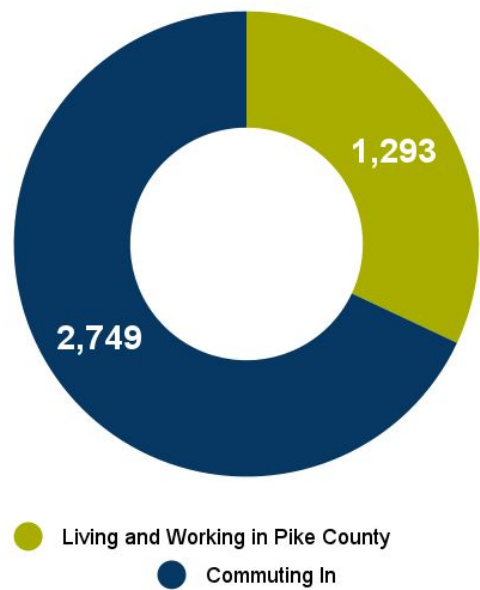
Source: BLS

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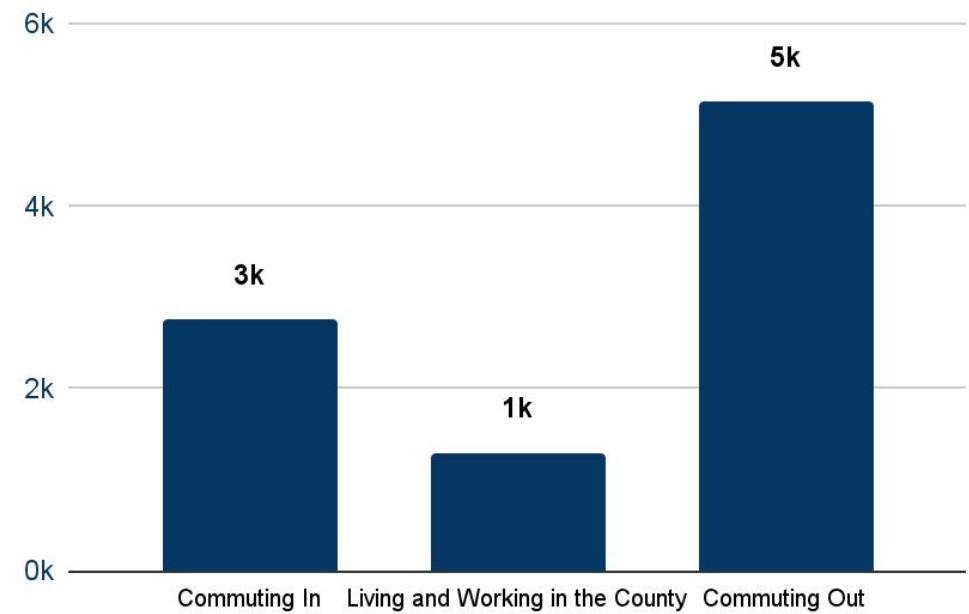
COMMUTER INFLOW / OUTFLOW | 3,000 commuters come into Pike County for their jobs, while 5,000 employees travel outside for their jobs.

Employment Inflow
Pike County | 2018



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

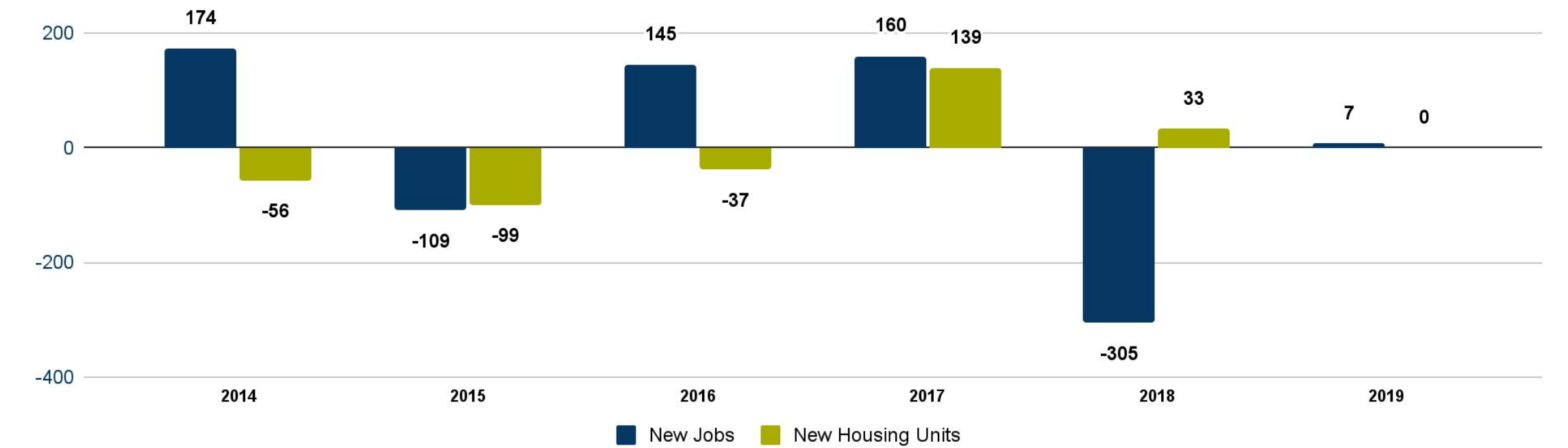
Commuting Patterns
Pike County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 72 between 2014-2019 and -20, or -28 units for every 100 jobs created.

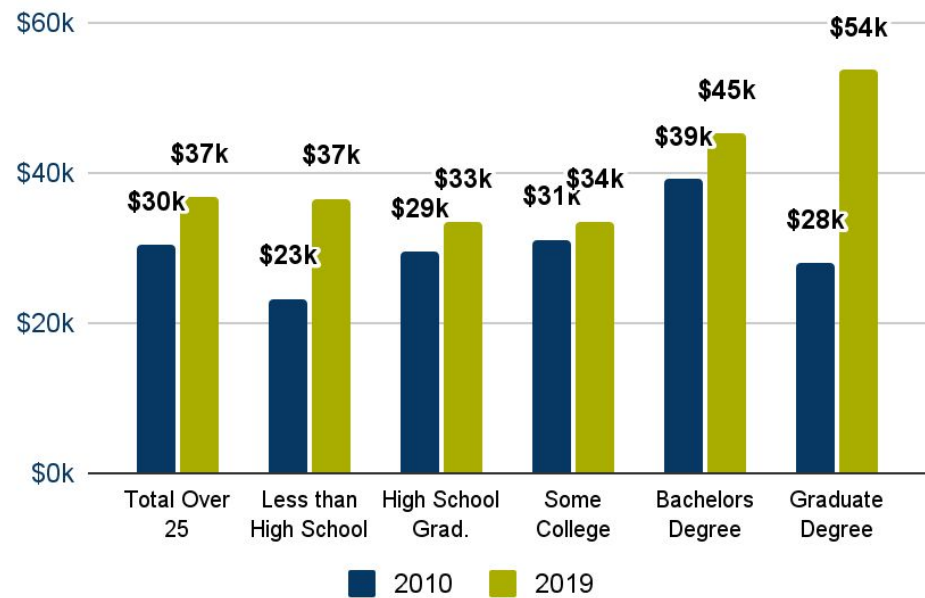
Job Growth and Housing Production
Pike County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

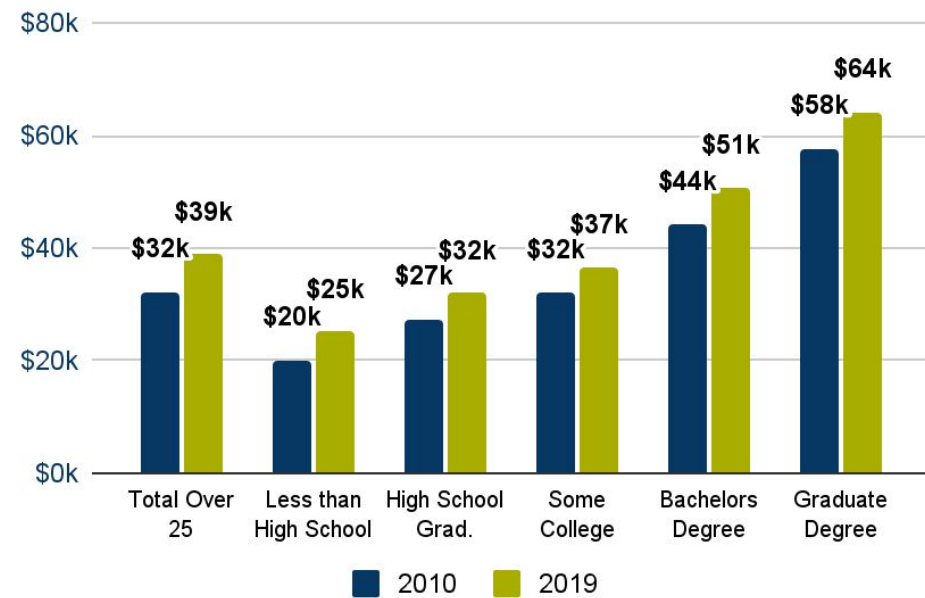
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 21% since 2010 for the total population and increased 14% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Pike County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

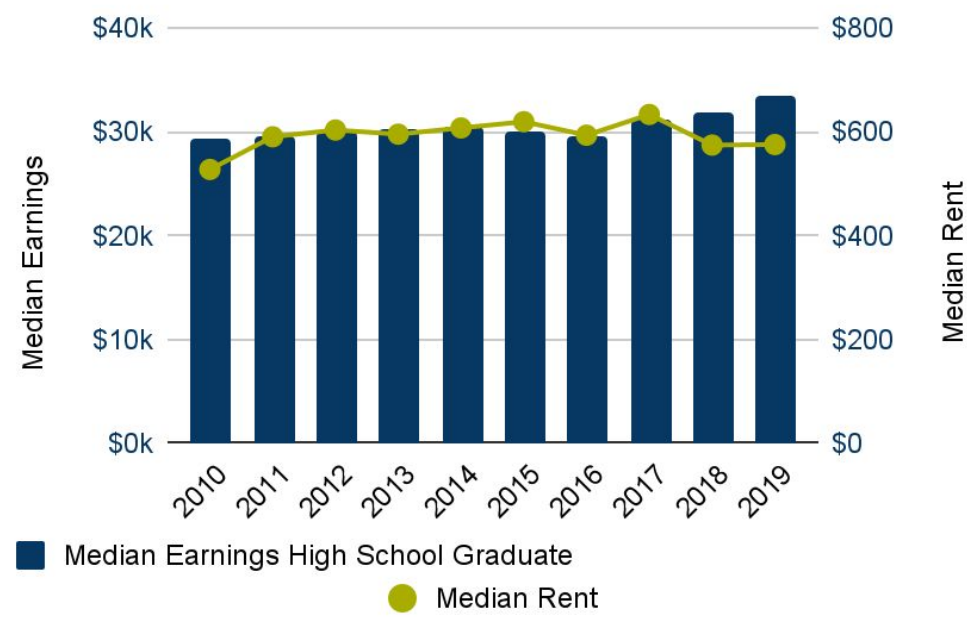
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 9.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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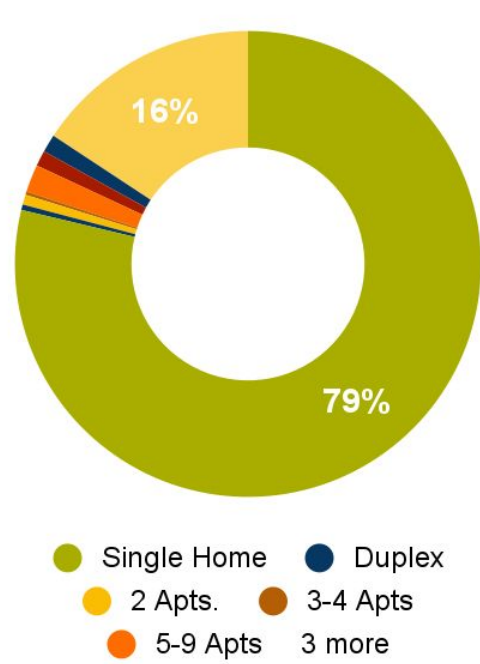
HOUSING TRENDS

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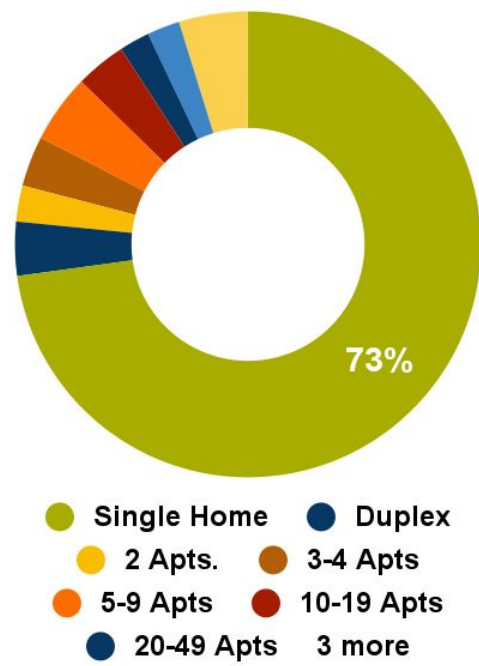
HOUSING TYPOLOGY | 79% of homes in Pike County are single-family, while 6% are multifamily. The share of multifamily housing has increased by 56 homes since 2010.

Housing Typology

Pike County | 2019



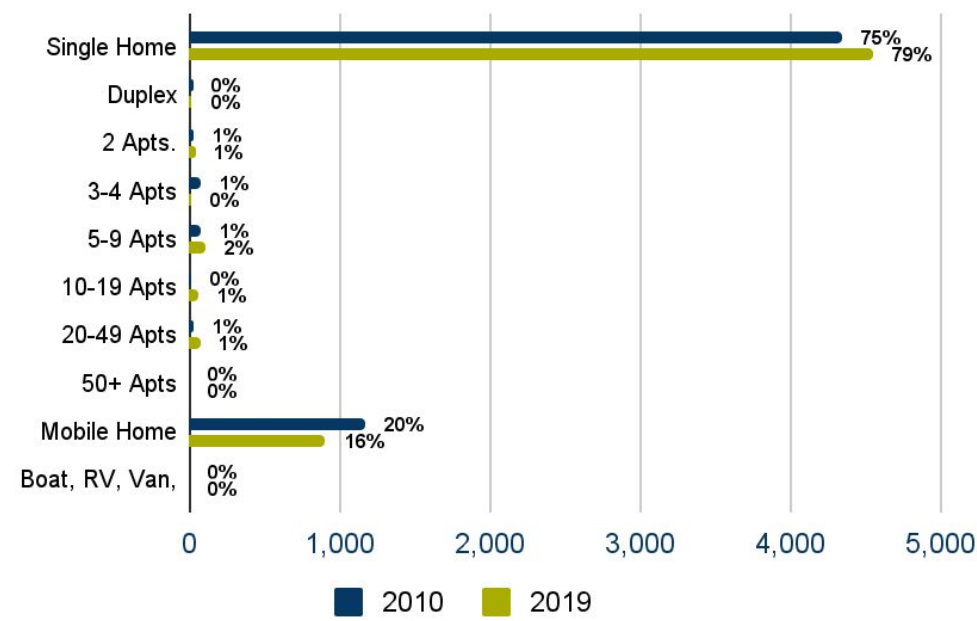
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Pike County | 2010, 2019

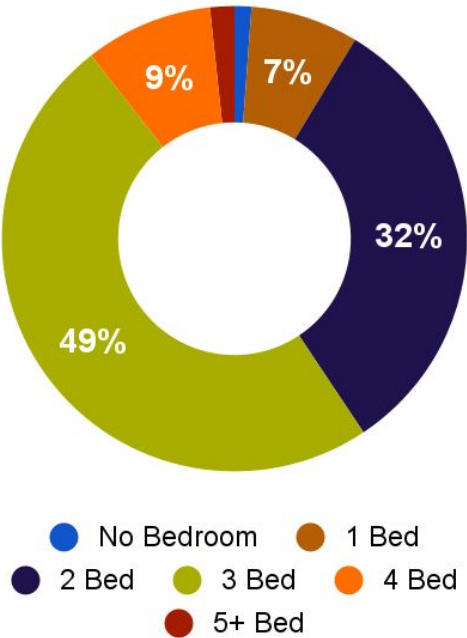


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Pike County are 2.37, with 59% of units 3 bedroom or more.

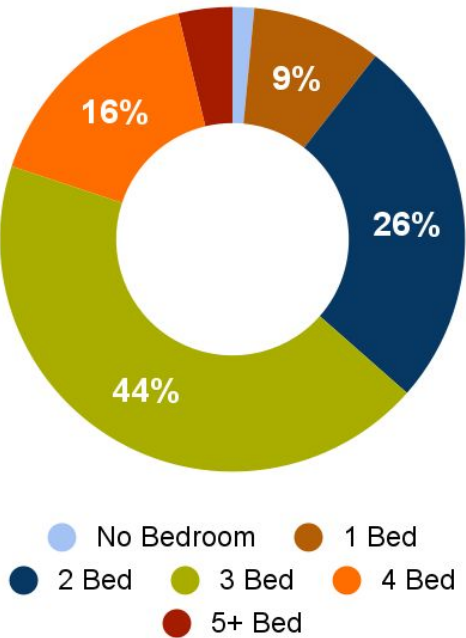
Housing Stock by Bedrooms

Pike County | 2019



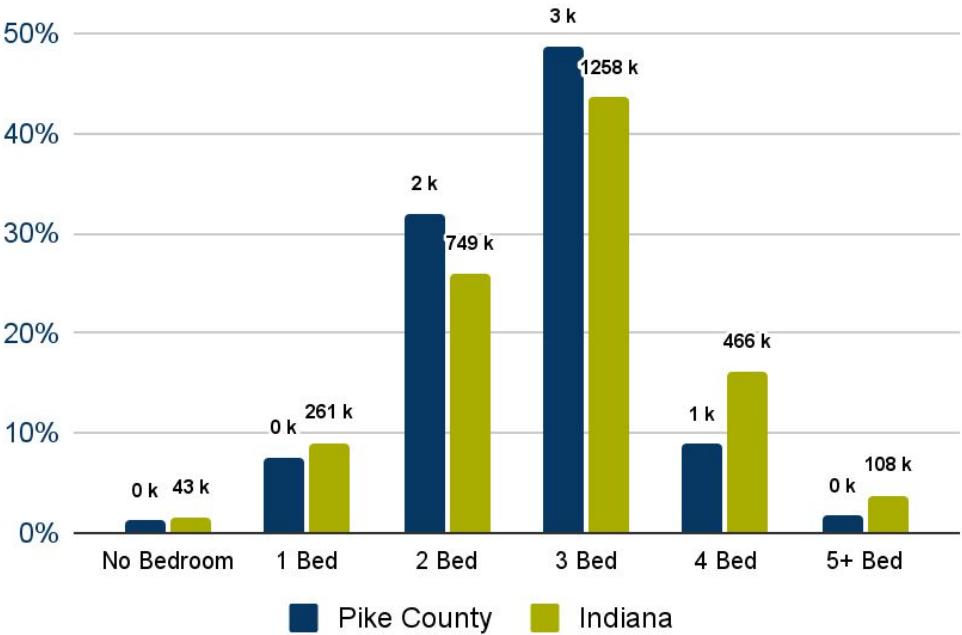
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

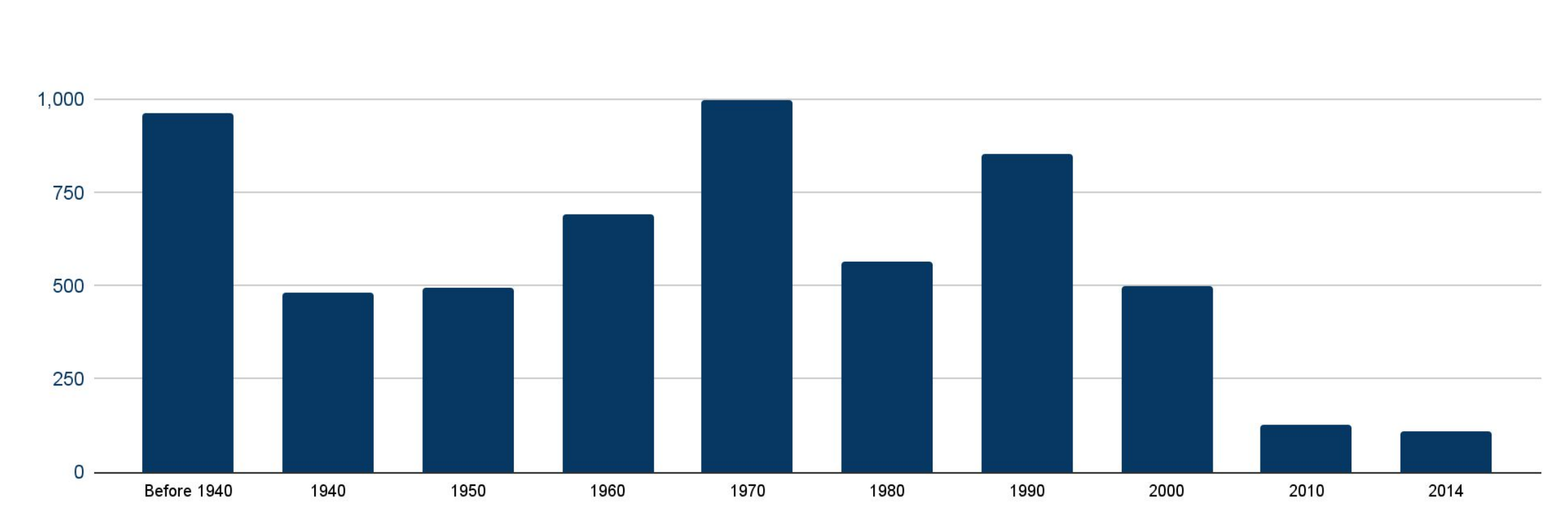
Pike County, Indiana | 2019



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
Pike County | 2019

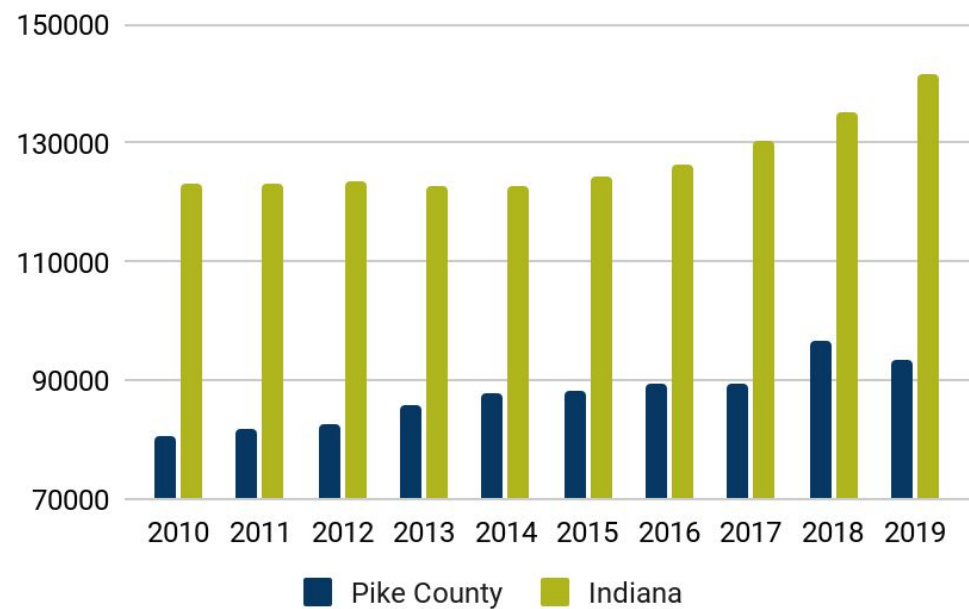


Source: ACS 2010-2019 5-year estimates

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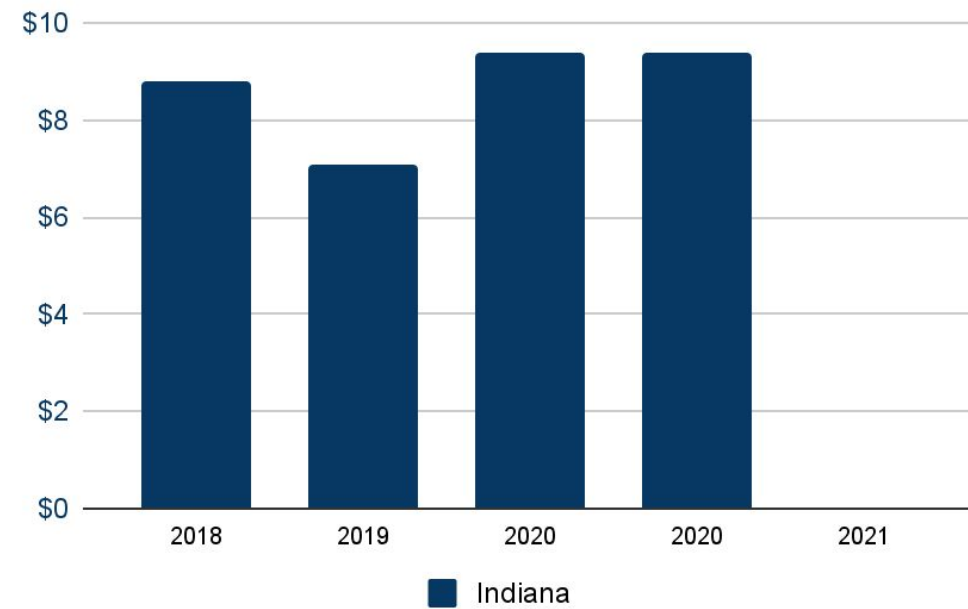
MEDIAN LISTING PRICE | Homes in Pike County have a median listing price of \$93,400, compared to \$141,700 statewide. Home prices have increased by 16% since 2010.

Median Listing Price
Pike County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

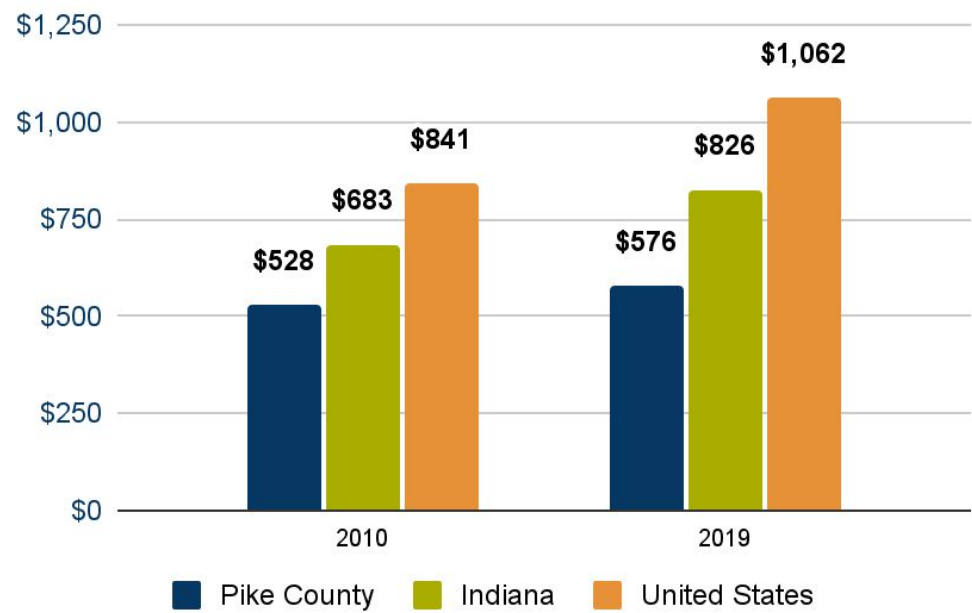
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 9% since 2010, with average rents at \$576.

Median Rent

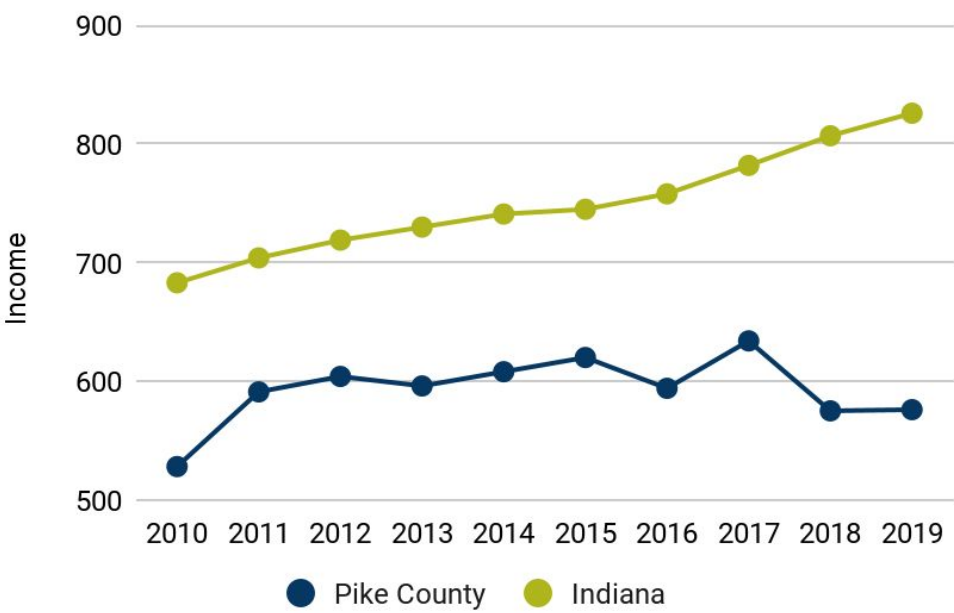
Pike County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Pike County, Indiana | 2010 - 2019

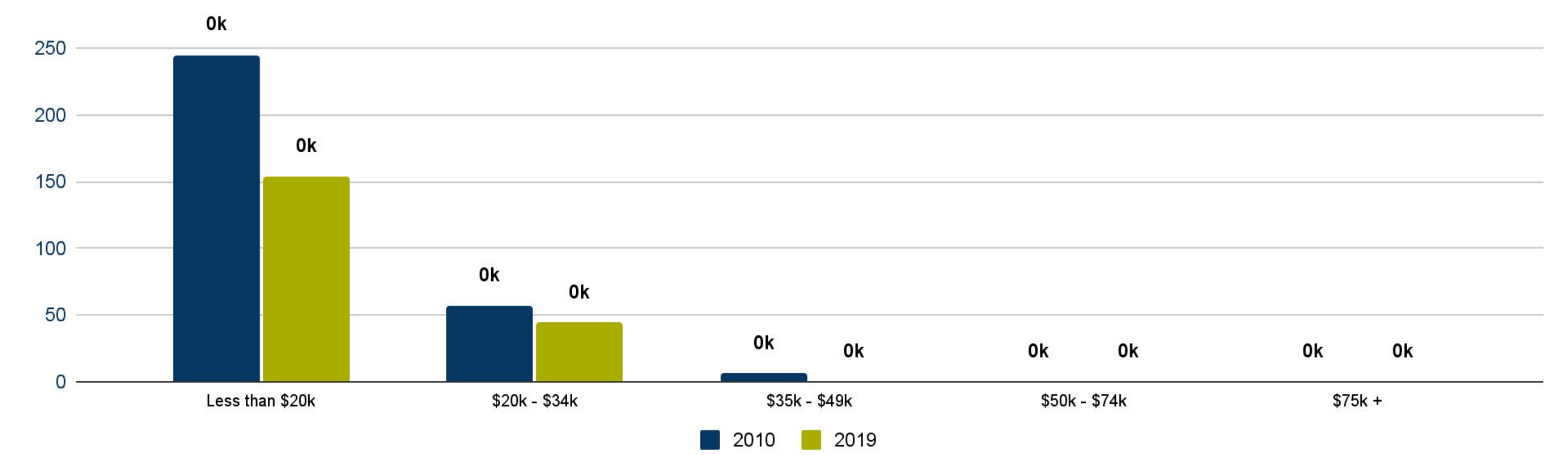


Source: ACS 2010-2019 5-year estimates

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COST BURDEN | 27% of households are housing cost burdened in Pike County, down -42% since 2010. 58% of households earning below \$50,000 are housing cost burdened.

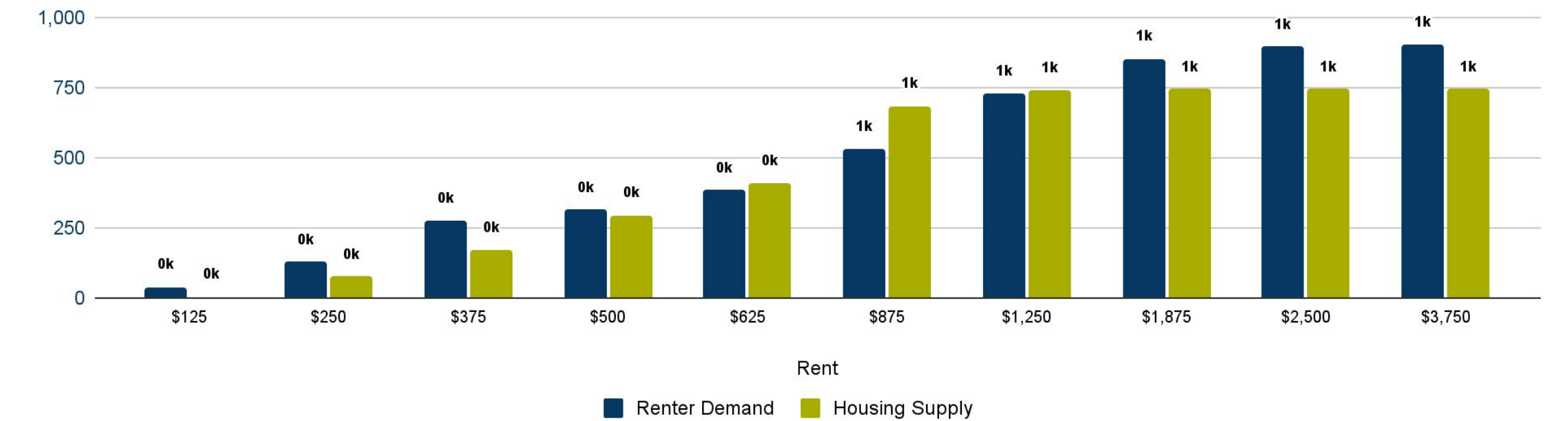
Renter Housing Cost Burden
Pike County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Pike County, Indiana | 2010-2019



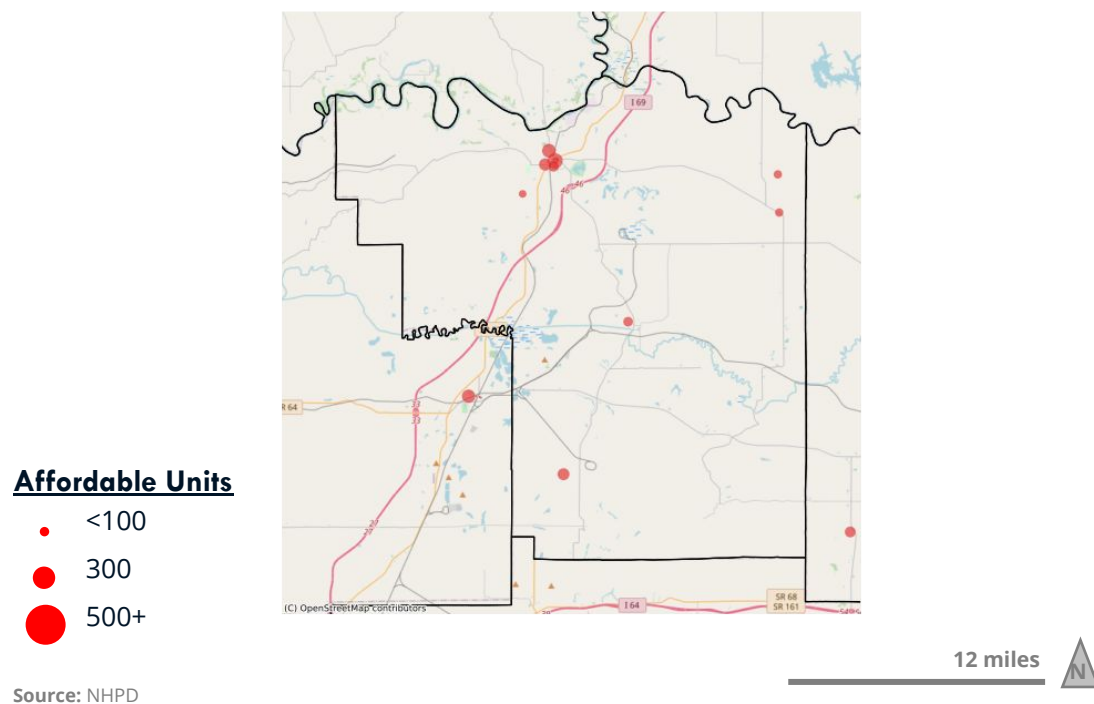
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

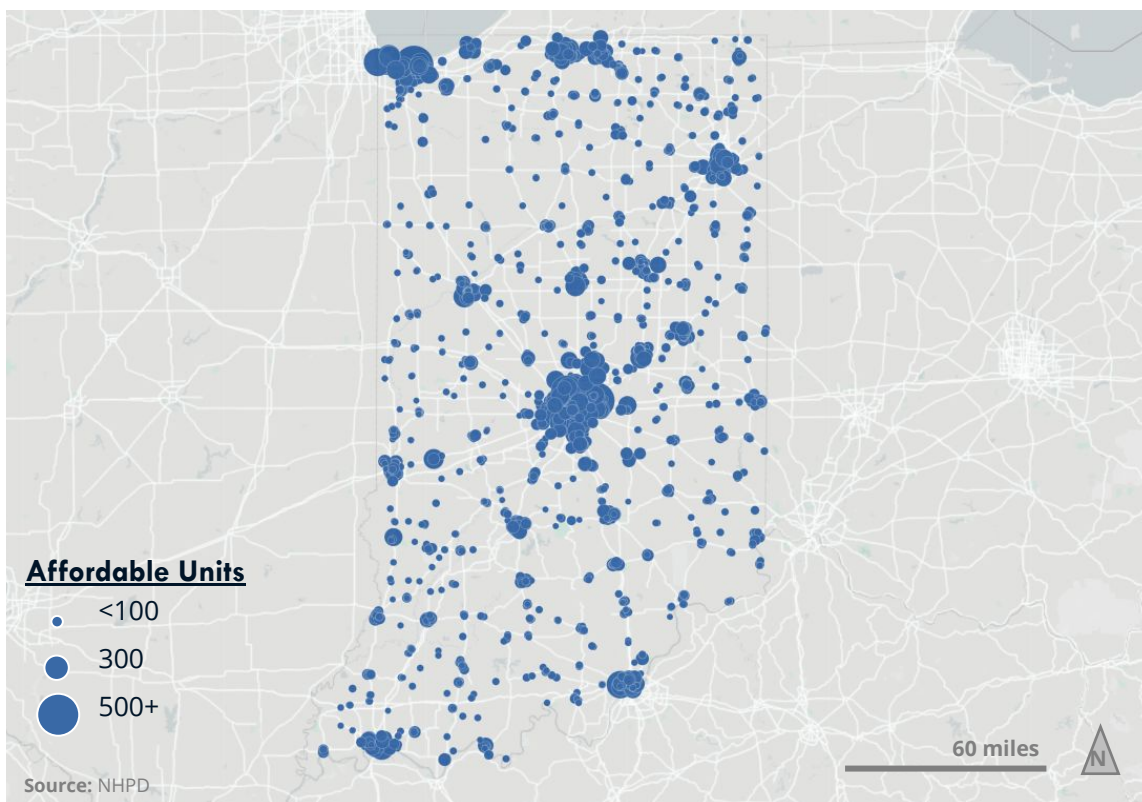
Affordable Housing Inventory

Pike County | 2020



Affordable Housing Inventory

State of Indiana | 2020

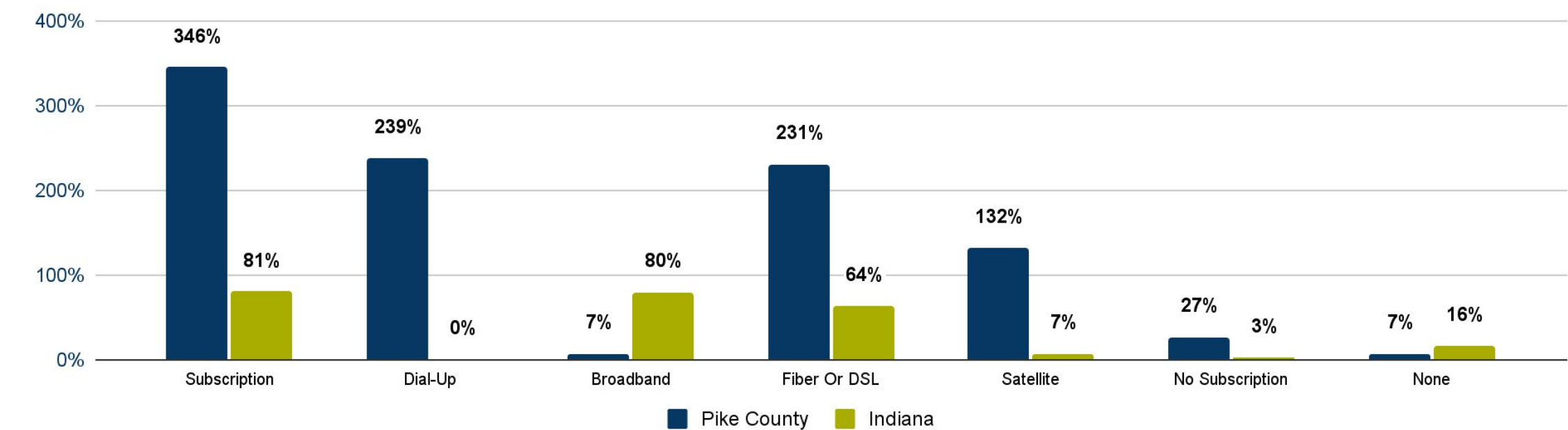


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HOUSING AMENITIES | 7% of housing units have access to broadband.

Broadband Access Pike County | 2017-2020



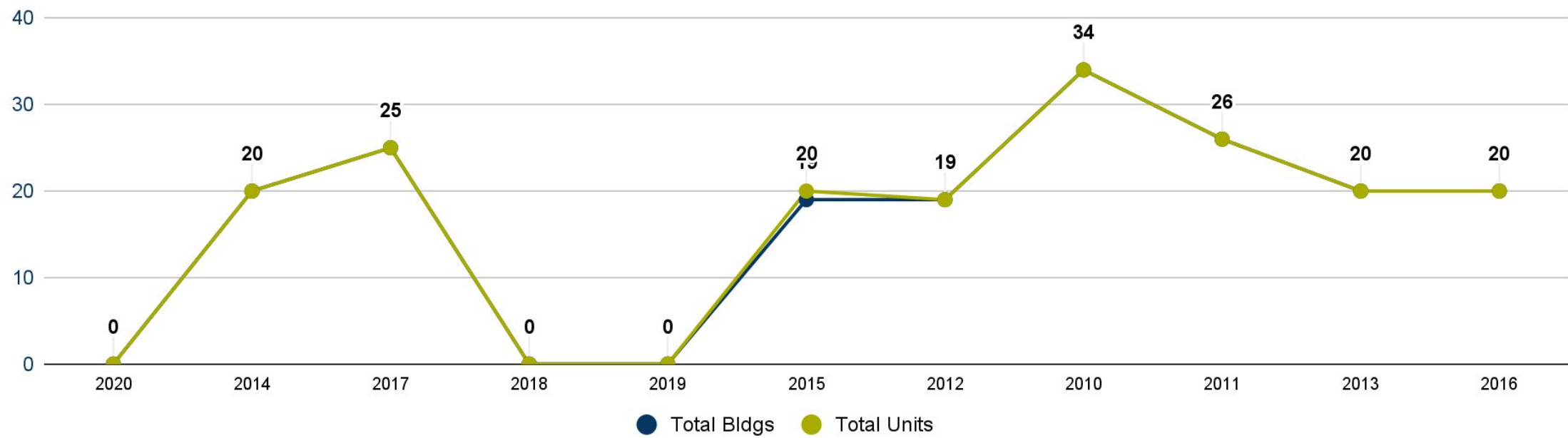
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 20 new housing starts in 2016 in Pike County, with 183 total building permits authorized since 2020.

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



Source: St. Louis Fed.

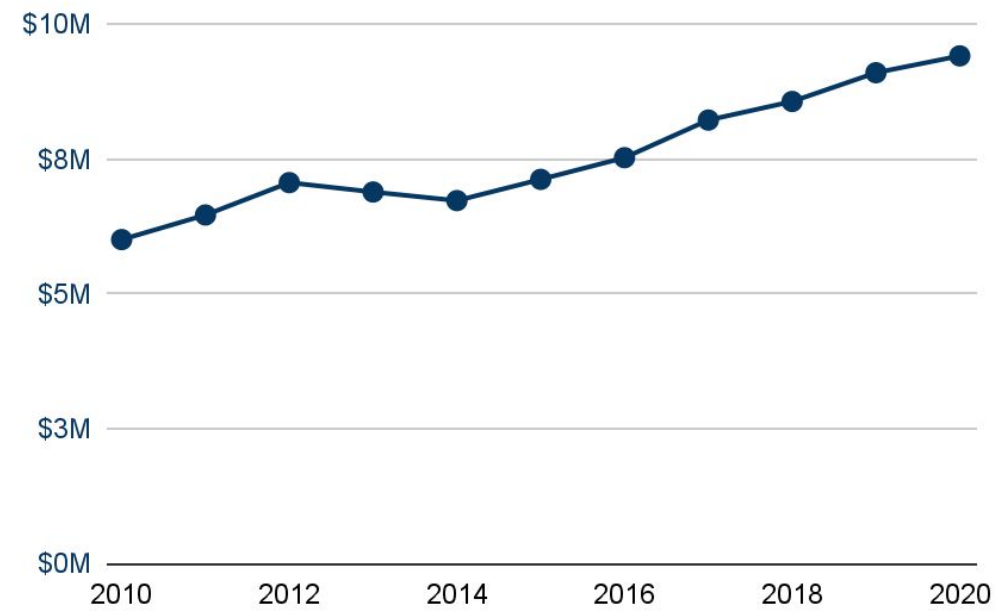
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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