



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR PERRY COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

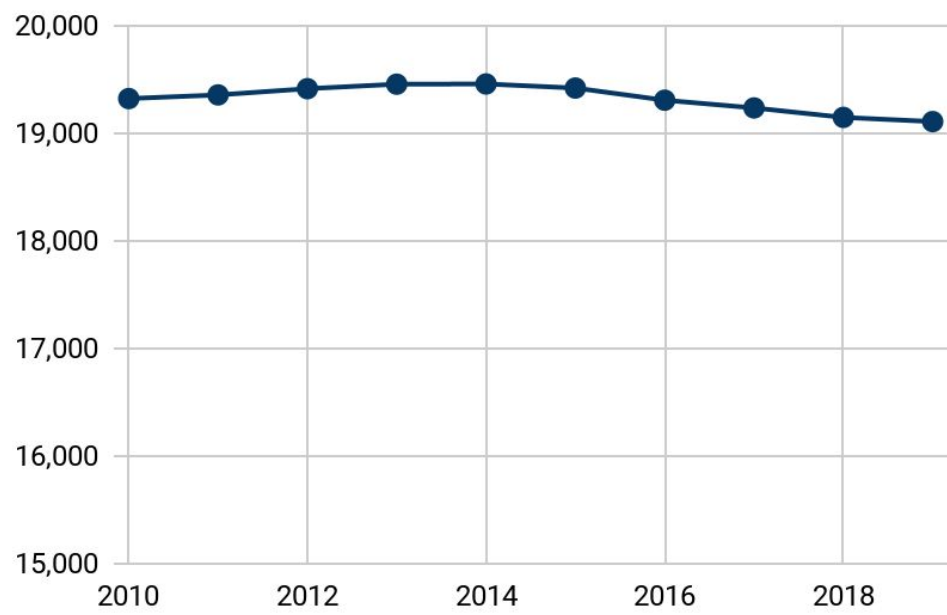
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

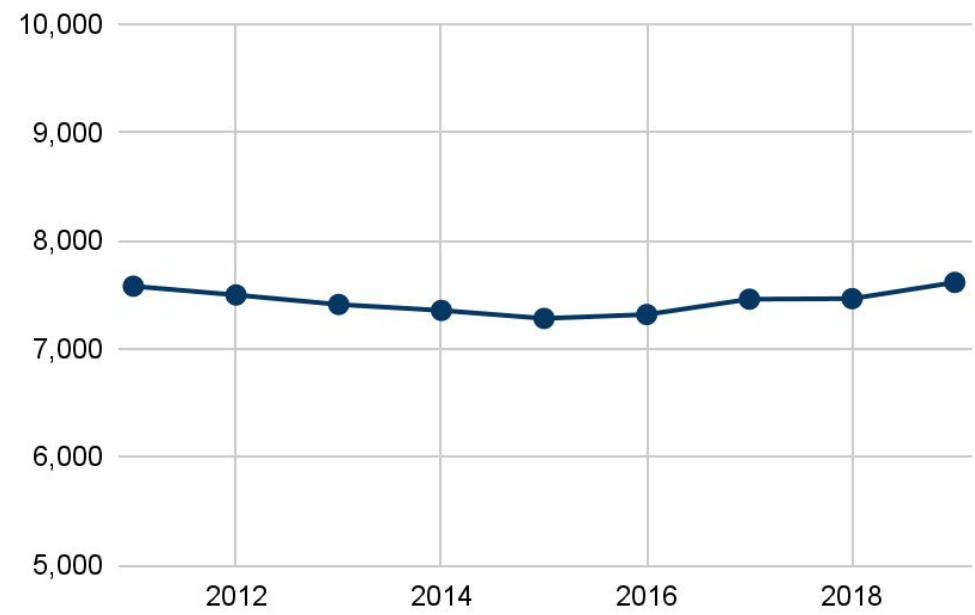
POPULATION | Perry County’s population has decreased by 1.11% (0 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

Resident Population
Perry County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Perry County | 2010-2019



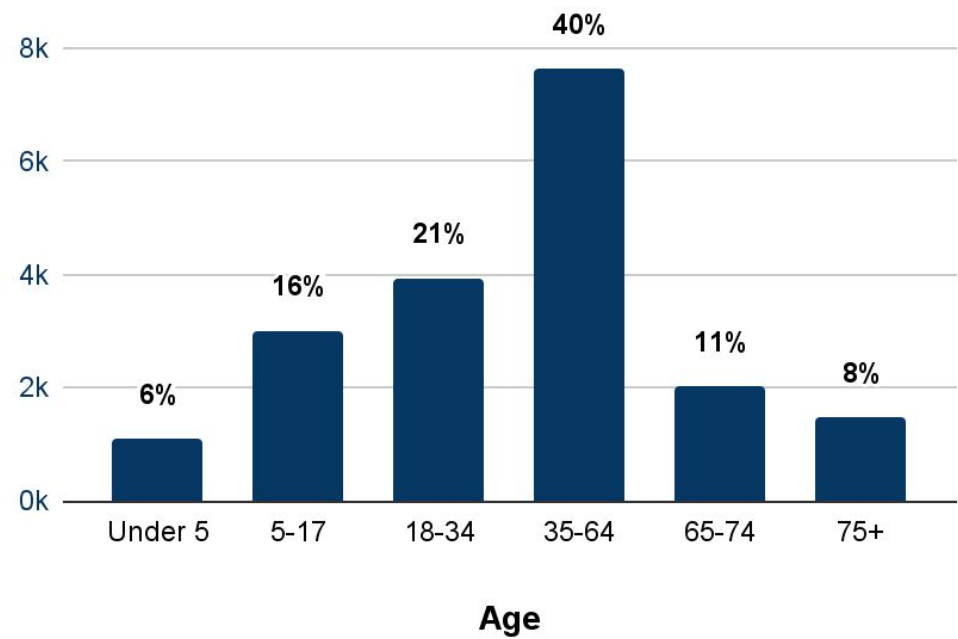
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

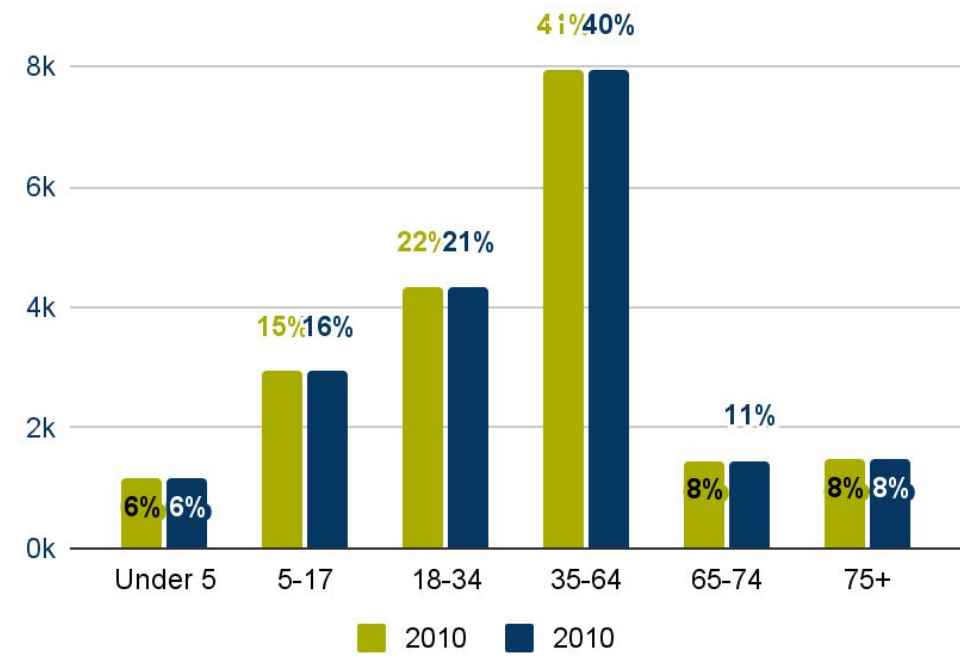
AGE | 18% of people in Perry County are above the age of 65, while 21% are below 18.

Population by Age
Perry County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Perry County | 2010, 2019

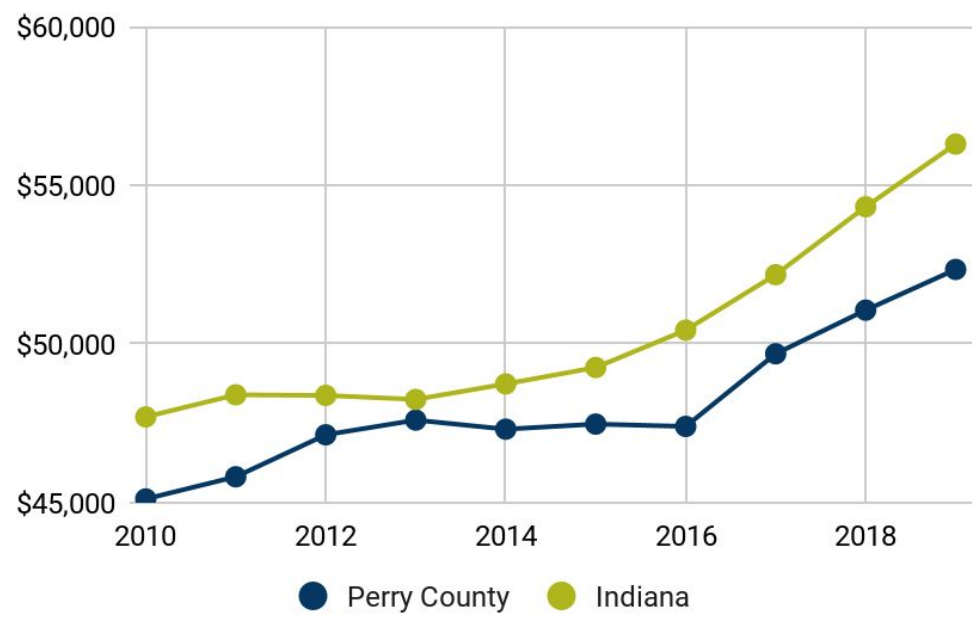


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Perry County had a median income of \$52,348 in 2019, up 16% since 2010. 31% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

Median Income

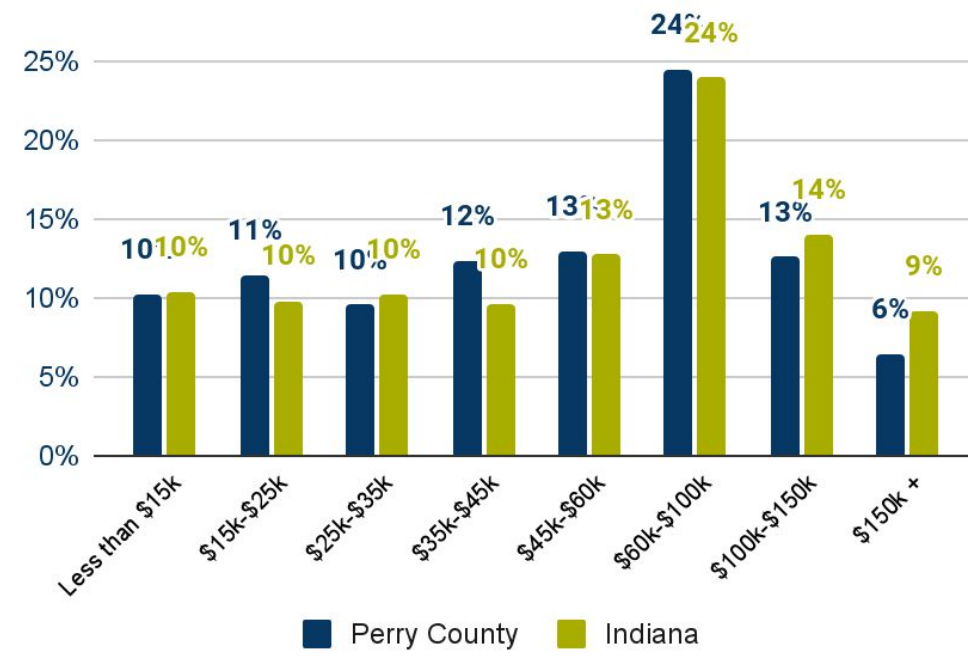
Perry County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Perry County, State of Indiana | 2019



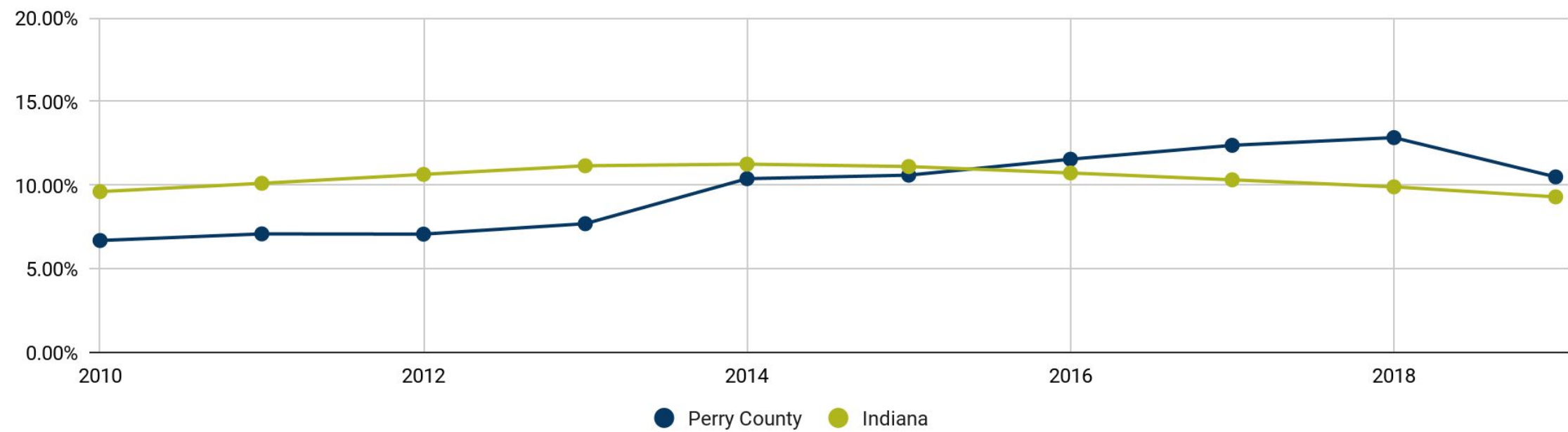
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 10.5% of families live in poverty conditions in Perry County, up 3.8 points from 6.7% in 2010.

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



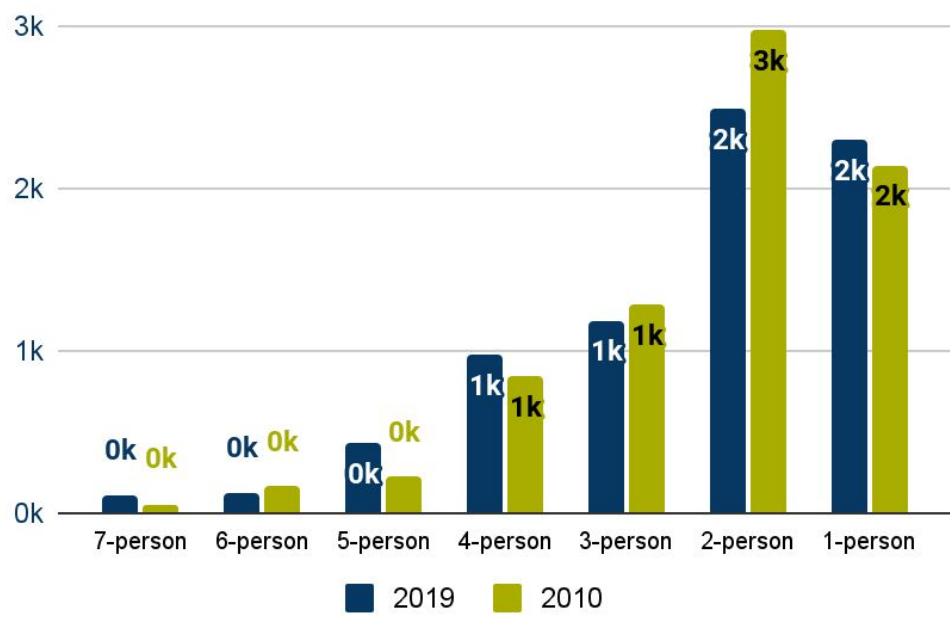
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

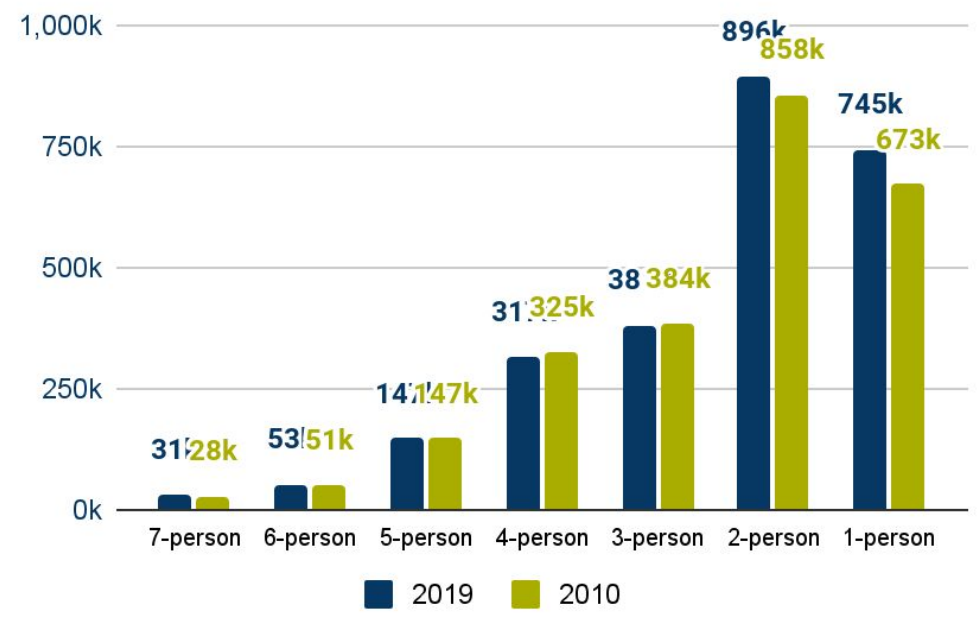
HOUSEHOLD SIZE | The average household size is 2.29, compared to 2.52 statewide. The Perry County average household has shrunk by 0.02 persons since 2010.

Household Size
Perry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

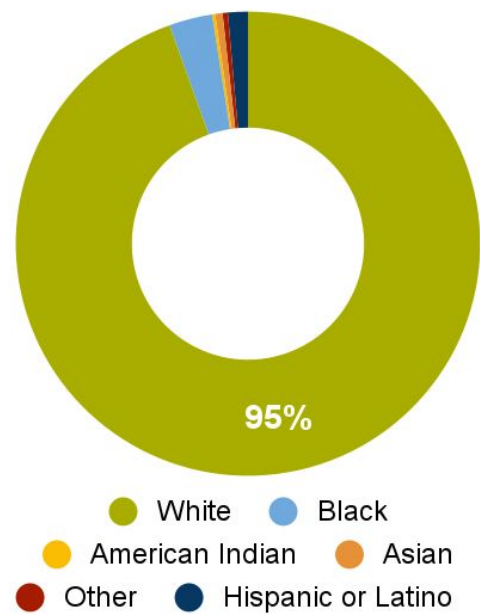
WORKING DRAFT

RACIAL COMPOSITION | The currently racial distribution of households in Perry County is 95% white, 3% Black, 1% Hispanic/Latino, 1% Asian, and 0% other.

Racial Distribution

Perry County | 2019

Indiana | 2019

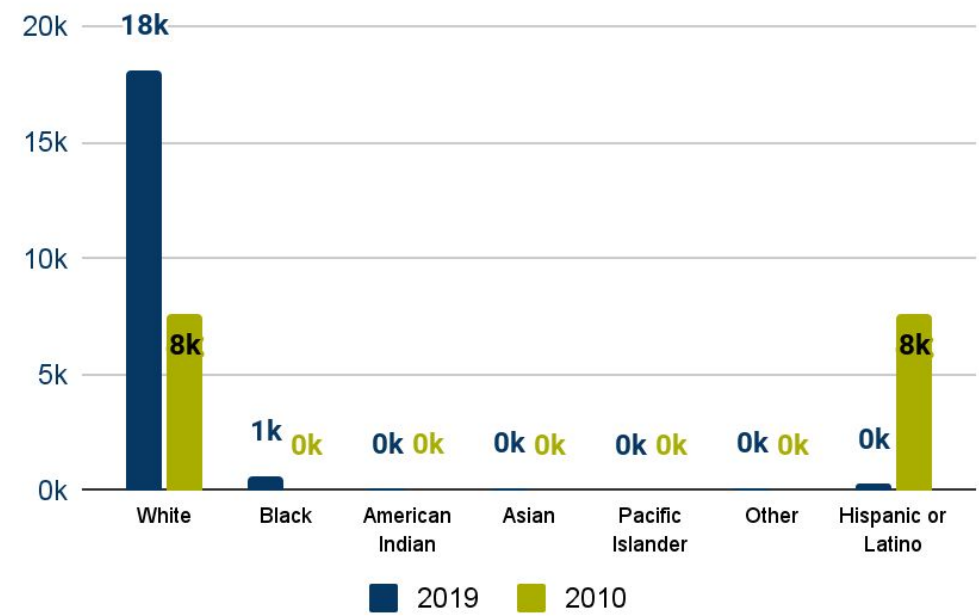


Source: ACS 2010-2019 5-year estimates



Household Racial Distribution

Perry County | 2010, 2019



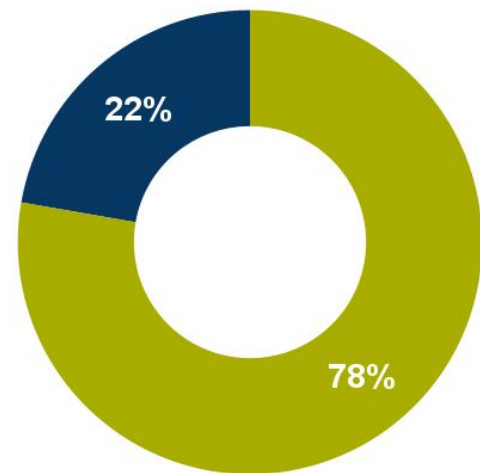
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 22% of households (1,695 households) in Perry County were renters, while 78% are (5,920 households) owner households. The share of renters has increased by 0% since 2010.

Housing Tenure

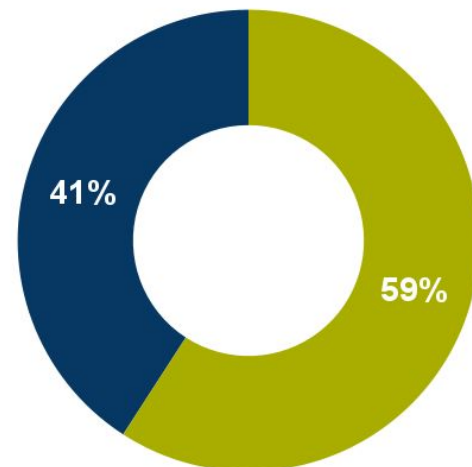
Perry County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

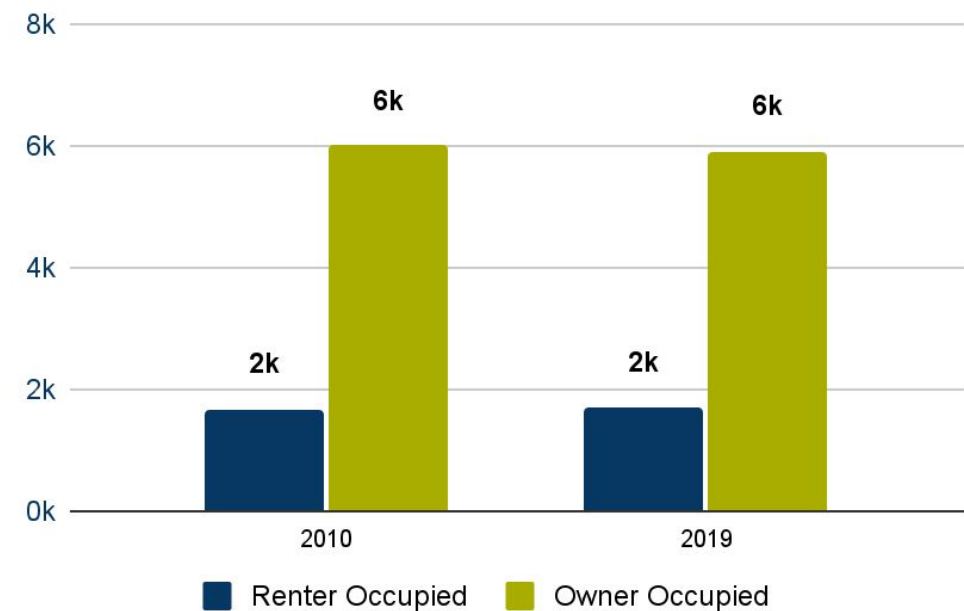
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Perry County | 2010-2019



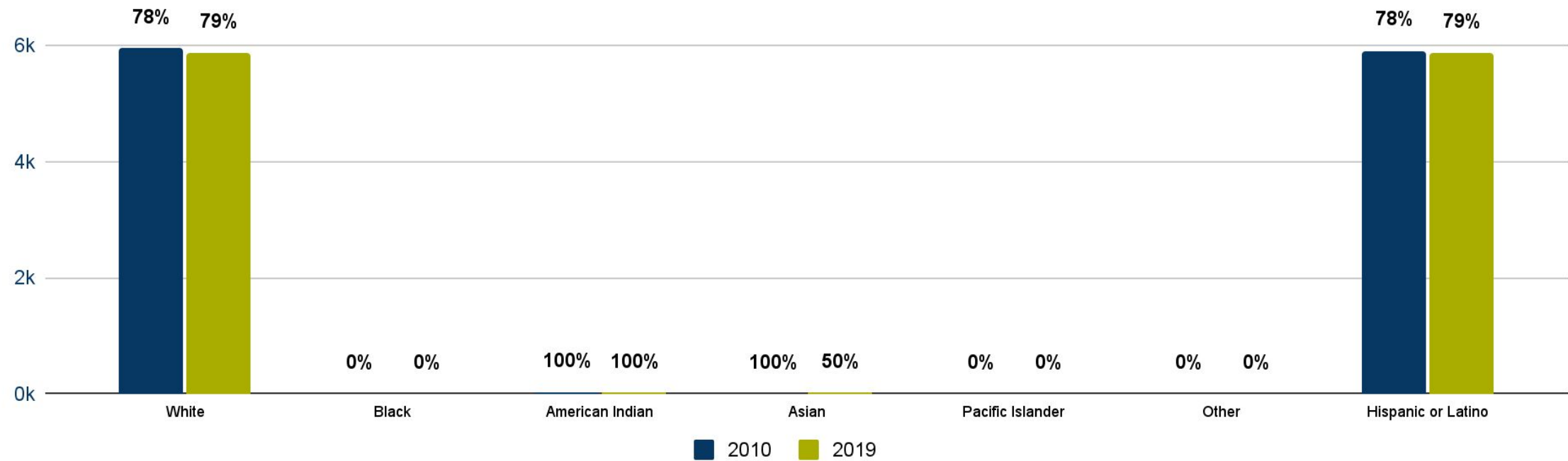
Source: ACS 2010-2019 5-year estimates

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 79%, 0% for Black households, and 79% for Hispanic or Latino households.

Homeownership by Race
Perry County | 2010, 2019

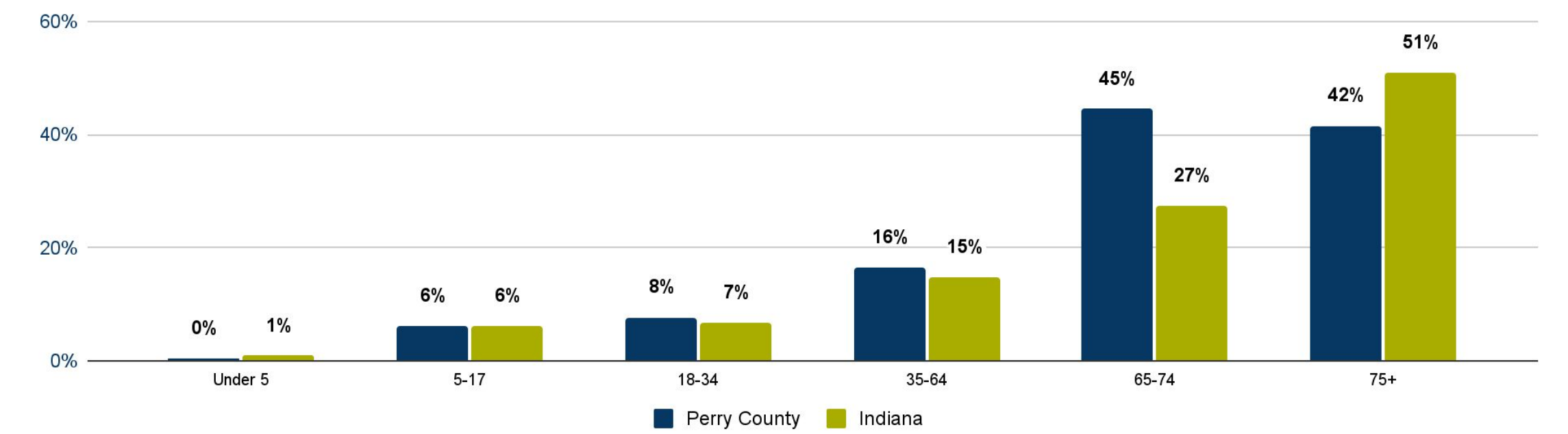


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 17% of people in Perry County live with a disability. For people above 65, the share increases to 43%.

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

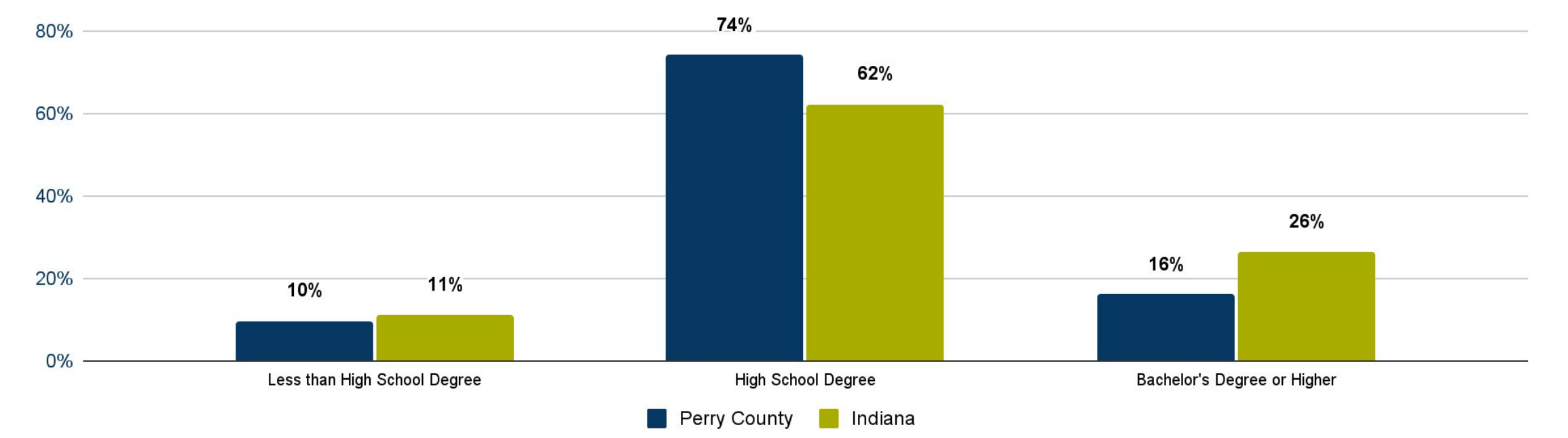


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EDUCATIONAL ATTAINMENT | In Perry County, 74% of the population has at least a high school degree and 16% of the population has at least a Bachelor’s degree.

Educational Attainment
Perry County, Indiana | 2019



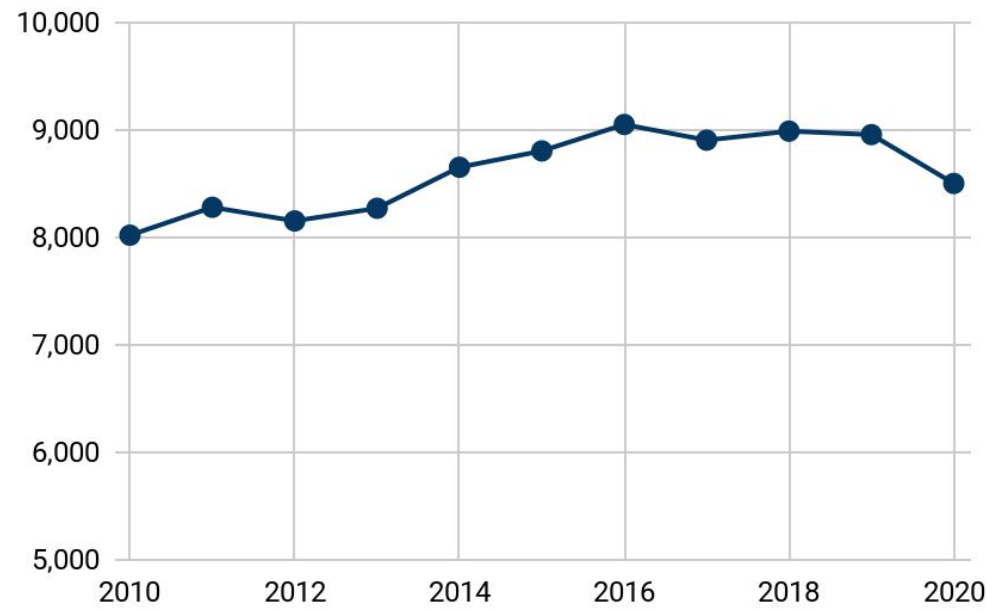
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

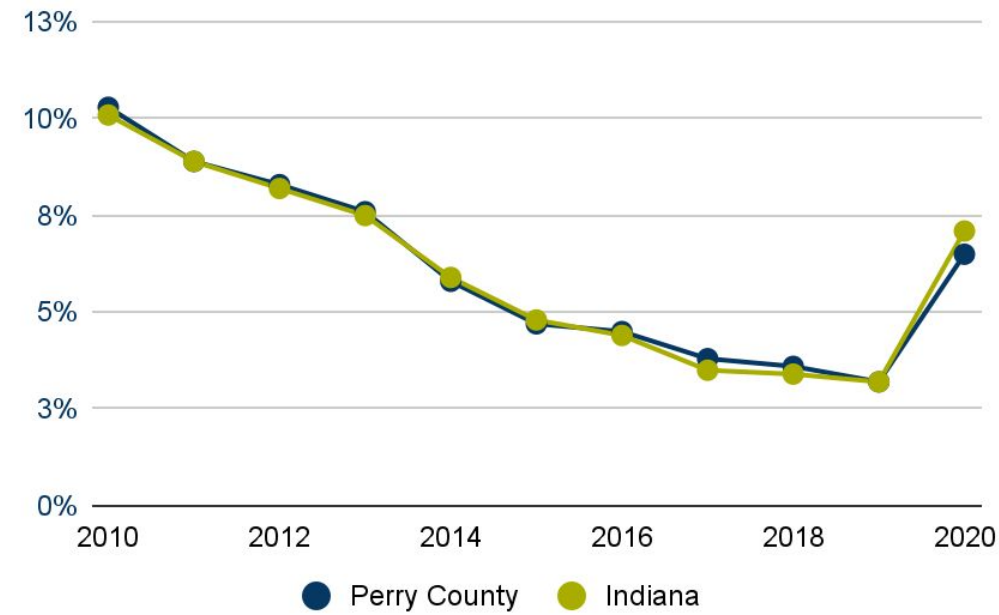
EMPLOYMENT BASE | There are currently 8,000 employed persons in Perry County, down by 6% since 2010. The unemployment rate in 2020 was 6.50%, up 3.3 points from 2019.

Total Employment
Perry County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Perry County, Indiana | 2010-2019

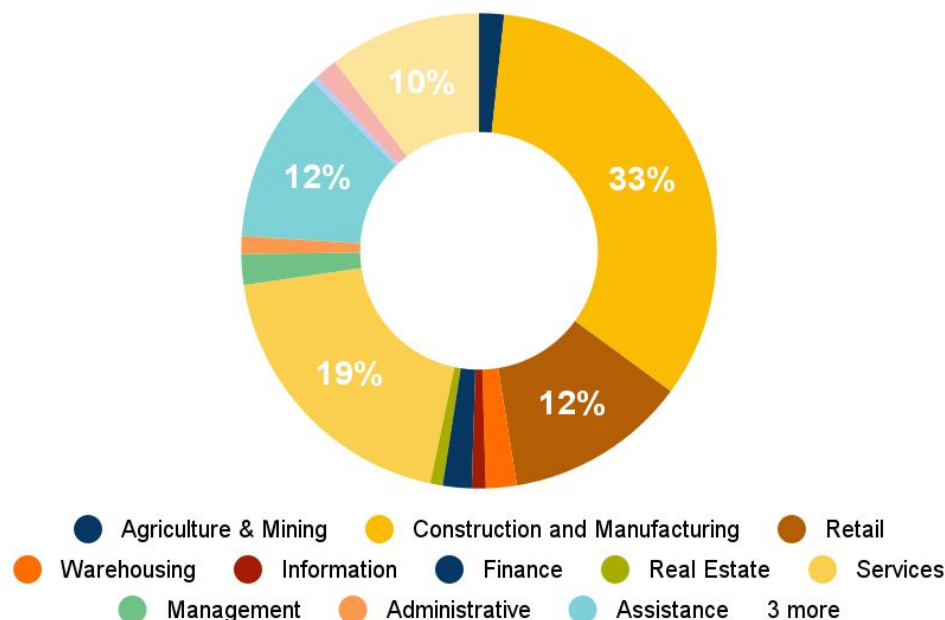


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Perry County, accounting for 29% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

Total Jobs by All Industries
Perry County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$33,456**
2. Trade, transportation, and utilities | **\$28,095**
3. Goods-producing | **\$57,369**
4. Leisure and hospitality | **\$13,902**
5. Professional and business services | **\$45,932**

Source: BLS

Top 5 Employers

1. Waupaca Foundry Inc (Tell City)
2. Attc Manufacturing Inc (Tell City)
3. Branchville Correctional (Branchville)
4. Walmart Supercenter (Tell City)
5. Perry County Memorial Hospital (Tell City)

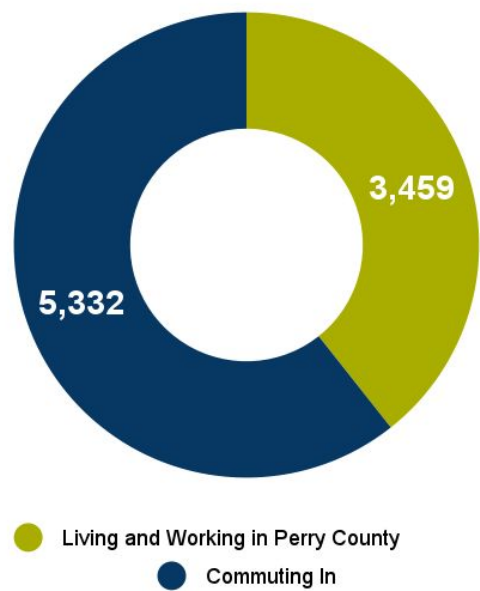
Source: BLS

WORKING DRAFT

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

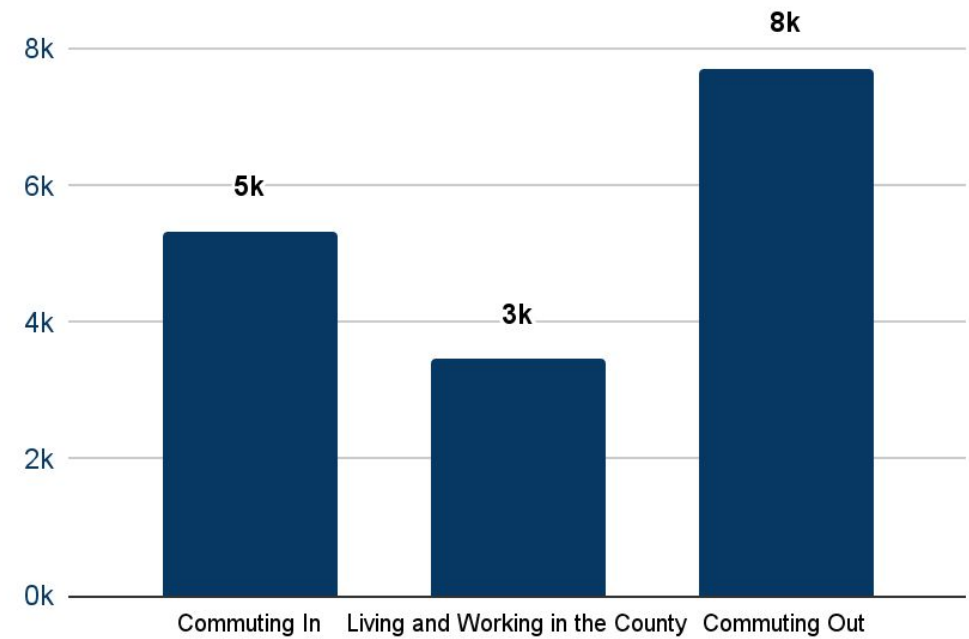
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Perry County for their jobs, while 8,000 employees travel outside for their jobs.

Employment Inflow
Perry County | 2018



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

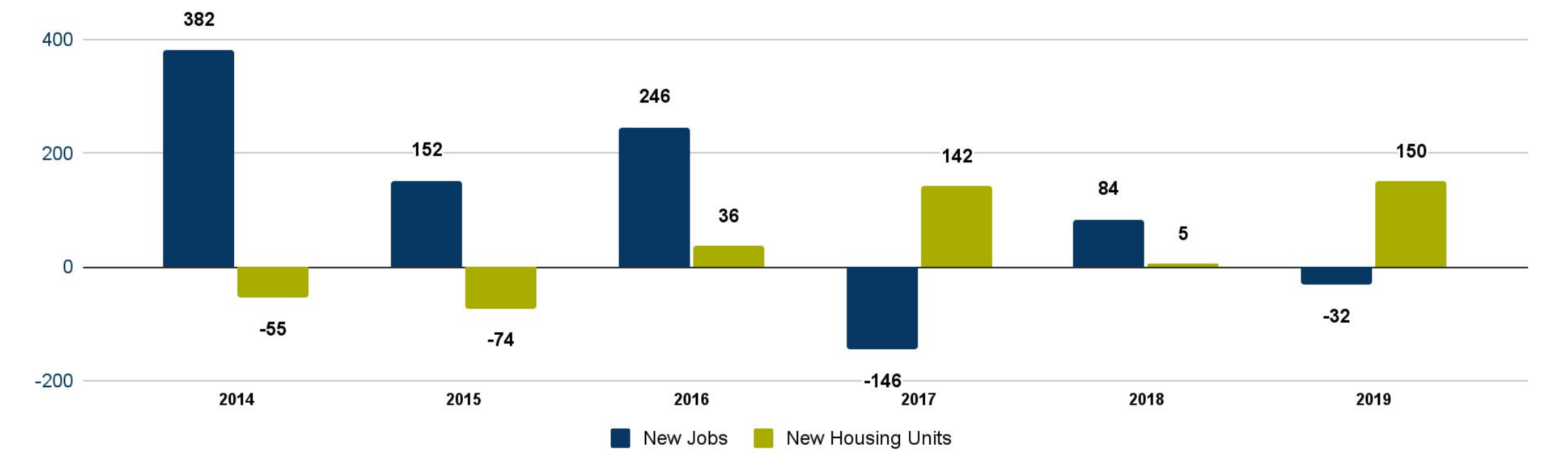
Commuting Patterns
Perry County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 686 between 2014-2019 and 204, or 30 units for every 100 jobs created.

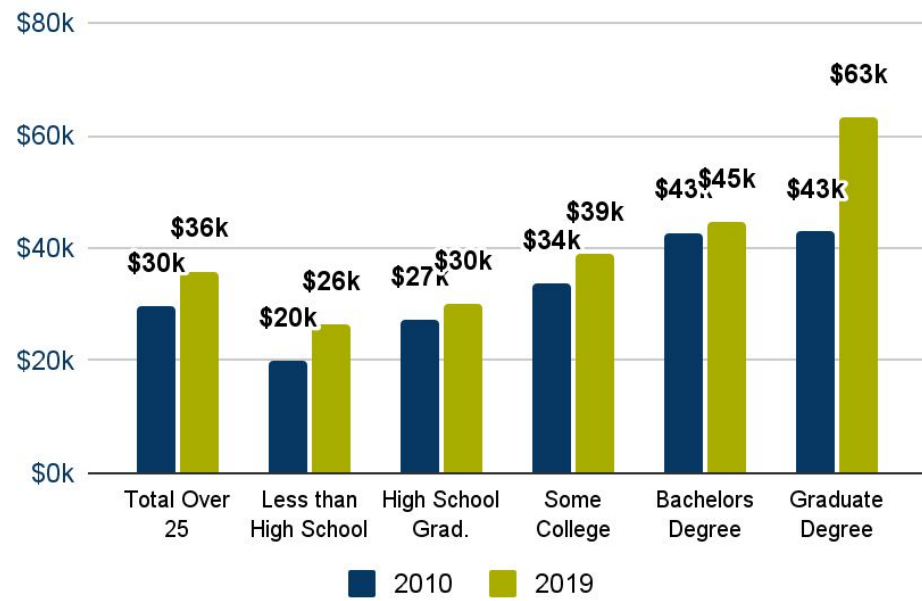
Job Growth and Housing Production
Perry County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

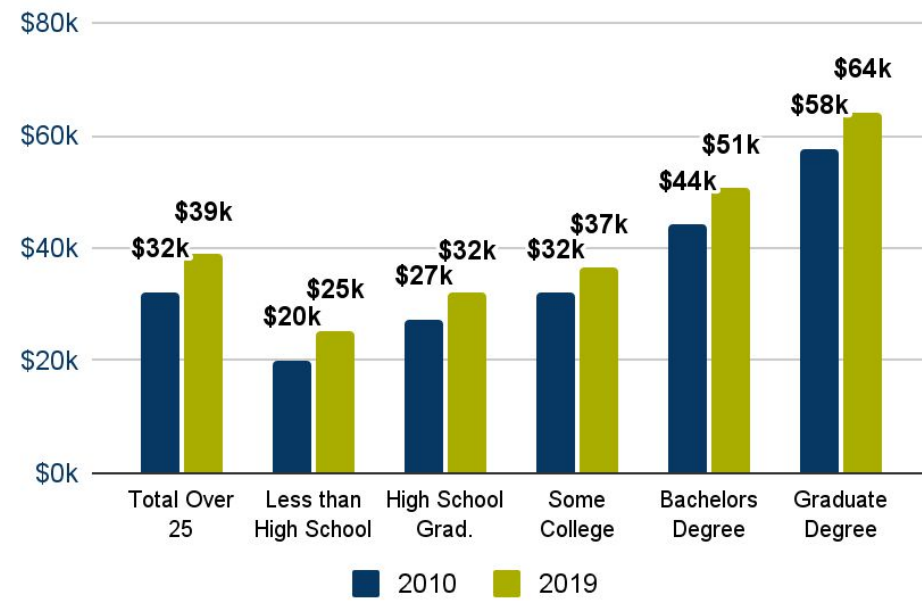
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 21% since 2010 for the total population and increased 11% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Perry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

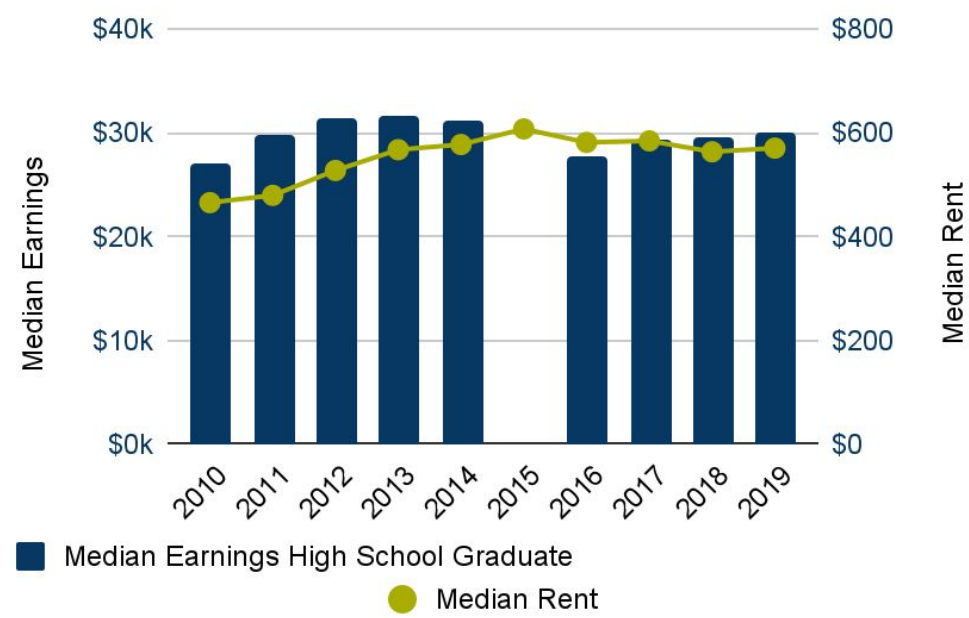
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 22.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

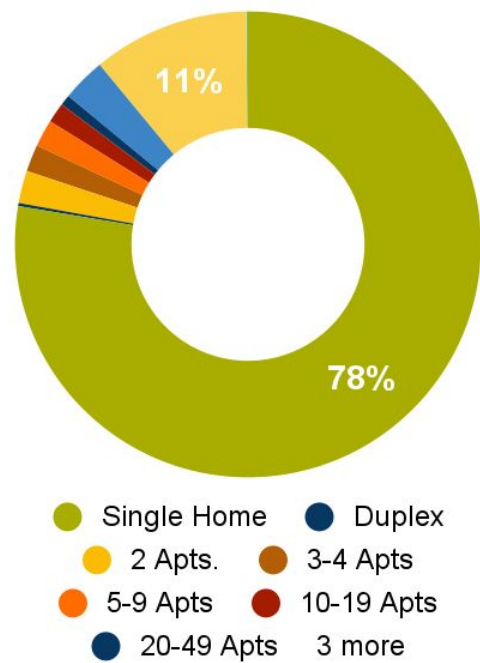
HOUSING TRENDS

WORKING DRAFT

HOUSING TYPOLOGY | 78% of homes in Perry County are single-family, while 11% are multifamily. The share of multifamily housing has increased by 169 homes since 2010.

Housing Typology

Perry County | 2019



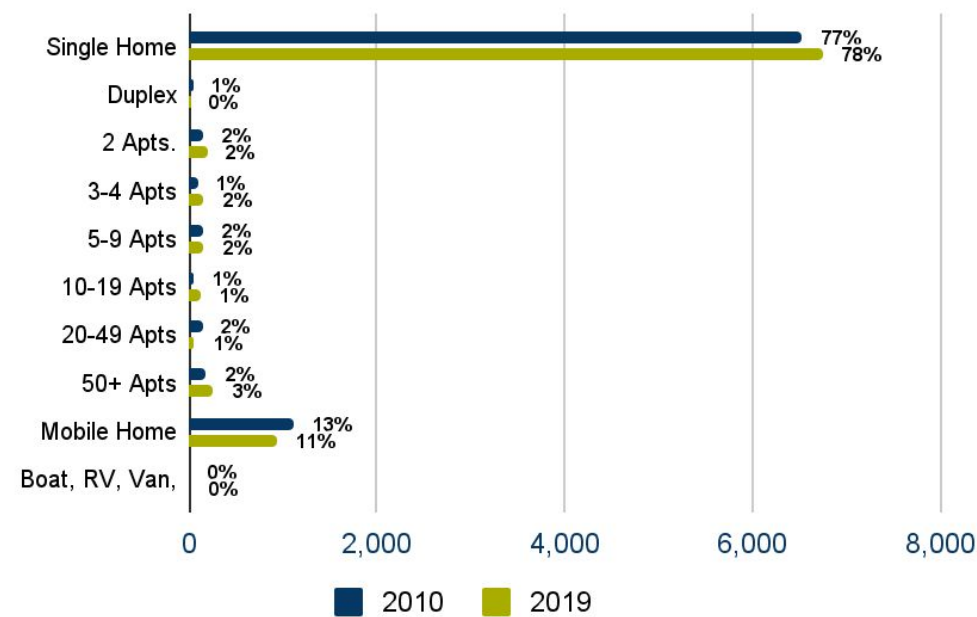
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Perry County | 2010, 2019



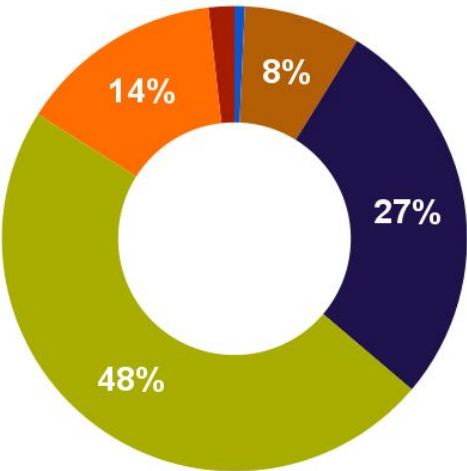
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Perry County are 2.29, with 64% of units 3 bedroom or more.

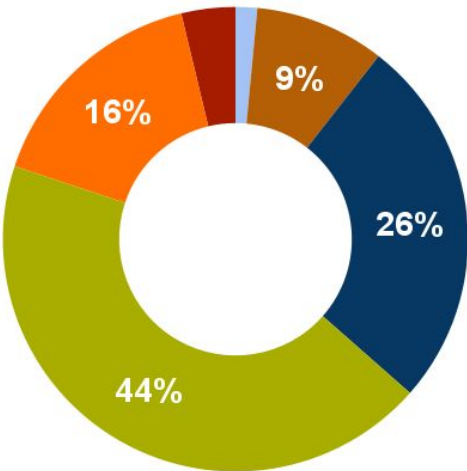
Housing Stock by Bedrooms

Perry County | 2019

Indiana | 2019

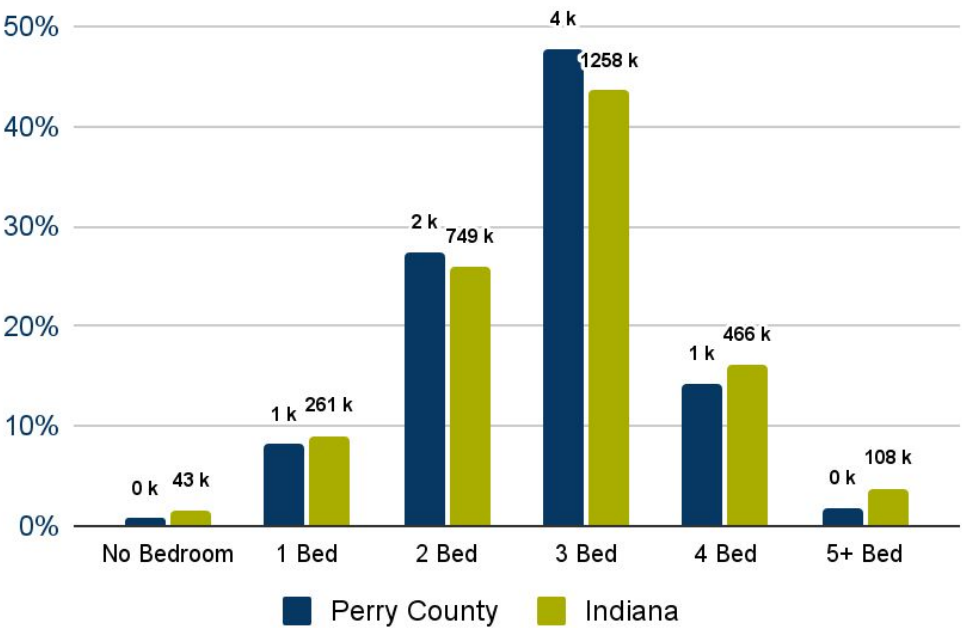


Source: ACS 2010-2019 5-year estimates



Share of Housing Stock by Bedroom

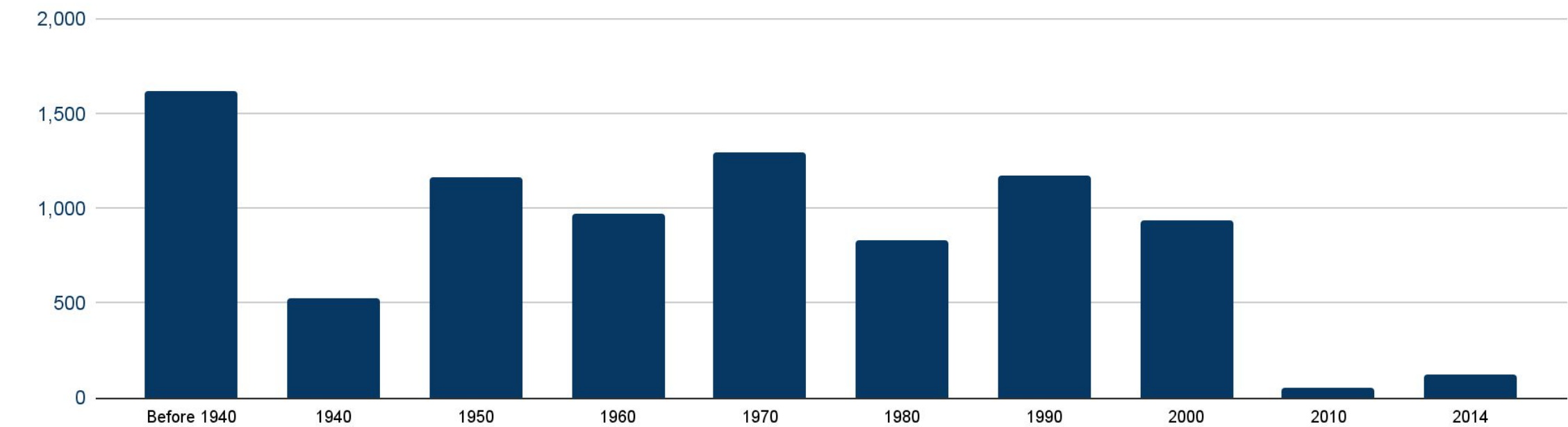
Perry County, Indiana | 2019



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
Perry County | 2019

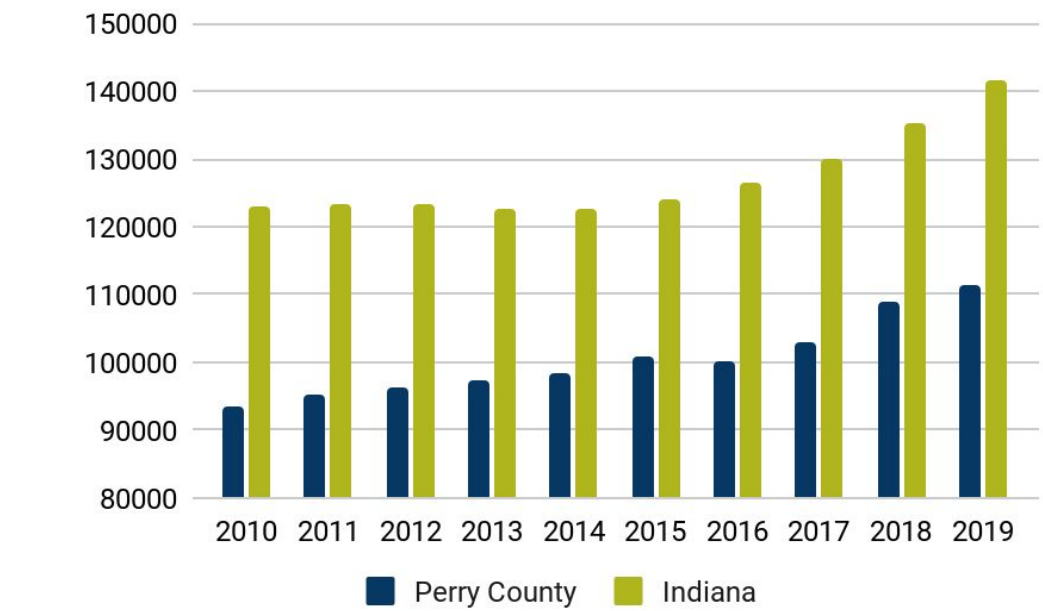


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

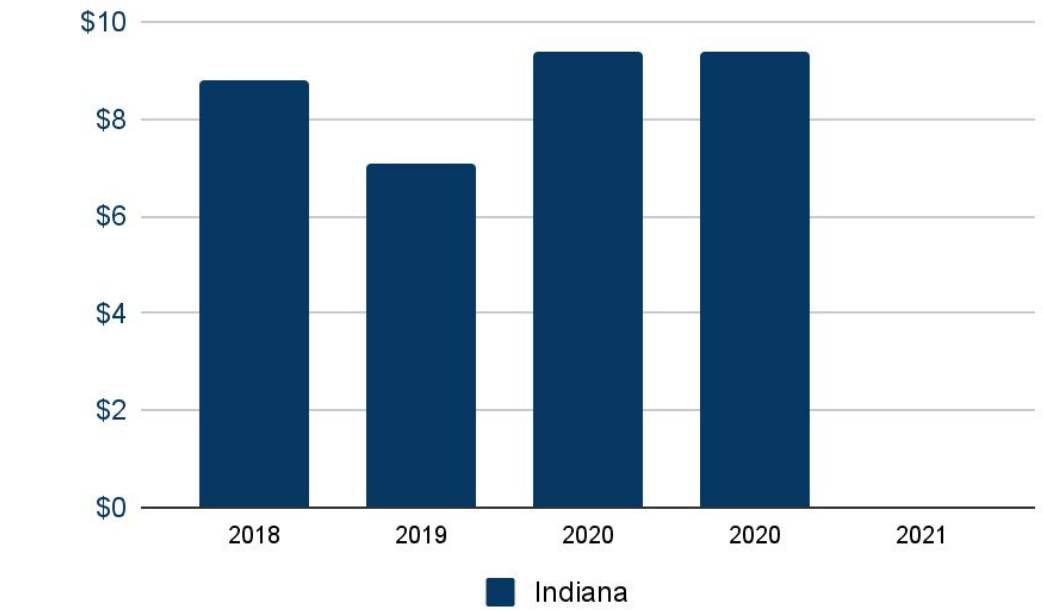
MEDIAN LISTING PRICE | Homes in Perry County have a median listing price of \$111,500, compared to \$141,700 statewide. Home prices have increased by 19% since 2010.

Median Listing Price
Perry County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

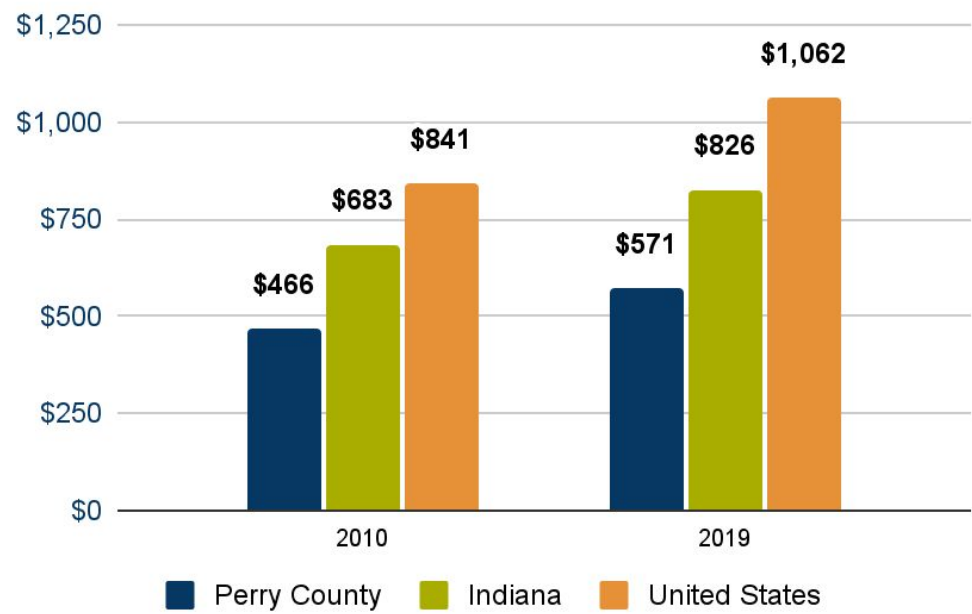


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$571.

Median Rent

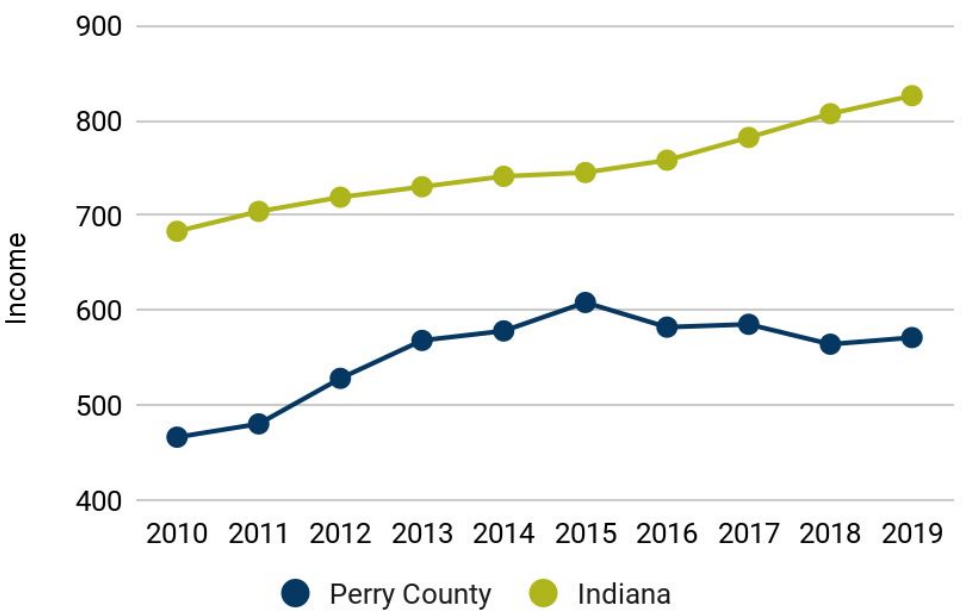
Perry County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

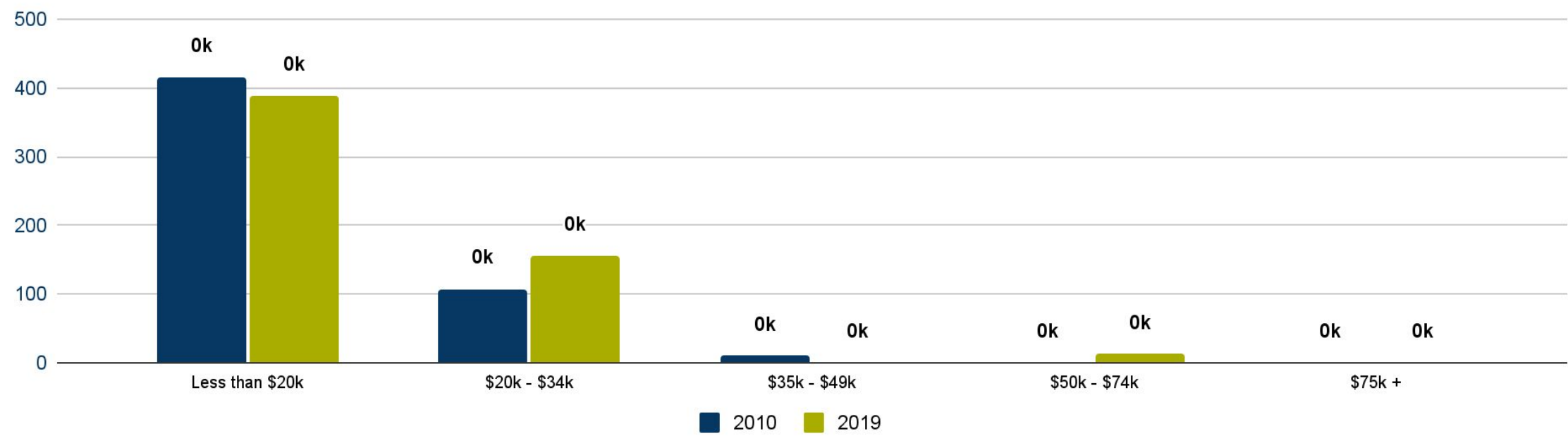
Perry County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 38% of households are housing cost burdened in Perry County, up 1% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

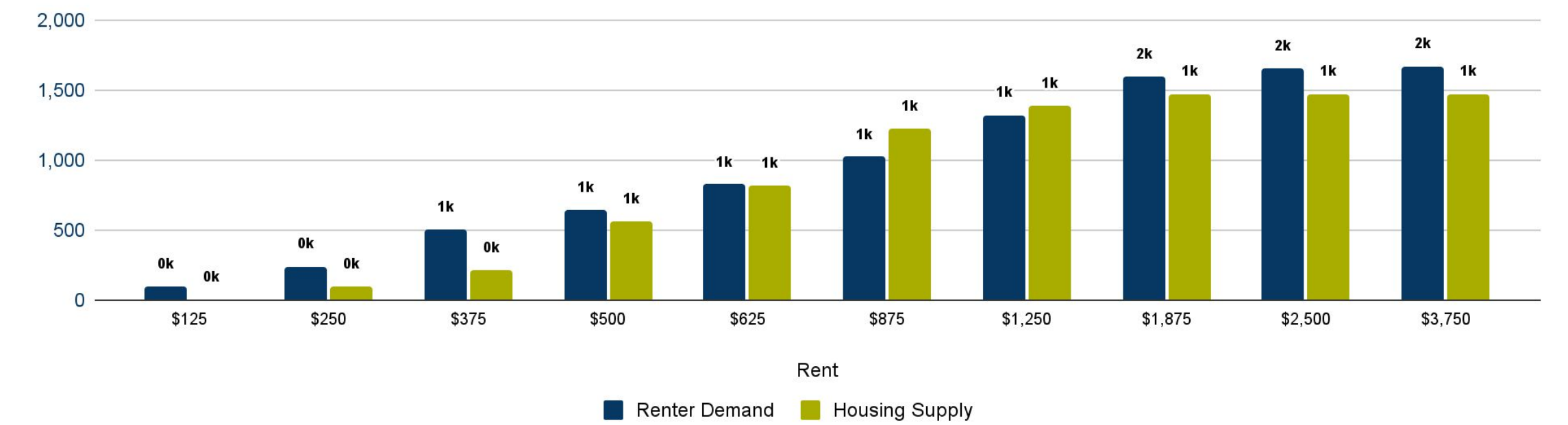
Renter Housing Cost Burden
Perry County, Indiana | 2010 - 2019



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
Perry County, Indiana | 2010-2019

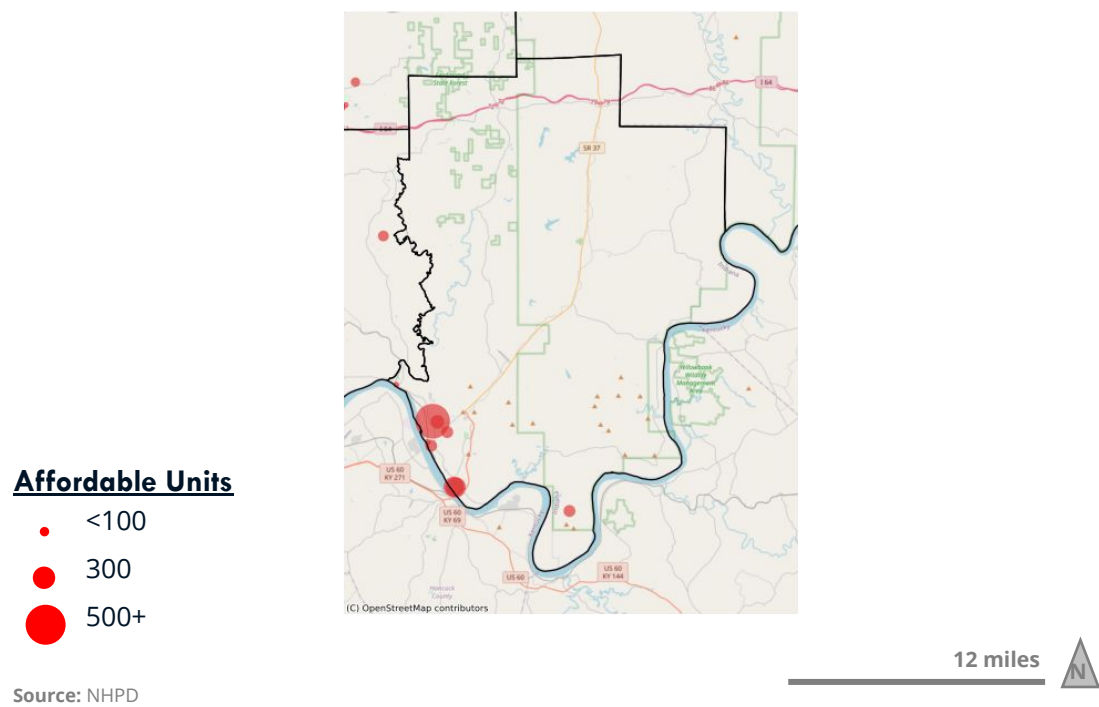


Source: ACS 2010-2019 5-year estimates

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

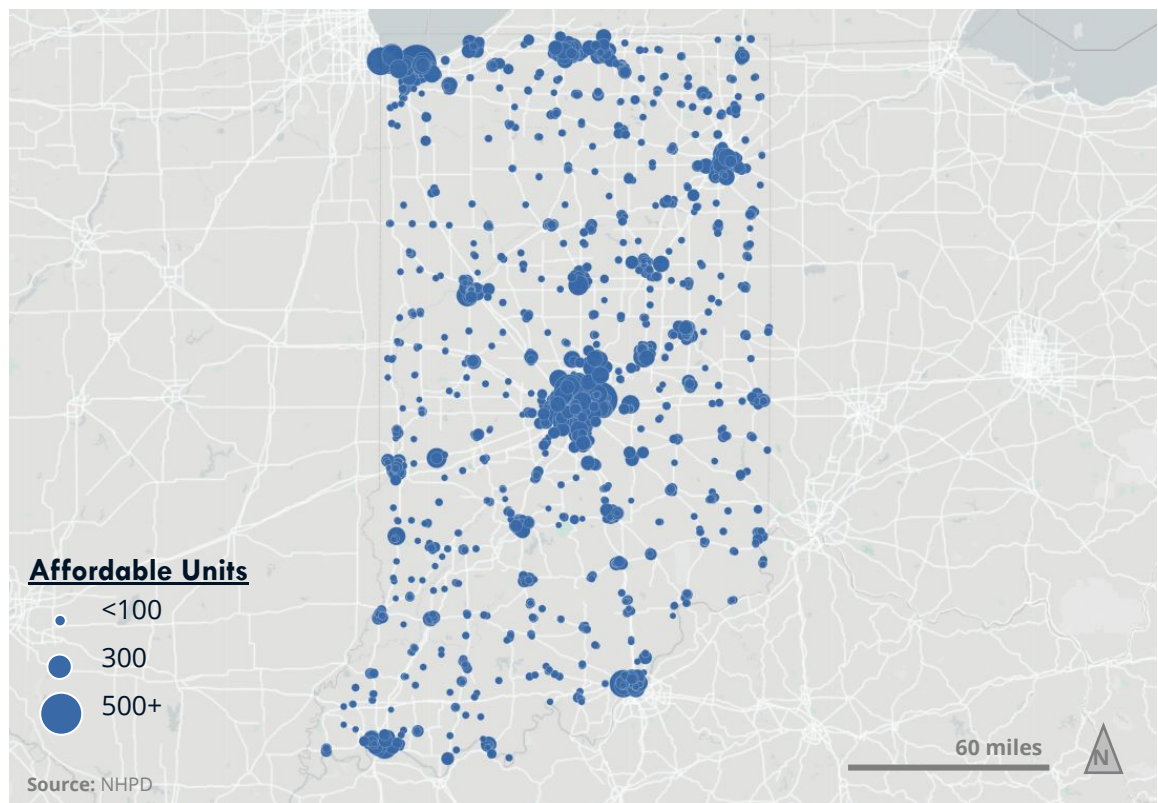
Affordable Housing Inventory

Perry County | 2020



Affordable Housing Inventory

State of Indiana | 2020

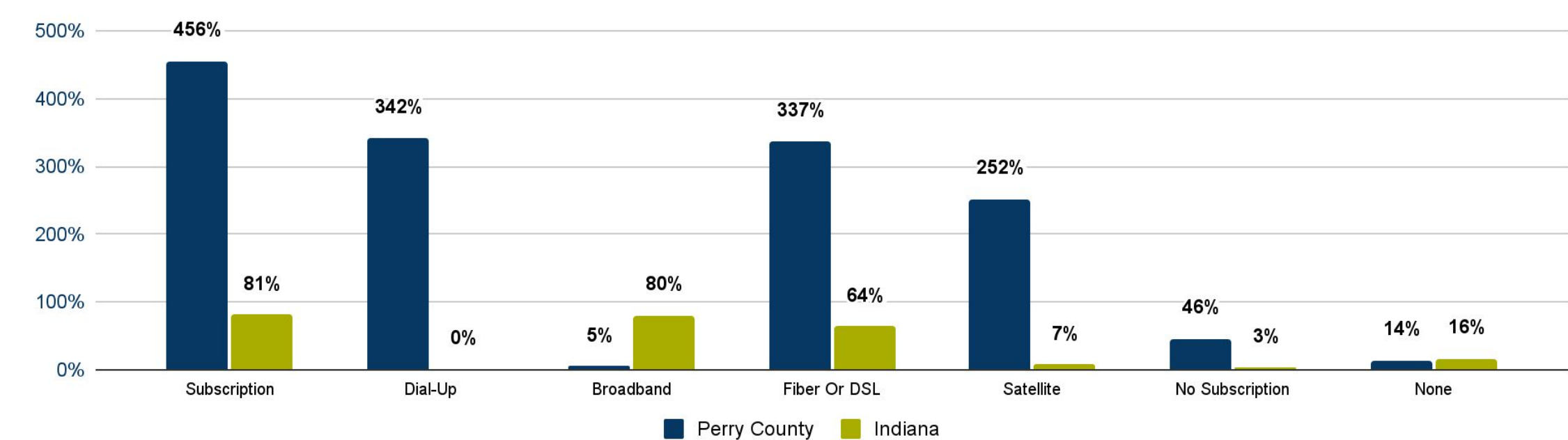


WORKING DRAFT

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

HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access Perry County | 2017-2020



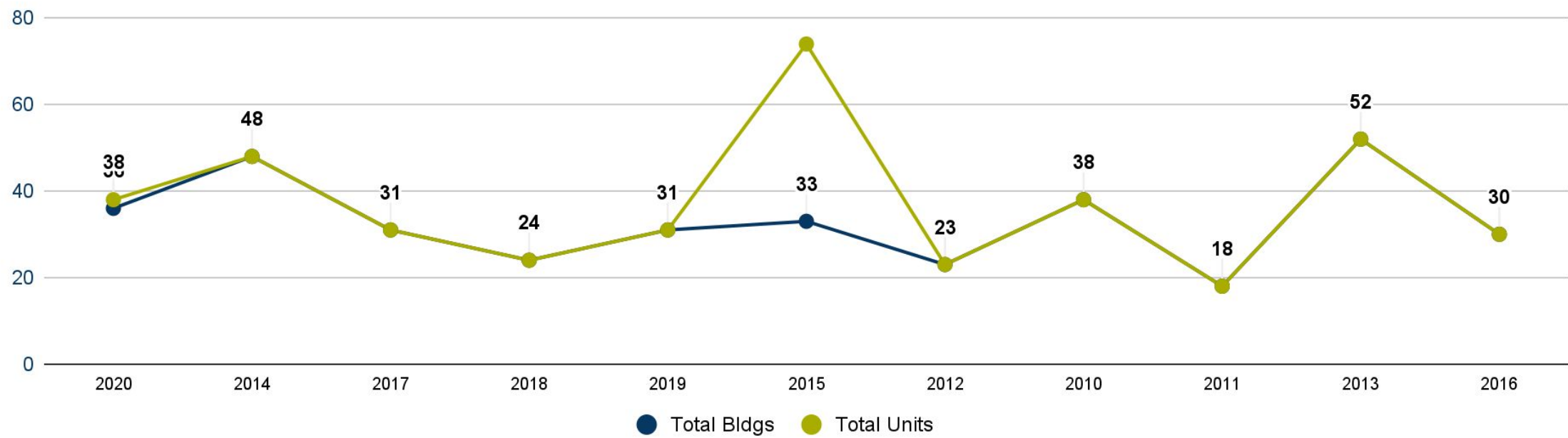
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 30 new housing starts in 2016 in Perry County, with 364 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Perry 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.