



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR WAYNE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

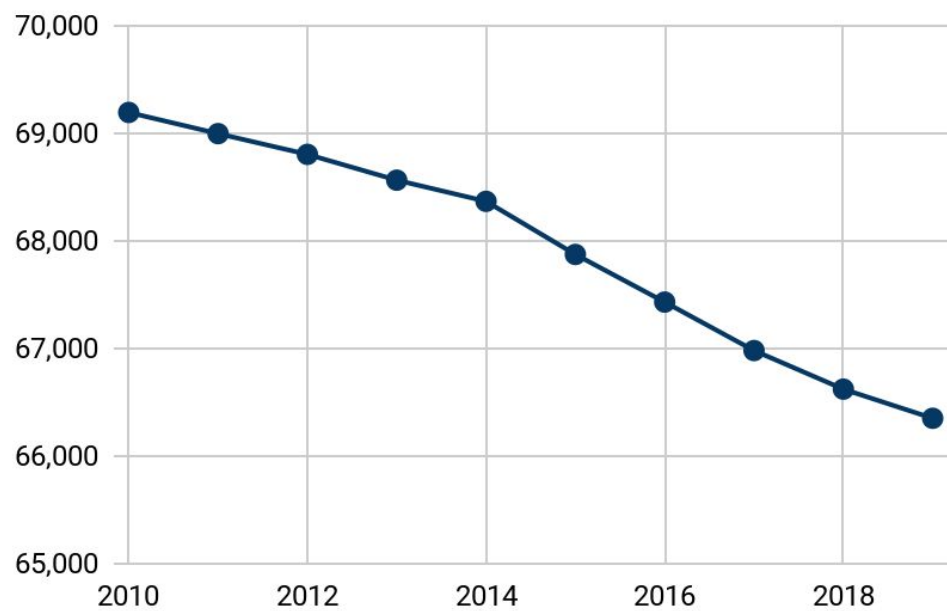
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

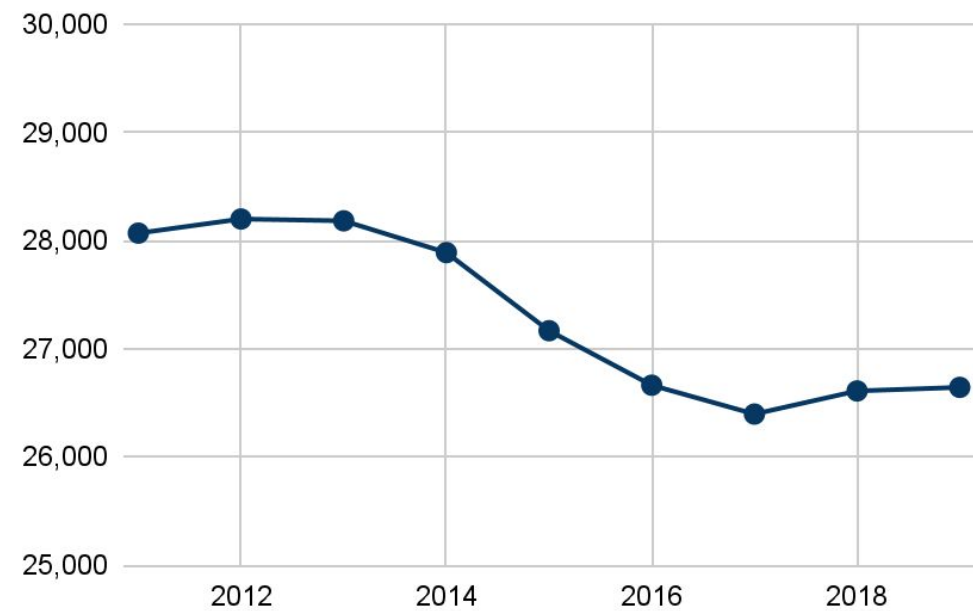
POPULATION | Wayne County's population has decreased by 4.11% (3,000 people) between 2010-2019. In the same time period, the total number of households decreased by 5% (1,000 households).

Resident Population
Wayne County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Wayne County | 2010-2019



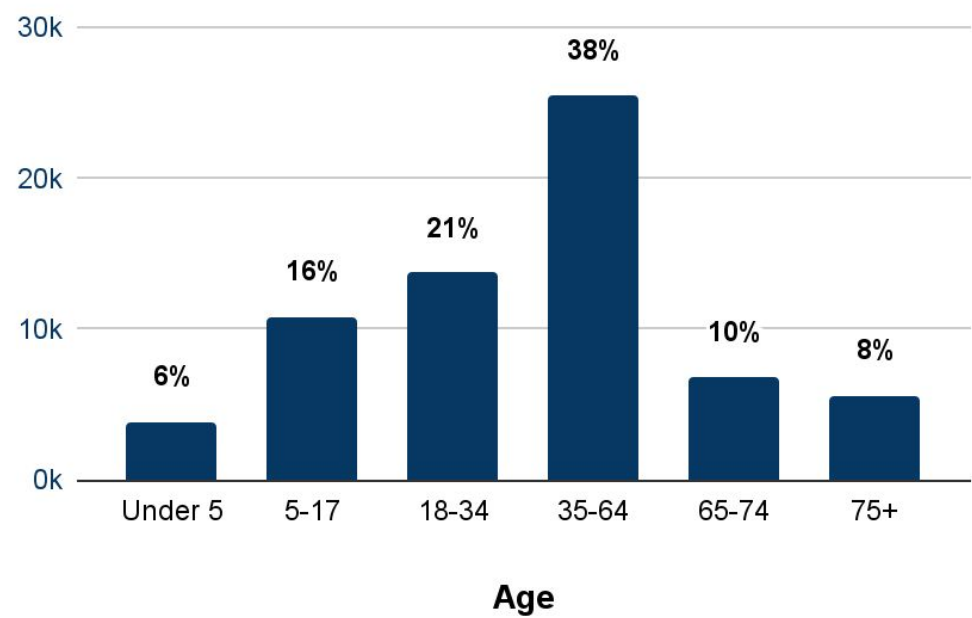
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

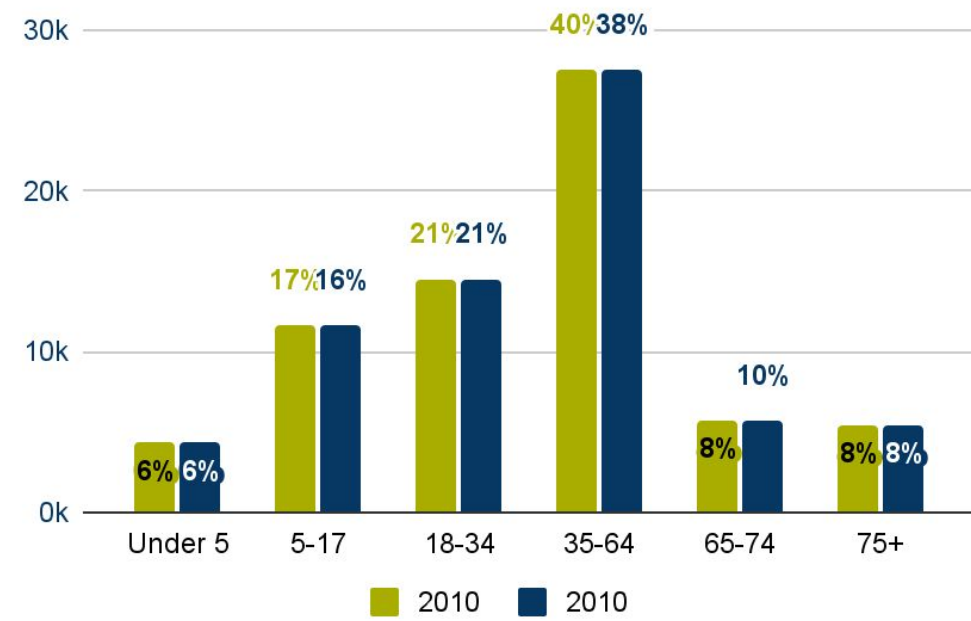
AGE | 19% of people in Wayne County are above the age of 65, while 22% are below 18.

Population by Age
Wayne County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Wayne County | 2010, 2019

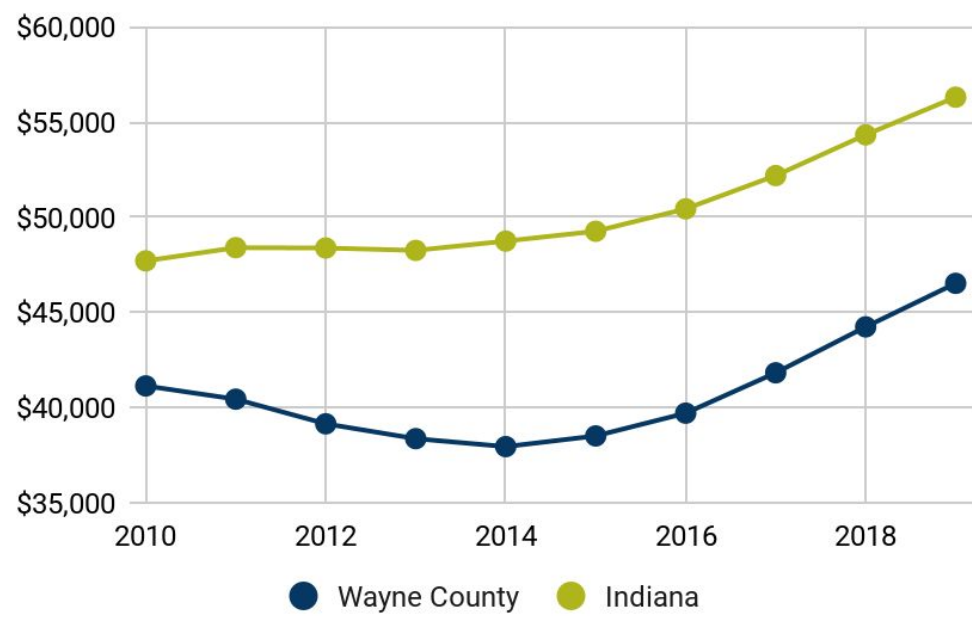


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Wayne County had a median income of \$46,516 in 2019, up 13% since 2010. 38% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

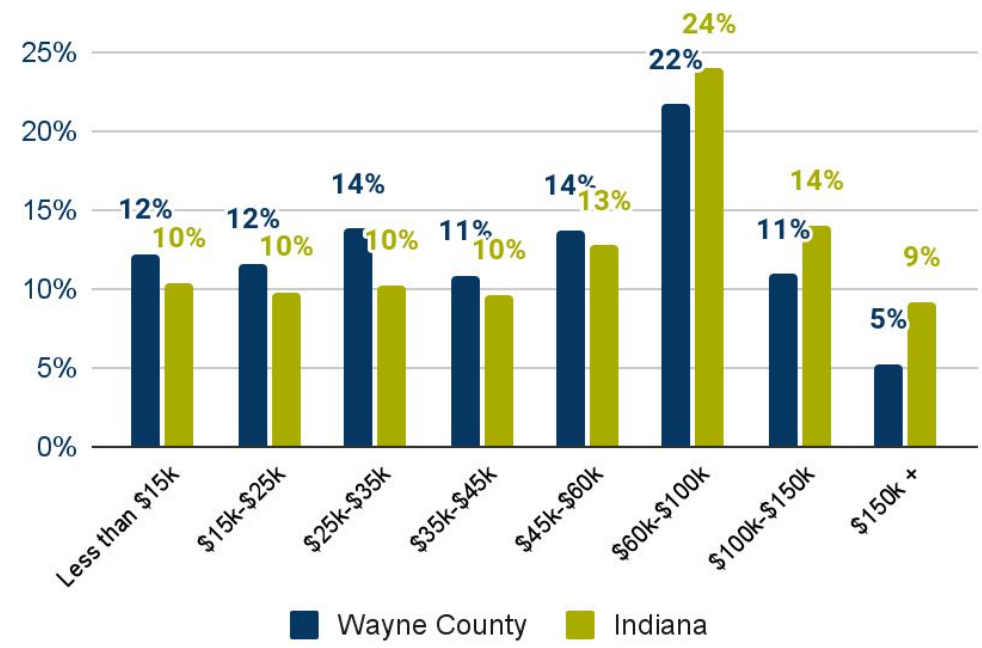
Wayne County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Wayne County, State of Indiana | 2019



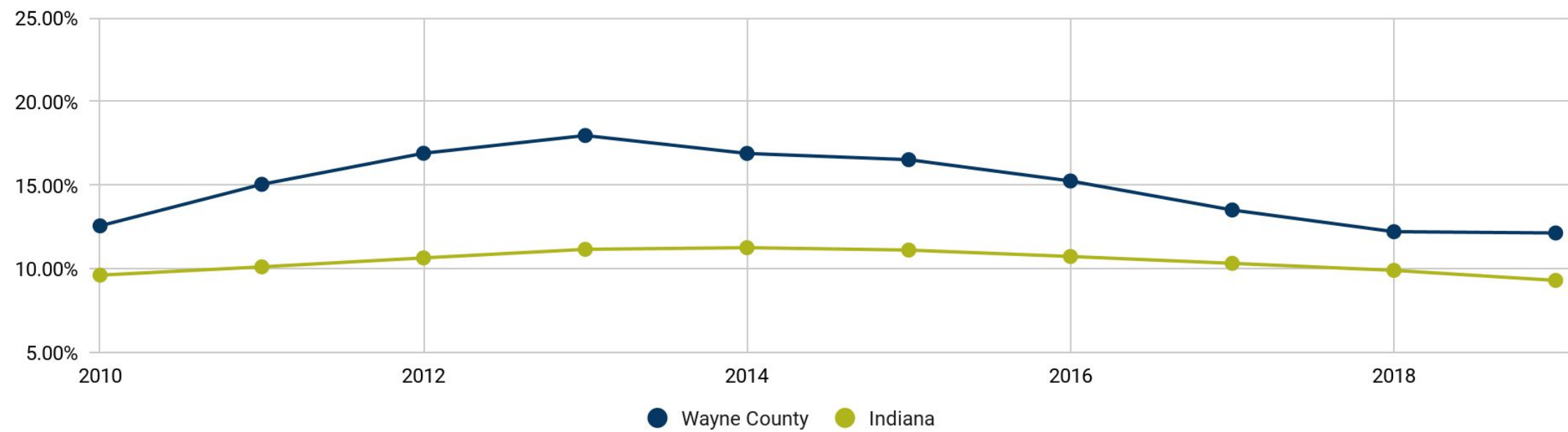
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 12.1% of families live in poverty conditions in Wayne County, down 0.4 points from 12.6% in 2010.

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

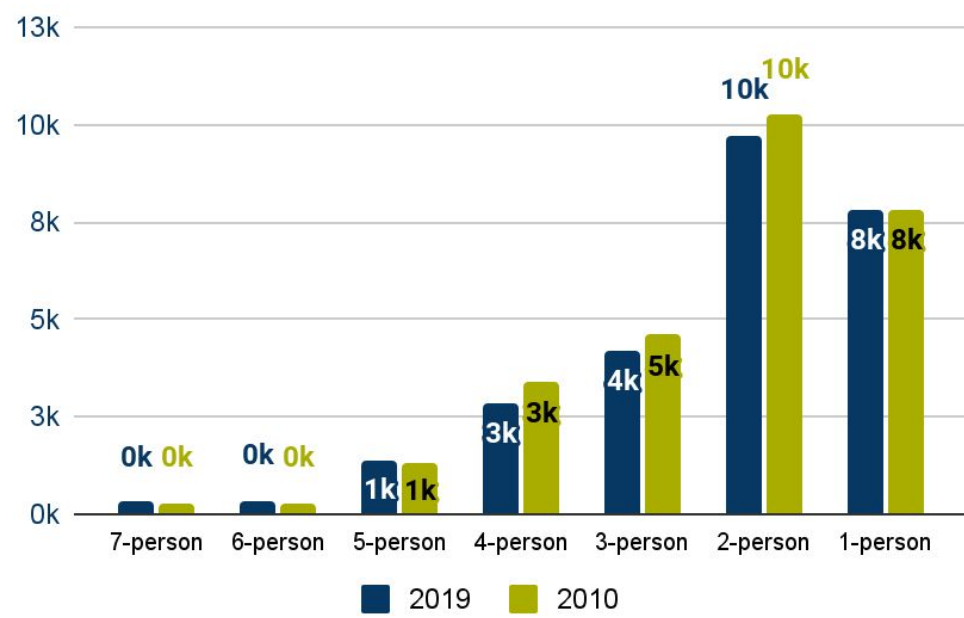


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

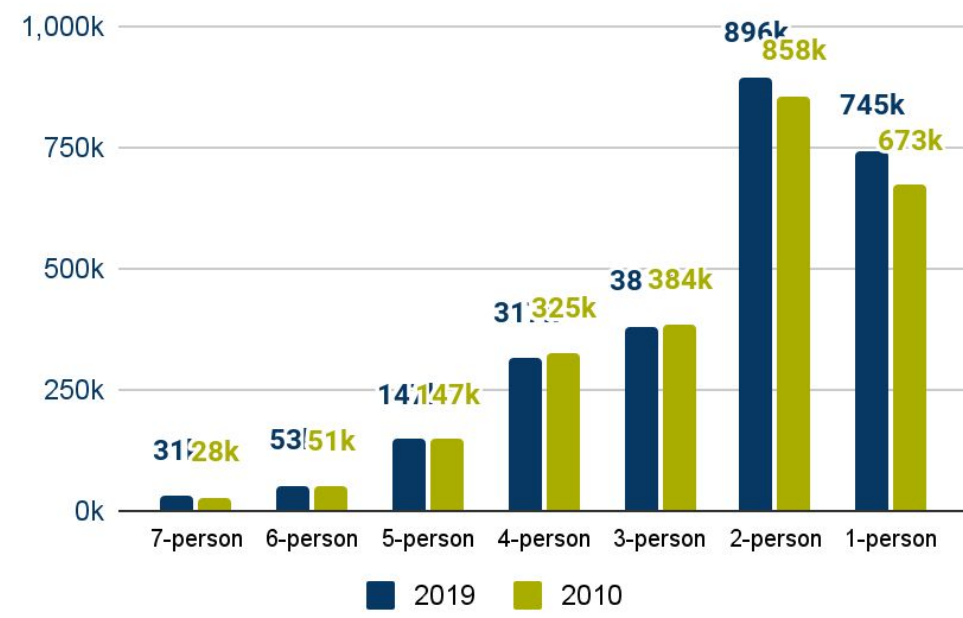
HOUSEHOLD SIZE | The average household size is 2.39, compared to 2.52 statewide. The Wayne County average household has shrunk by 0 persons since 2010.

Household Size
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

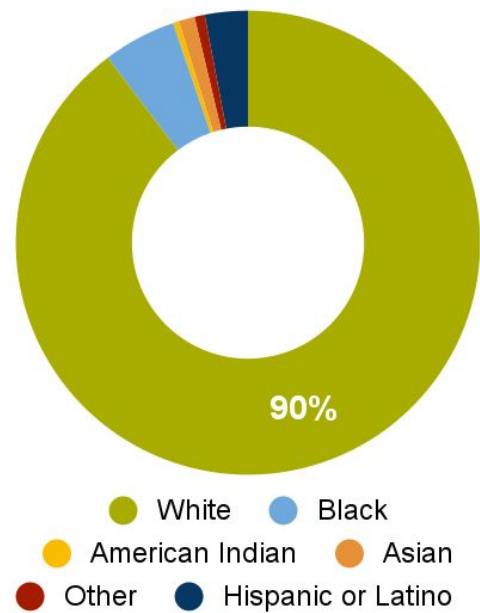
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Wayne County is 90% white, 5% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Wayne County | 2019



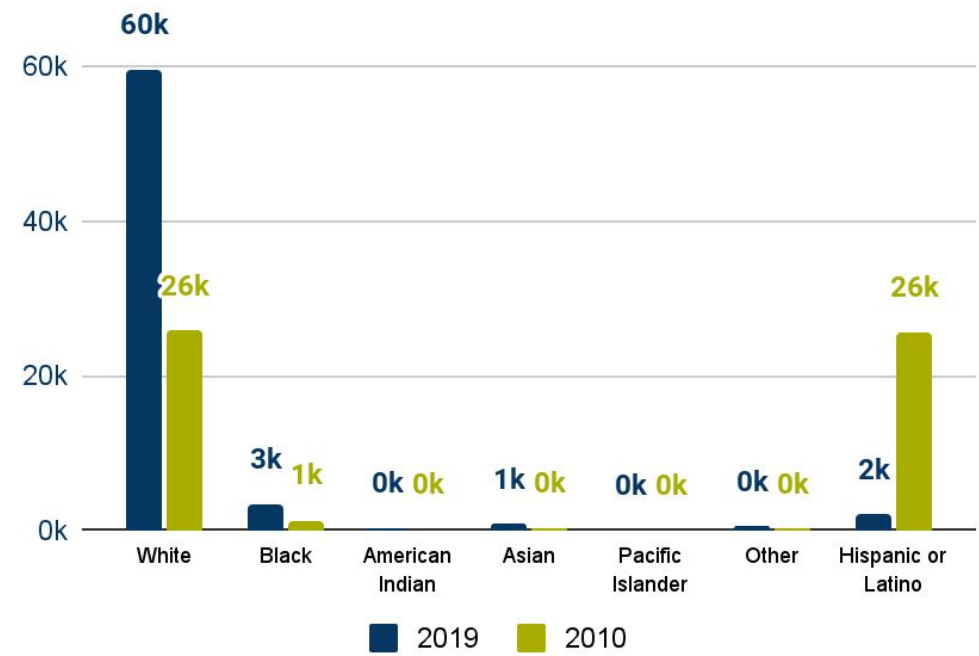
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Wayne County | 2010, 2019



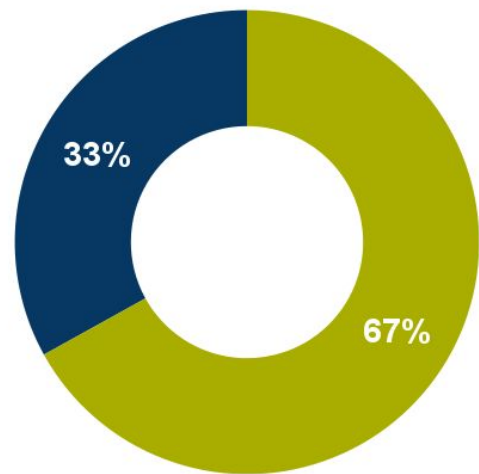
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 33% of households (8,807 households) in Wayne County were renters, while 67% are (17,837 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Wayne County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

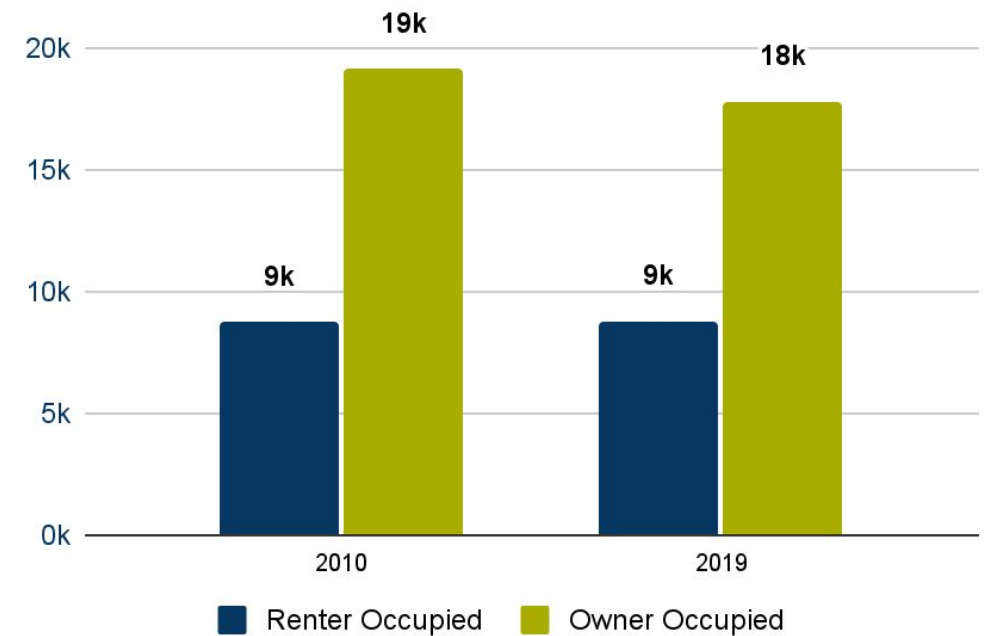
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Wayne County | 2010-2019



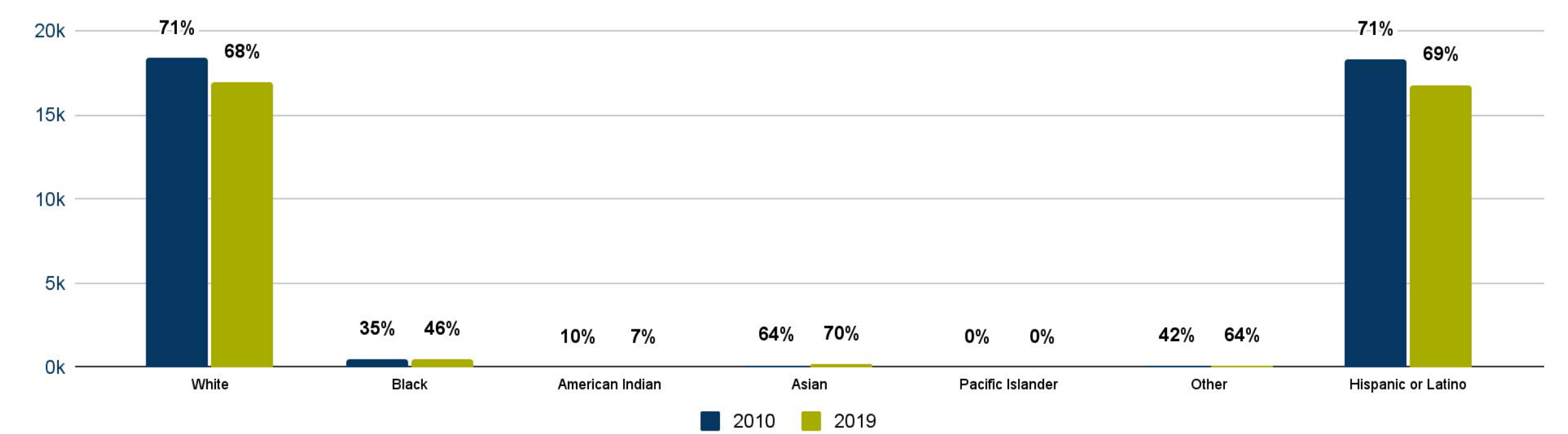
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 67%, among non-Hispanic White households' homeownership is 68%, 46% for Black households, and 69% for Hispanic or Latino households.

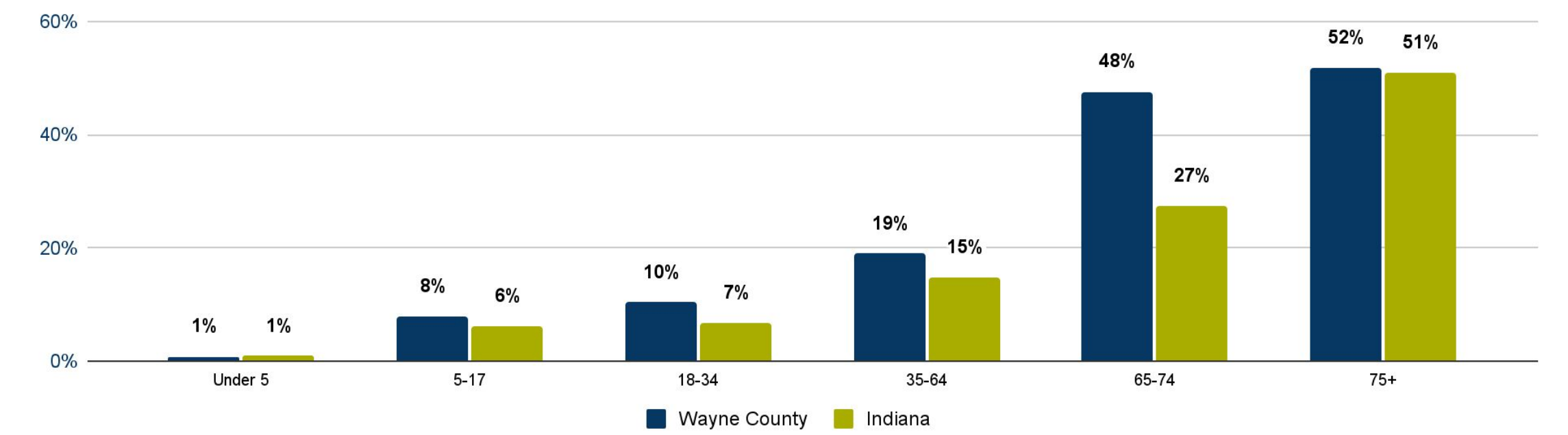
Homeownership by Race
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Wayne County live with a disability. For people above 65, the share increases to 49%.

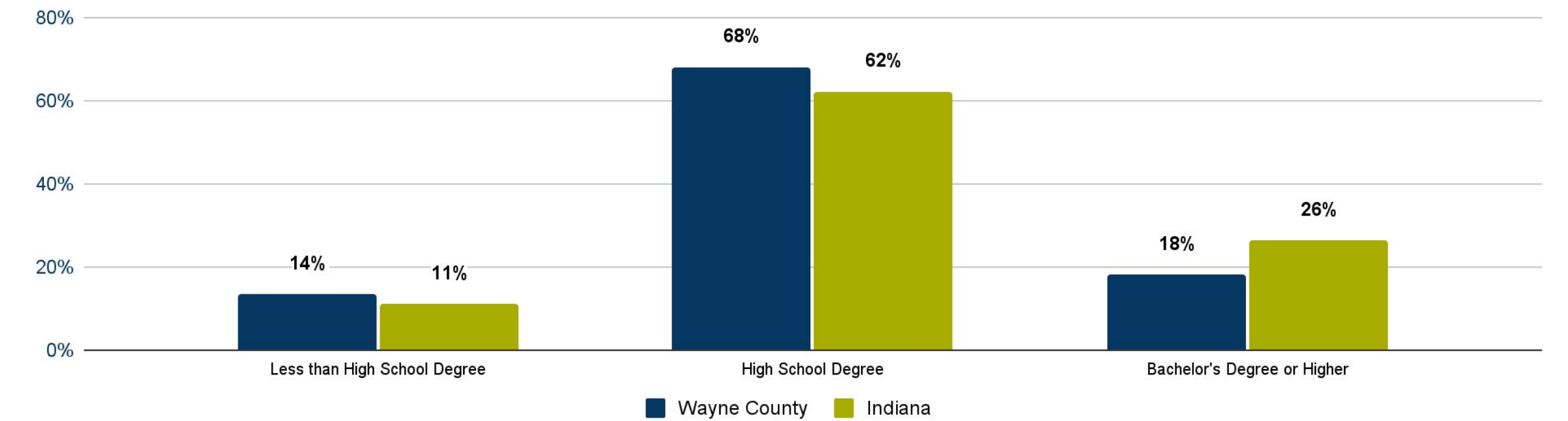
Share of the Population with a Disability by Age
Wayne County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Wayne County, 68% of the population has at least a high school degree and 18% of the population has at least a Bachelor’s degree.

Educational Attainment
Wayne County, Indiana | 2019



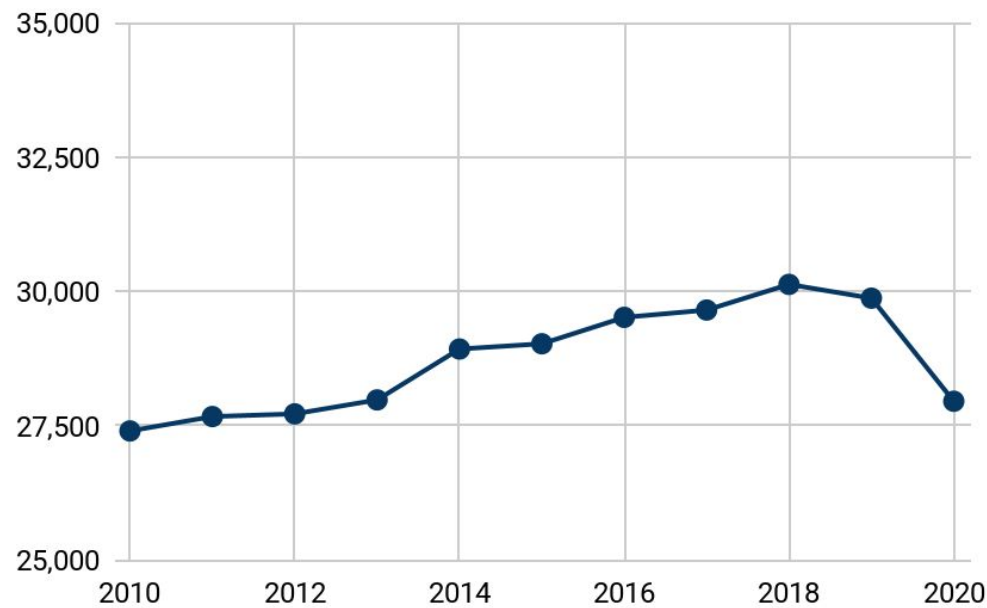
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

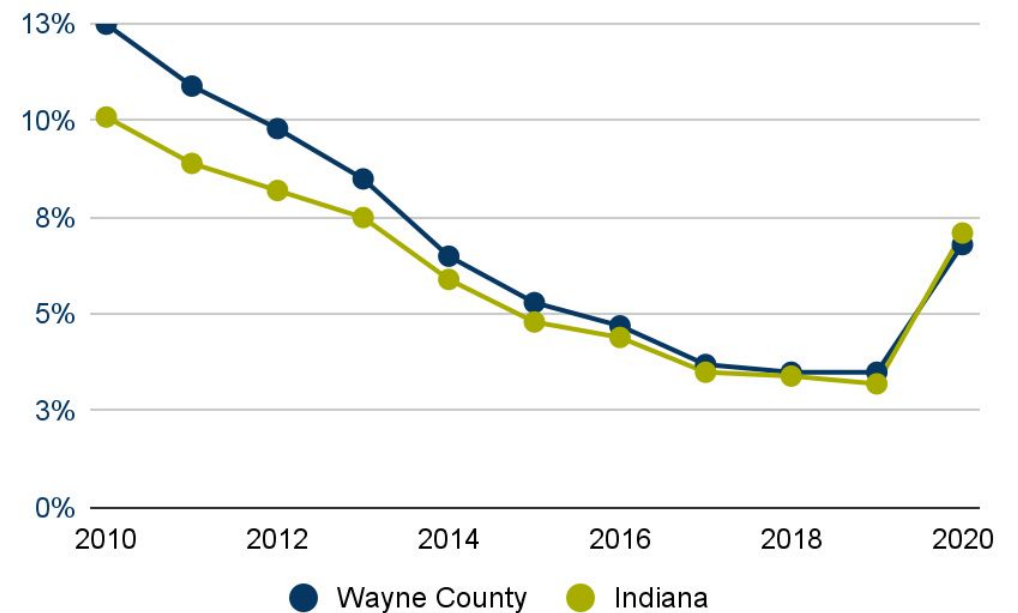
EMPLOYMENT BASE | There are currently 28,000 employed persons in Wayne County, up by 2% since 2010. The unemployment rate in 2020 was 6.80%, up 3.3 points from 2019.

Total Employment
Wayne County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Wayne County, Indiana | 2010-2019

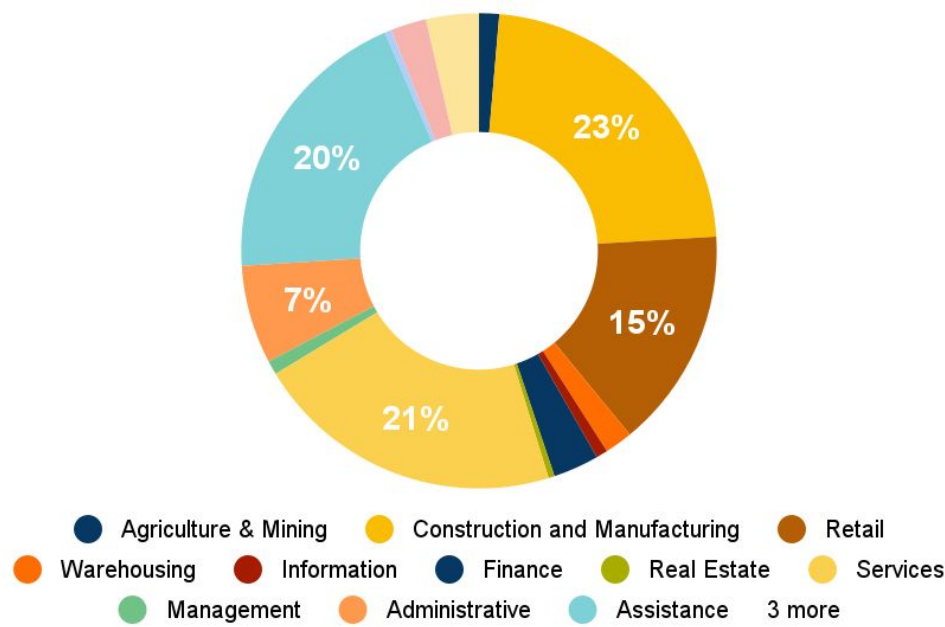


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Wayne County, accounting for 20% of all jobs, followed by Health Care and Social Assistance (20% of all jobs).

Total Jobs by All Industries
Wayne County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | **\$39,556**
- 2. Trade, transportation, and utilities | **\$35,988**
- 3. Goods-producing | **\$51,391**
- 4. Education and health services | **\$46,273**
- 5. Professional and business services | **\$40,530**

Source: BLS

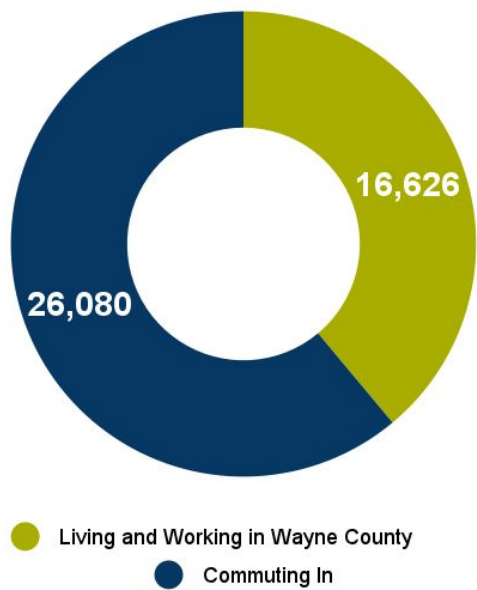
Top 5 Employers

- 1. Reid Health Hospice (Richmond)
- 2. Reid Health (Richmond)
- 3. Premium Transportation Stffng (Richmond)
- 4. Ivy Tech Community College (Richmond)
- 5. Catrons Glass Inc (Richmond)

Source: BLS

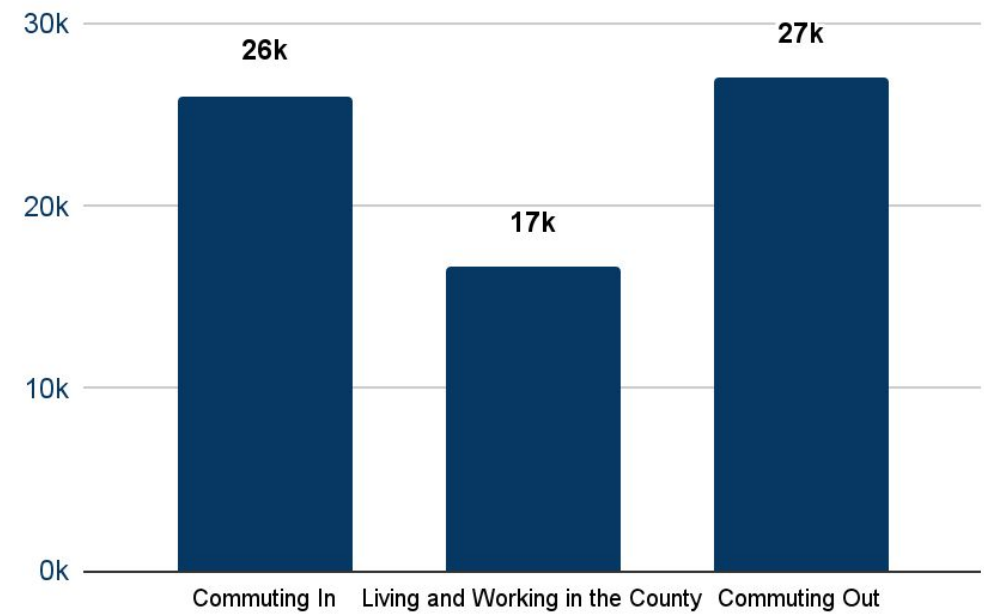
COMMUTER INFLOW / OUTFLOW | 26,000 commuters come into Wayne County for their jobs, while 27,000 employees travel outside for their jobs.

Employment Inflow
Wayne County | 2018



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

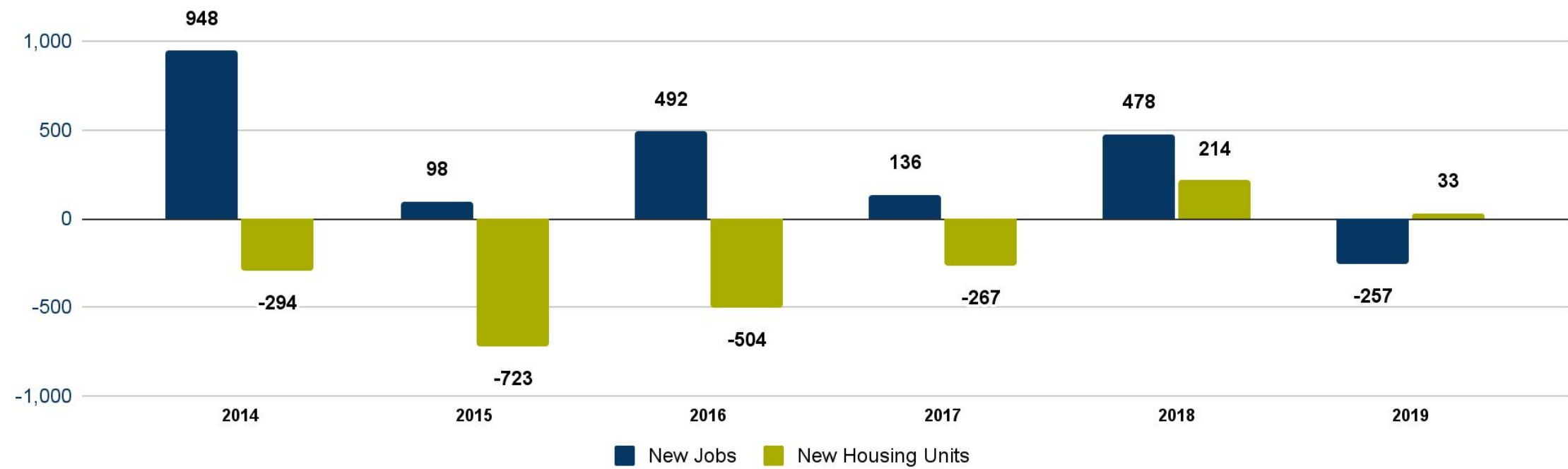
Commuting Patterns
Wayne County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1895 between 2014-2019 and -1541, or -81 units for every 100 jobs created.

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

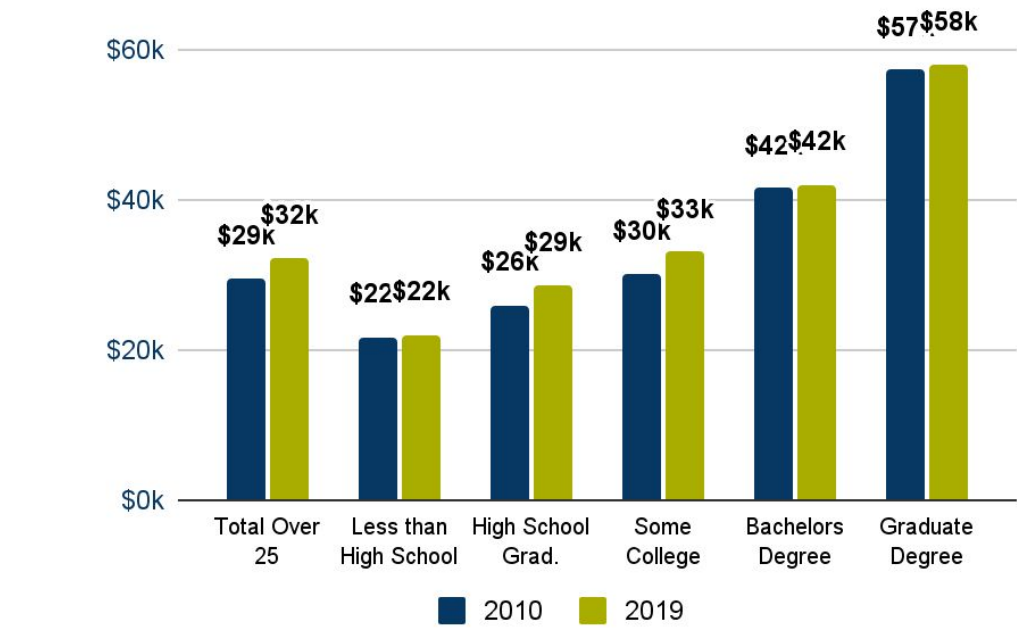


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

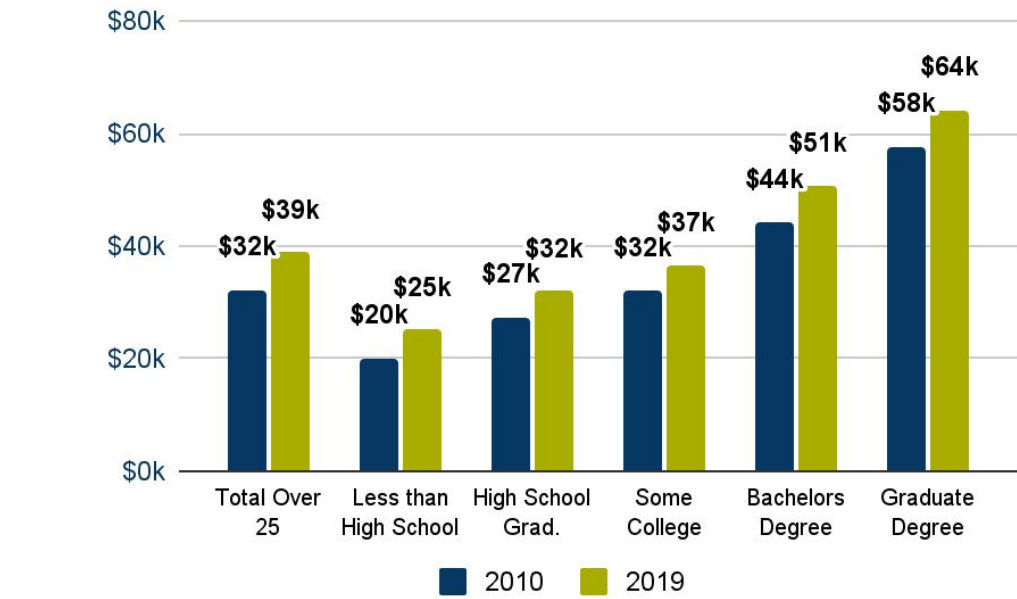
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 10% since 2010 for the total population and increased 10% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Wayne County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

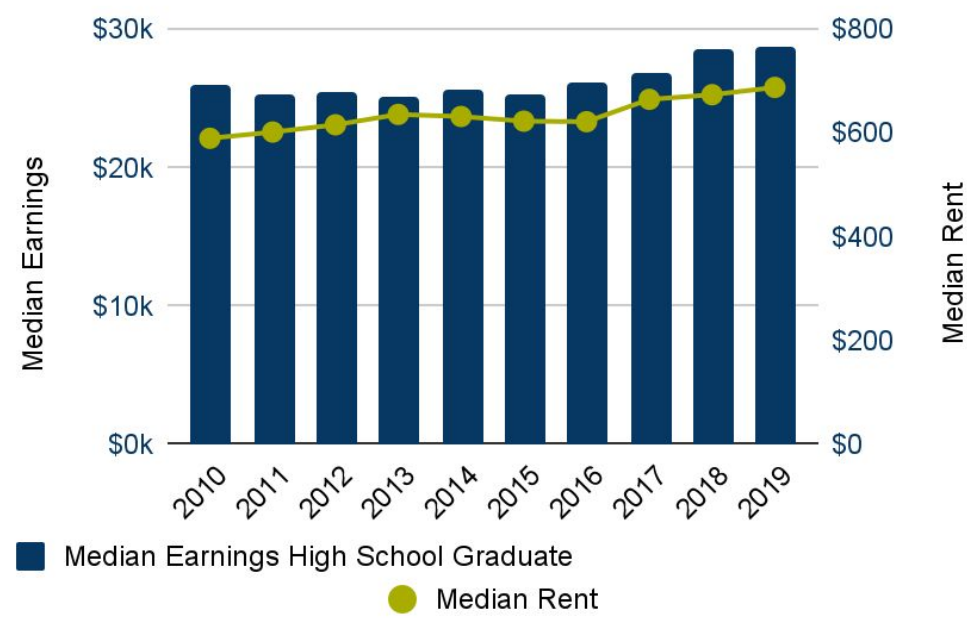
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 16.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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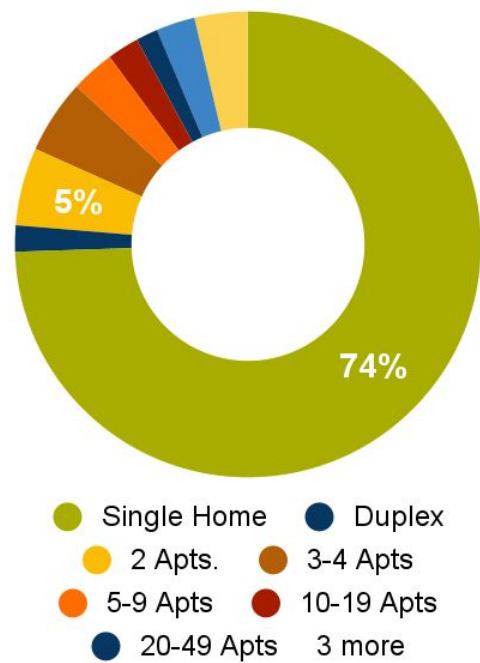
HOUSING TRENDS

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HOUSING TYPOLOGY | 74% of homes in Wayne County are single-family, while 22% are multifamily. The share of multifamily housing has increased by 464 homes since 2010.

Housing Typology

Wayne County | 2019



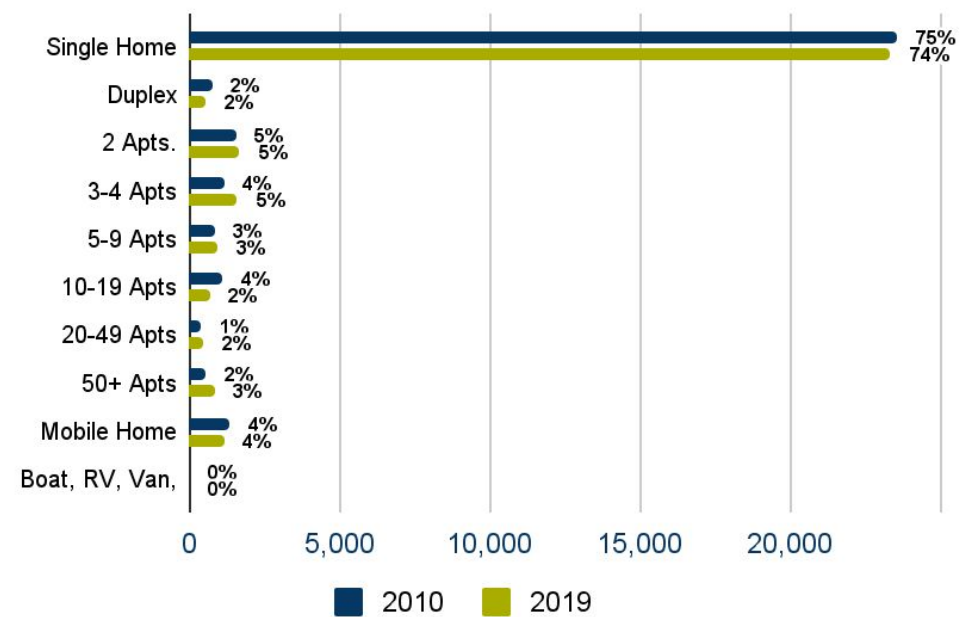
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Wayne County | 2010, 2019

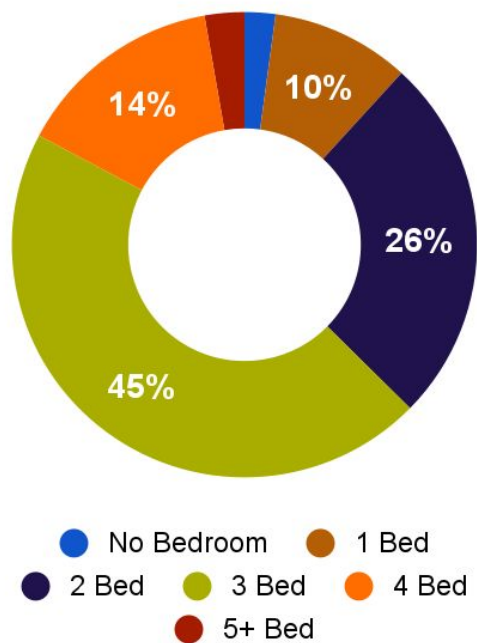


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Wayne County are 2.39, with 63% of units 3 bedroom or more.

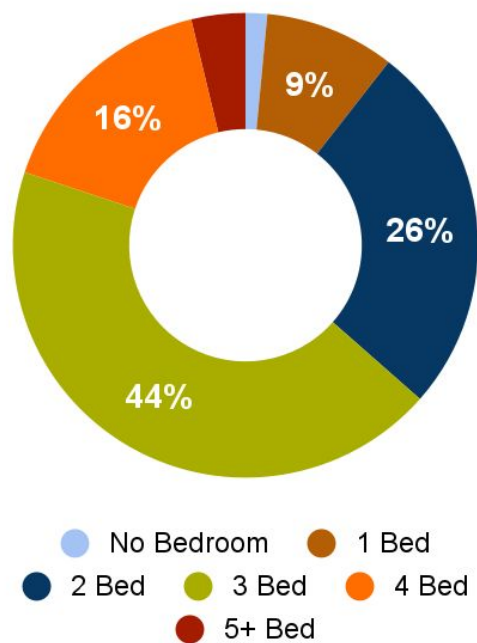
Housing Stock by Bedrooms

Wayne County | 2019



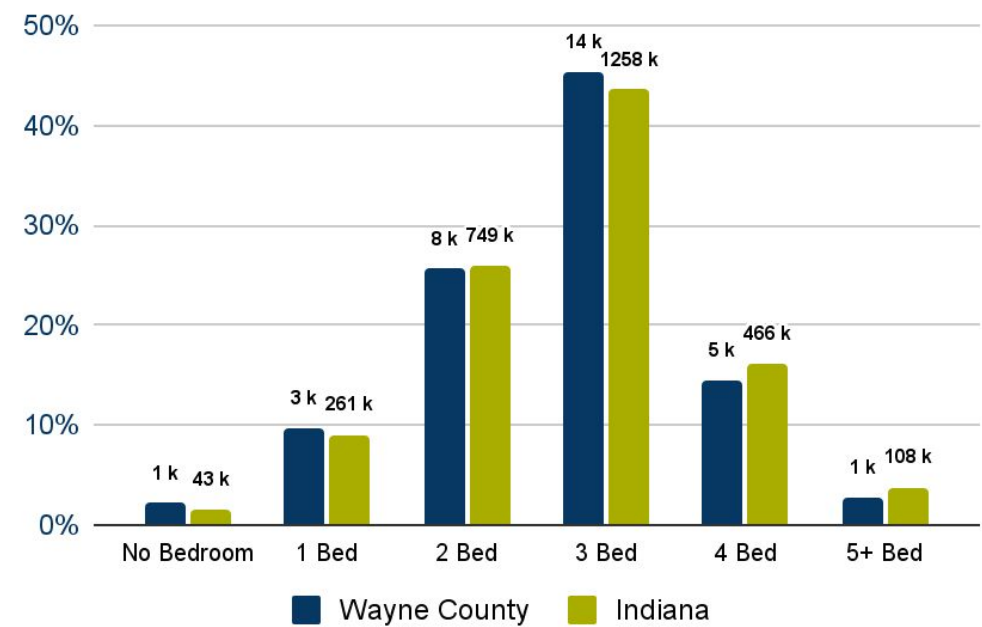
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

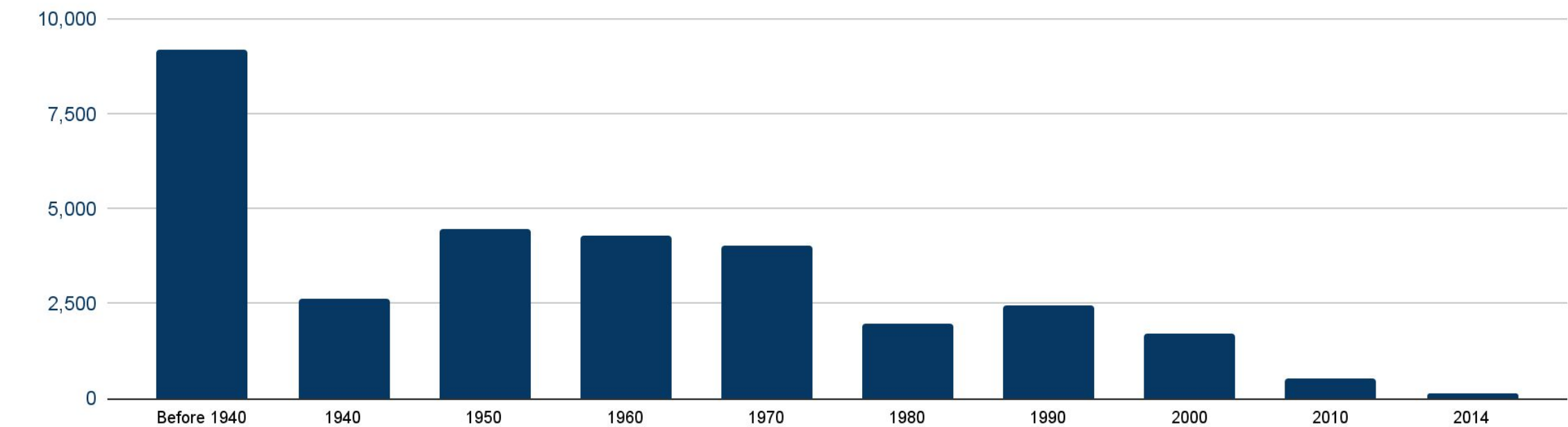
Wayne County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 92% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Wayne County | 2019

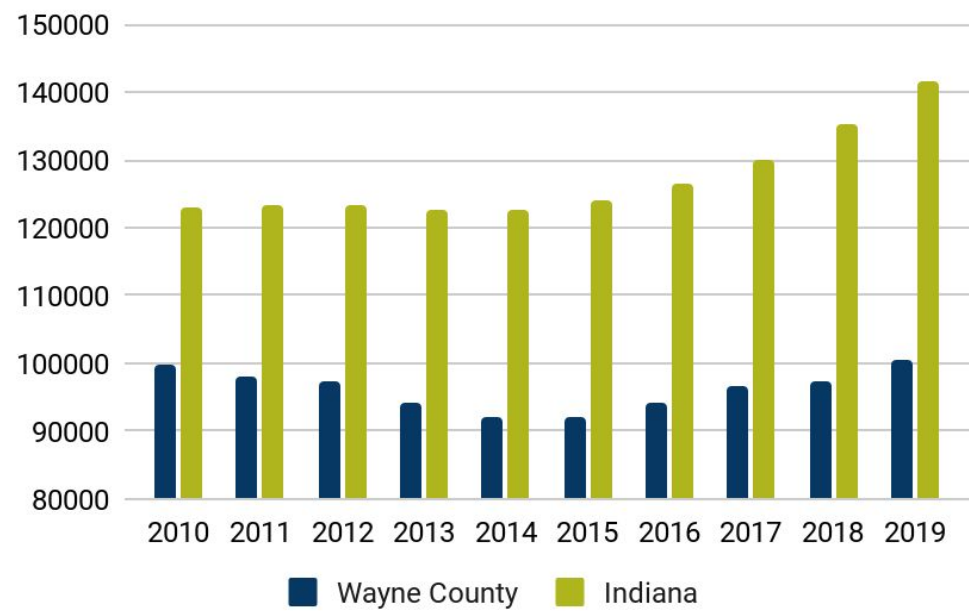


Source: ACS 2010-2019 5-year estimates

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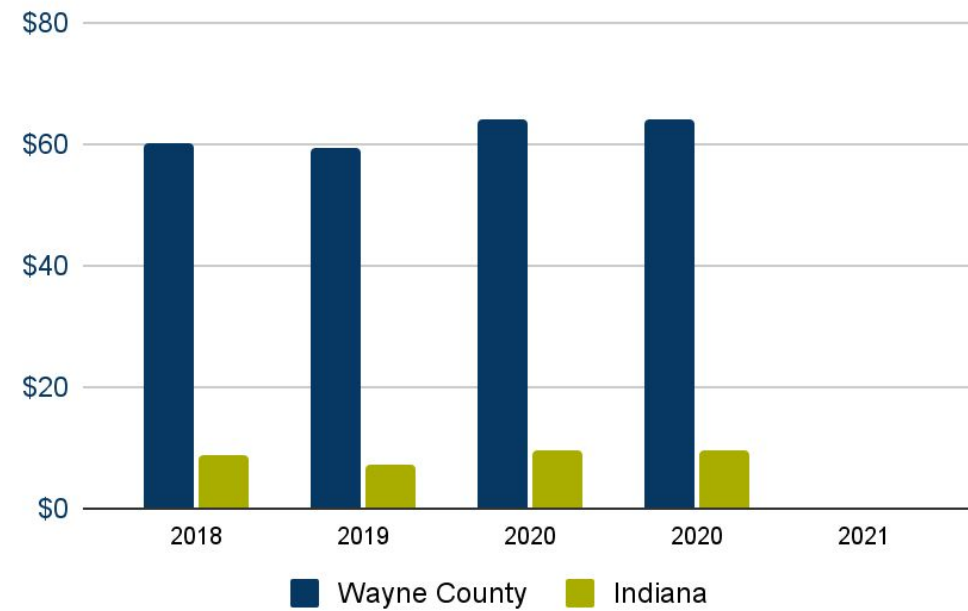
MEDIAN LISTING PRICE | Homes in Wayne County have a median listing price of \$100,500, compared to \$141,700 statewide. Home prices have increased by 1% since 2010.

Median Listing Price
Wayne County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

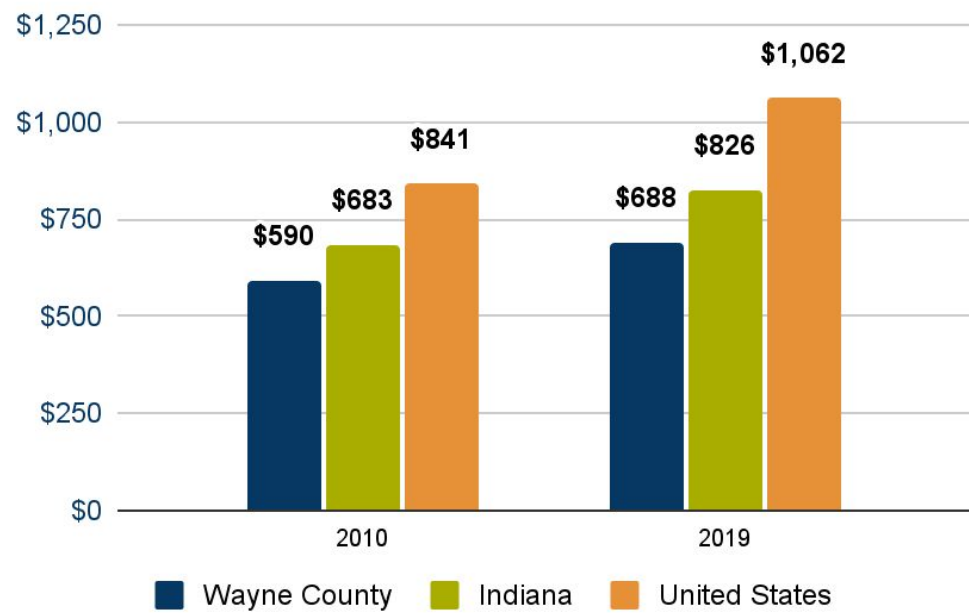
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$688.

Median Rent

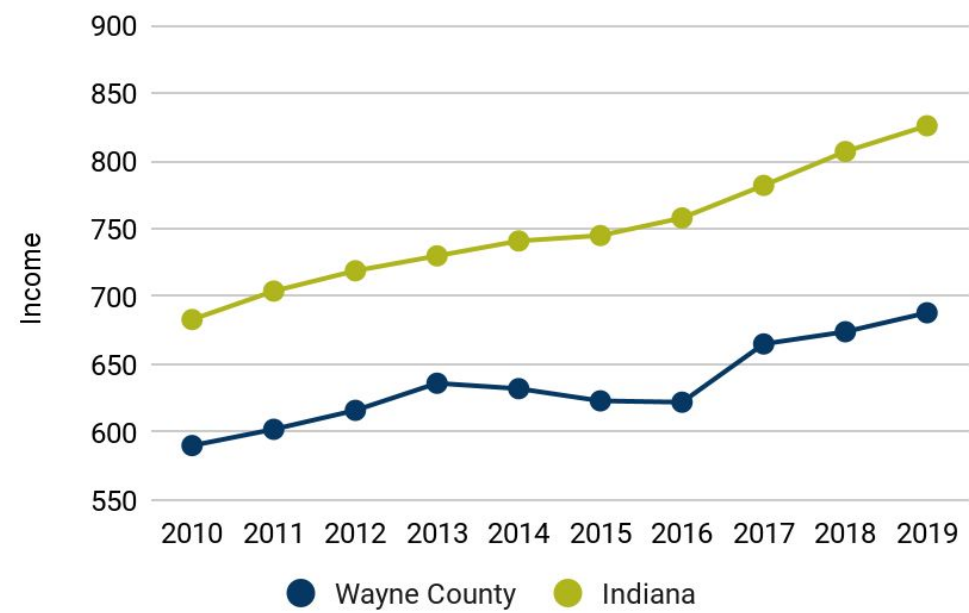
Wayne County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Wayne County, Indiana | 2010 - 2019



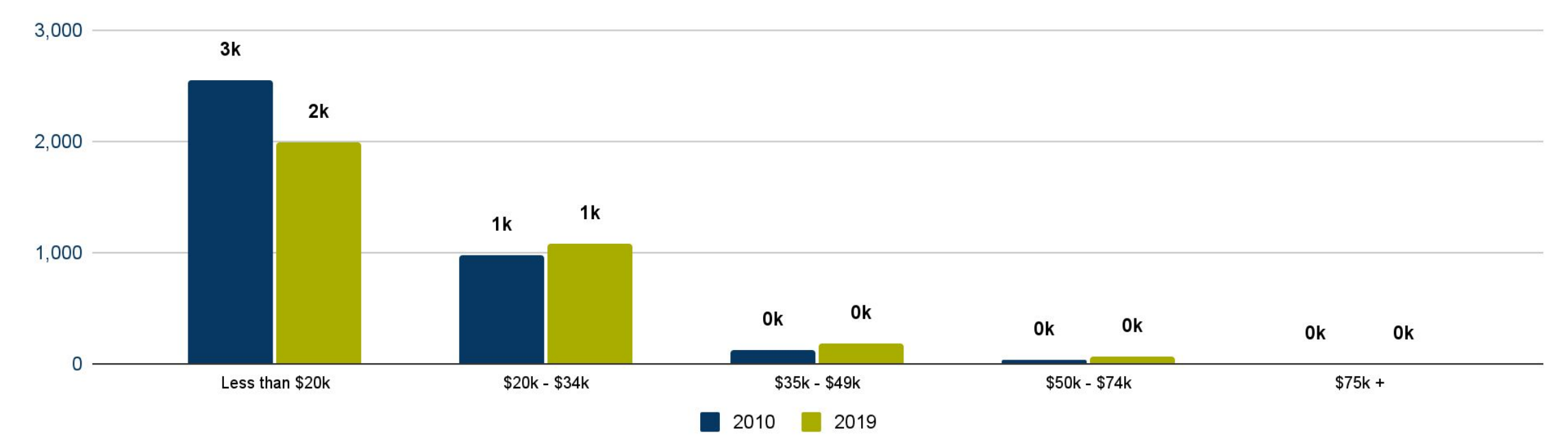
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 40% of households are housing cost burdened in Wayne County, down -13% since 2010. 56% of households earning below \$50,000 are housing cost burdened.

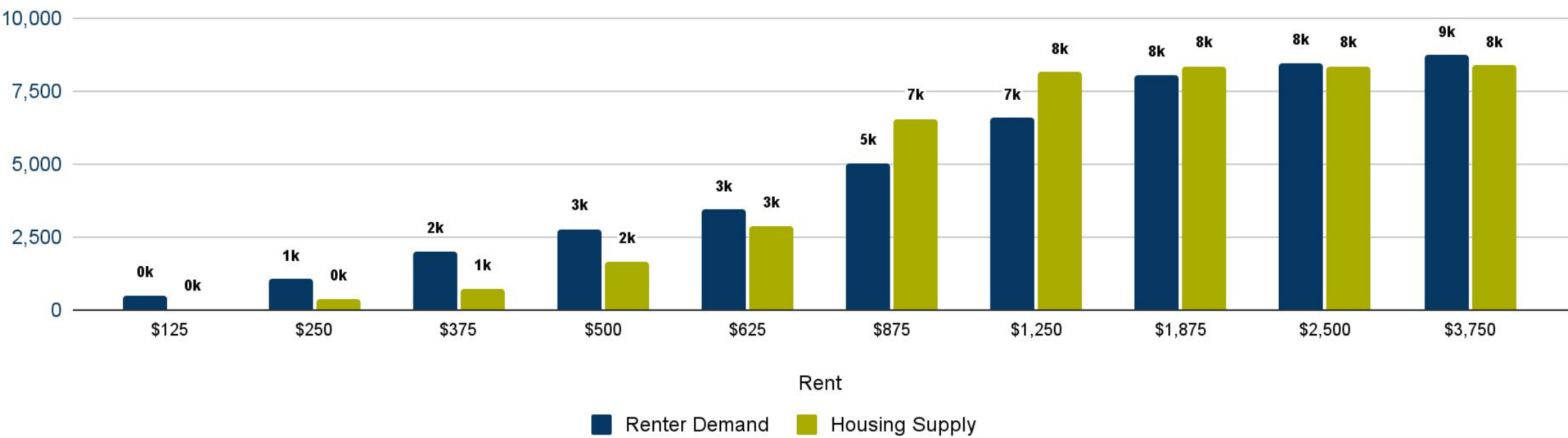
Renter Housing Cost Burden
Wayne County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

Cumulative Housing Gap
Wayne County, Indiana | 2010-2019

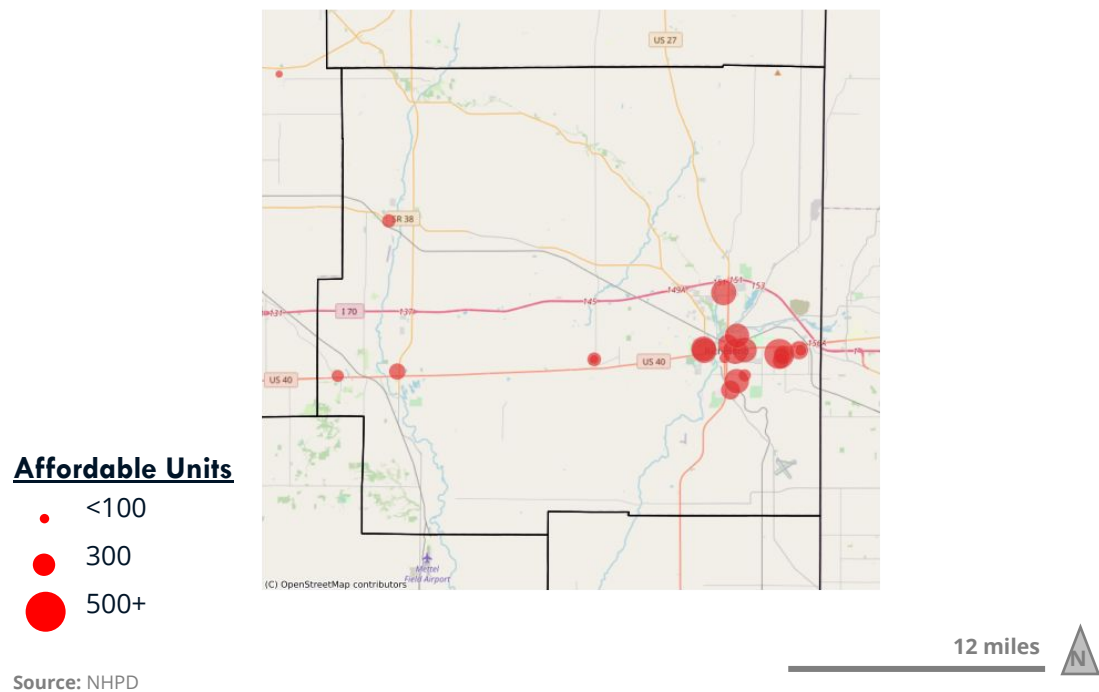


Source: ACS 2010-2019 5-year estimates

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

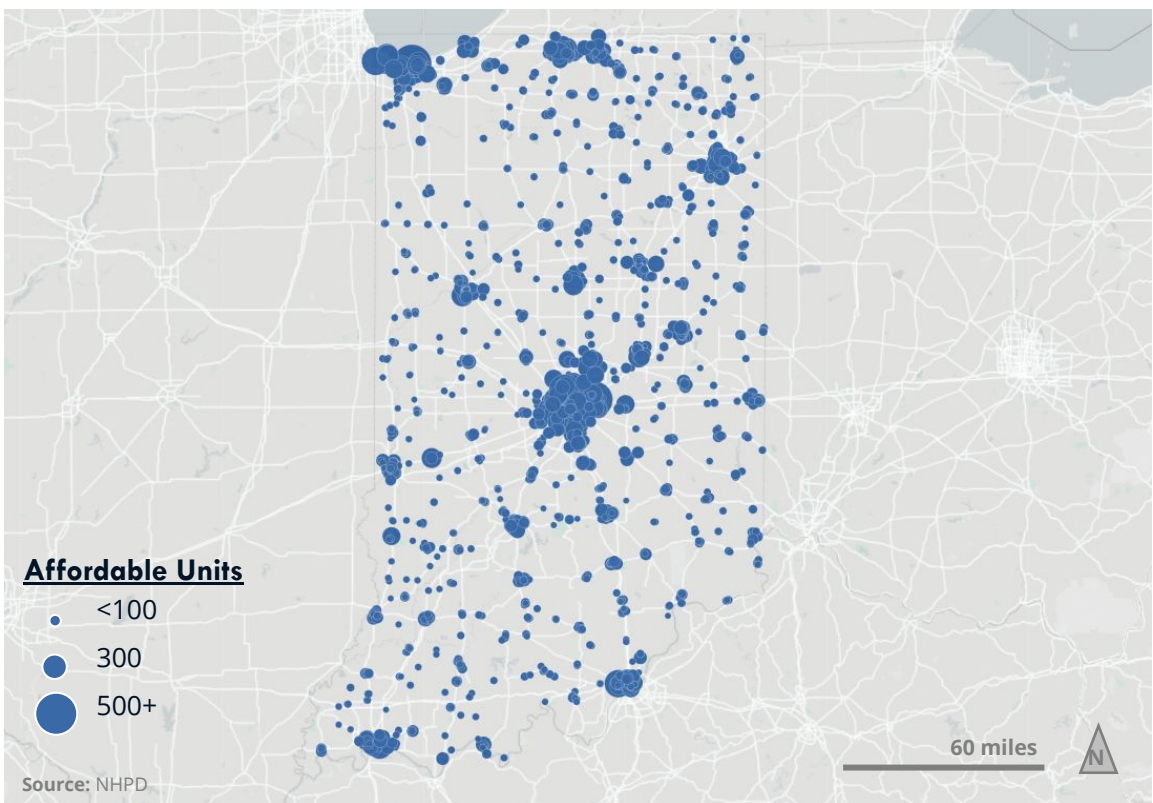
Affordable Housing Inventory

Wayne County | 2020



Affordable Housing Inventory

State of Indiana | 2020

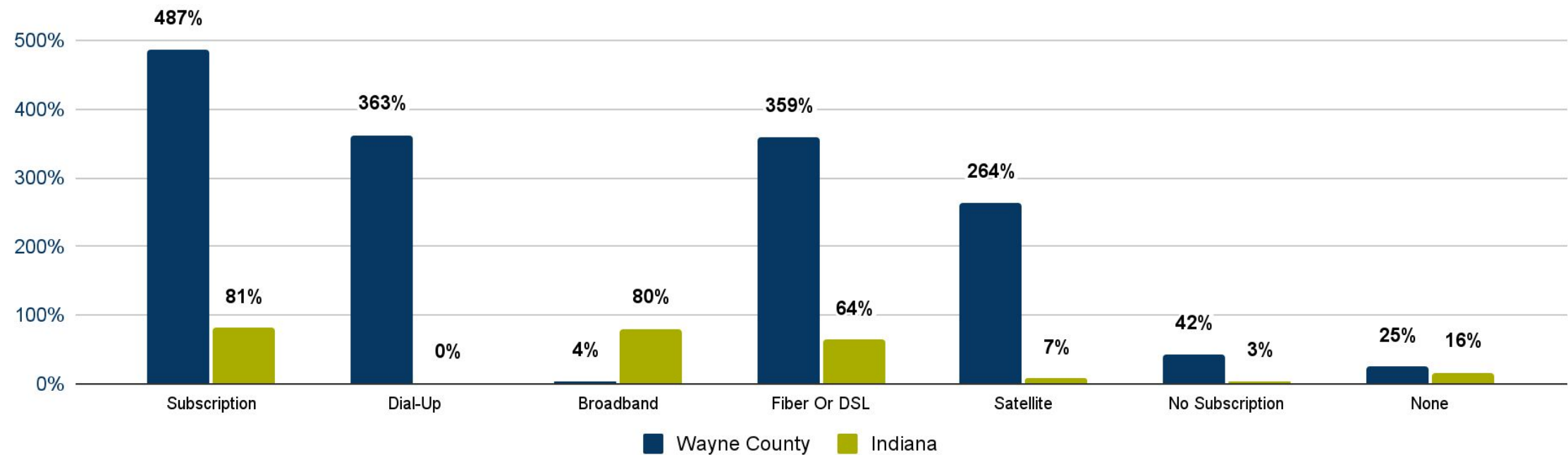


WORKING DRAFT

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HOUSING AMENITIES | 4% of housing units have access to broadband.

Broadband Access
Wayne County | 2017-2020



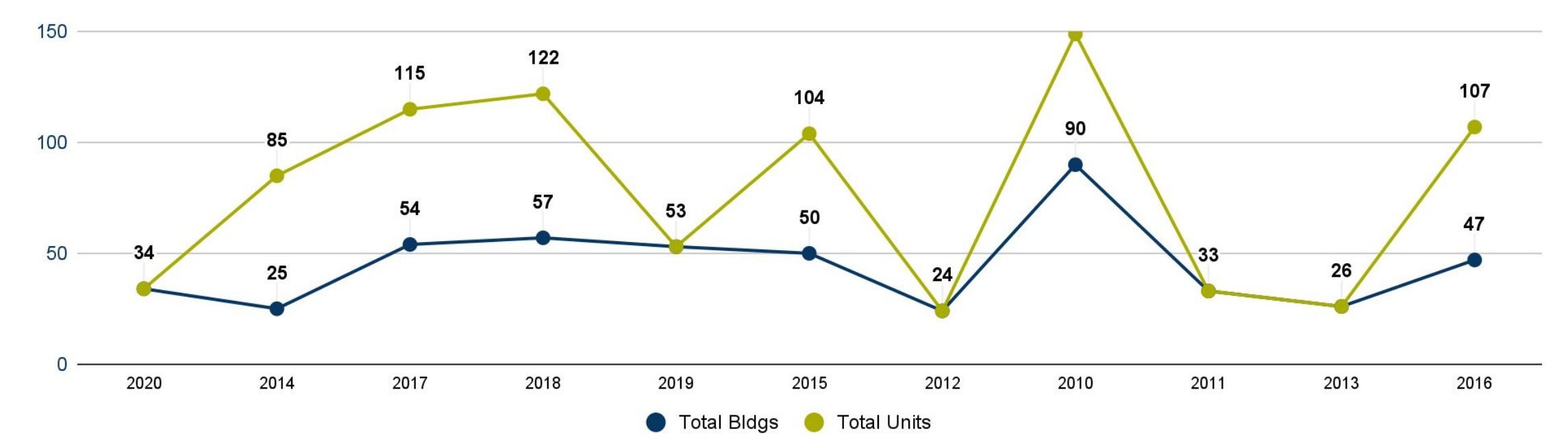
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 47 new housing starts in 2016 in Wayne County, with 493 total building permits authorized since 2020.

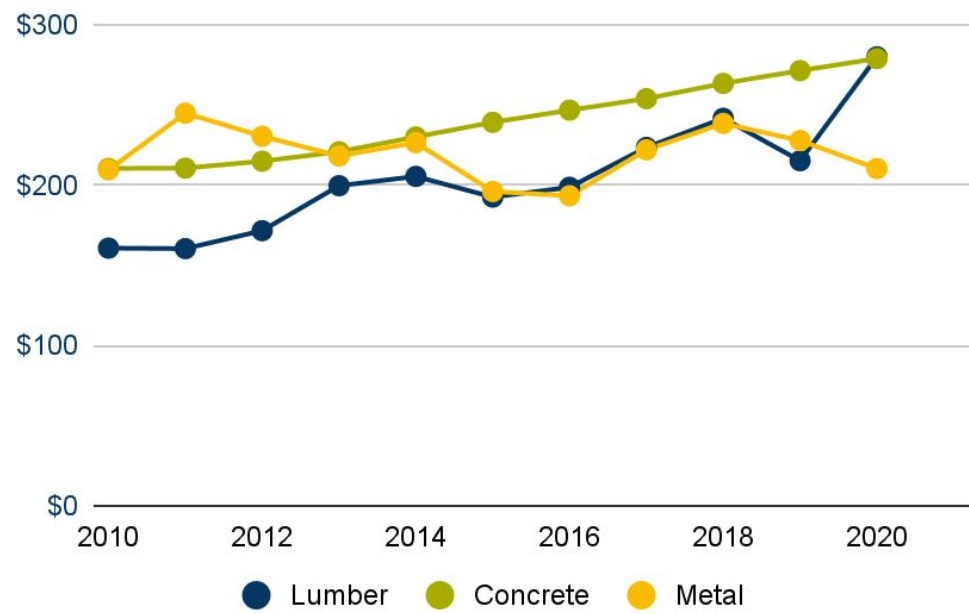
New Housing Structures Authorized by Building Permits
Wayne County | 2017-2020



Source: St. Louis Fed.

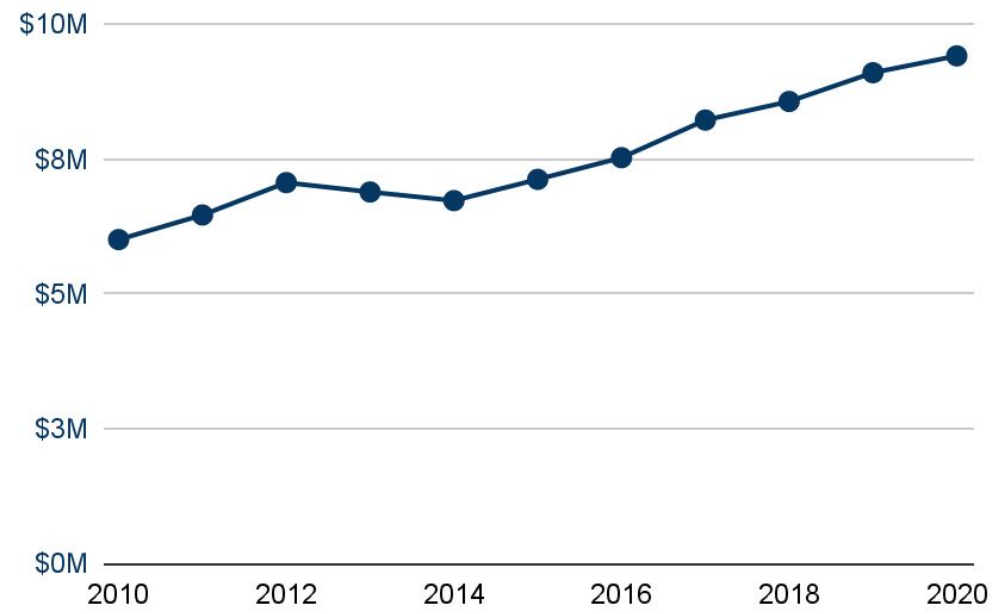
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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