



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR PULASKI COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

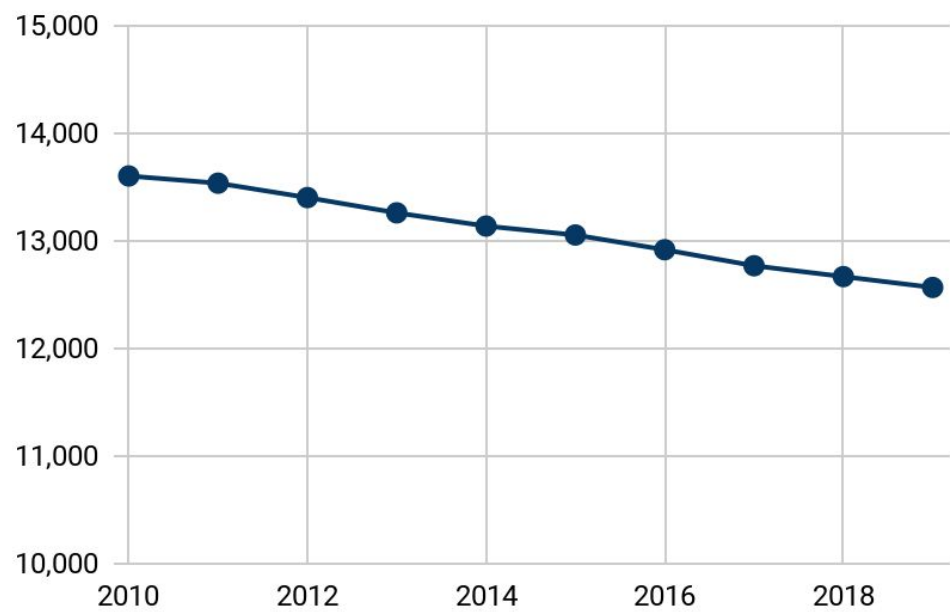
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

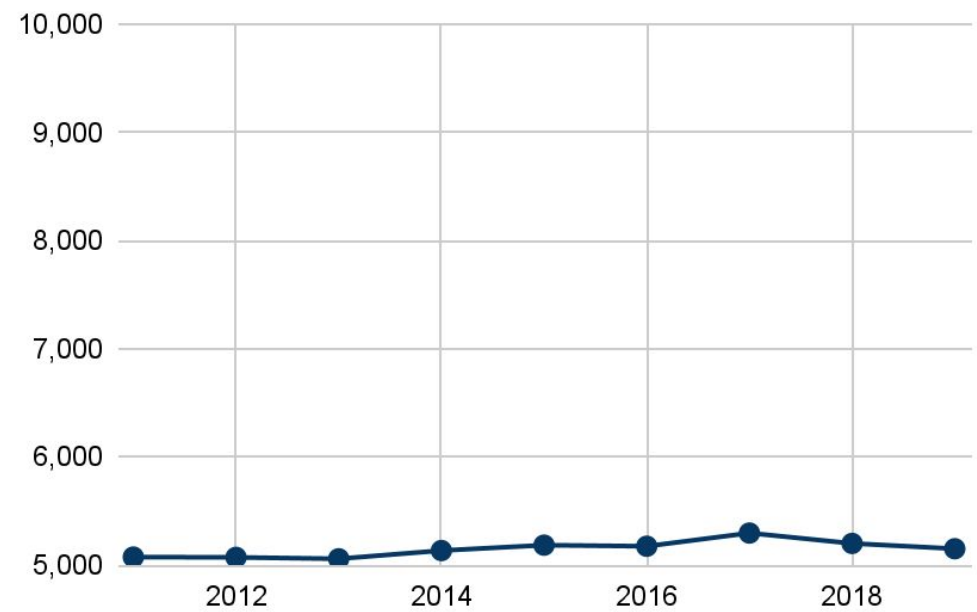
POPULATION | Pulaski County’s population has decreased by 7.63% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Pulaski County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Pulaski County | 2010-2019



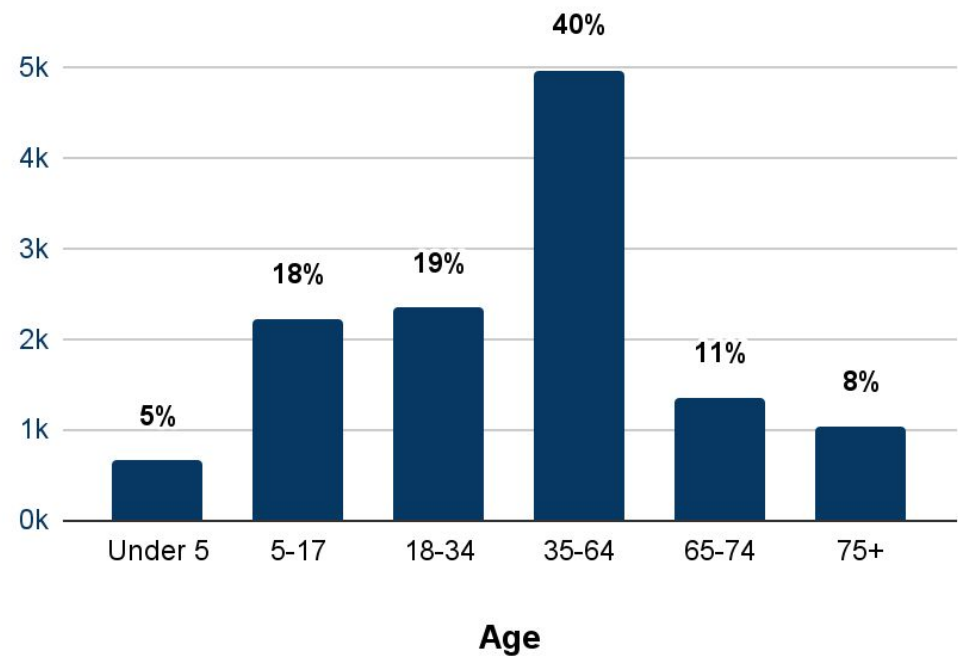
Source: FRED, U.S. Census Bureau

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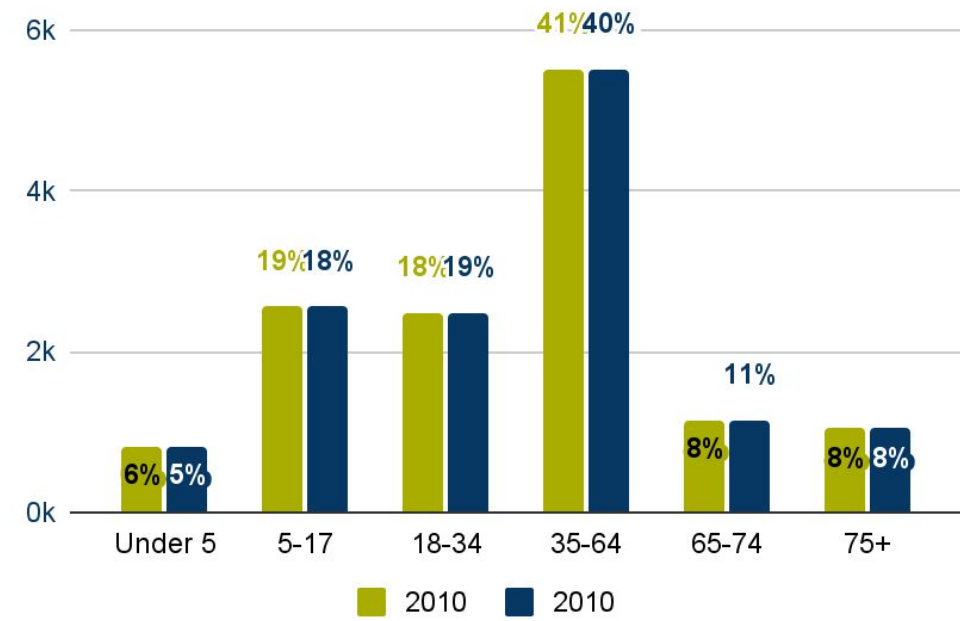
AGE | 19% of people in Pulaski County are above the age of 65, while 23% are below 18.

Population by Age
Pulaski County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Pulaski County | 2010, 2019

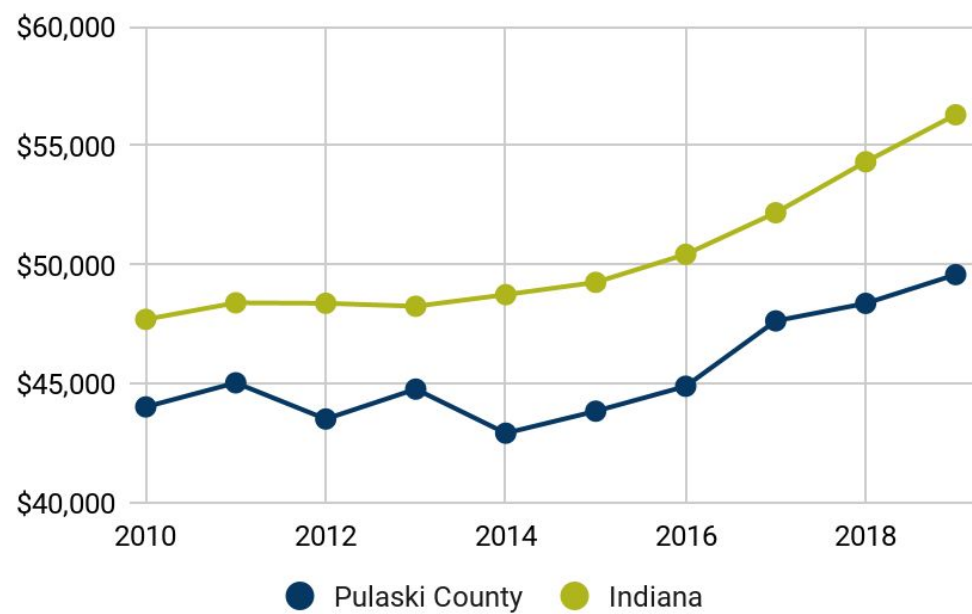


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Pulaski County had a median income of \$49,580 in 2019, up 13% since 2010. 35% of households have incomes below \$35,000, while 15% have incomes above \$100,000.

Median Income

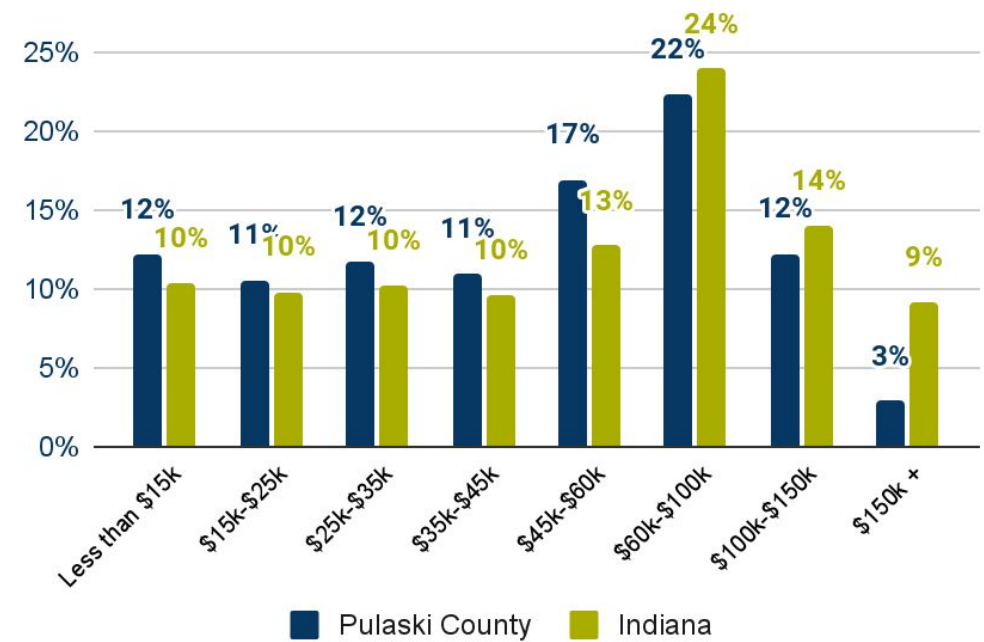
Pulaski County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Pulaski County, State of Indiana | 2019



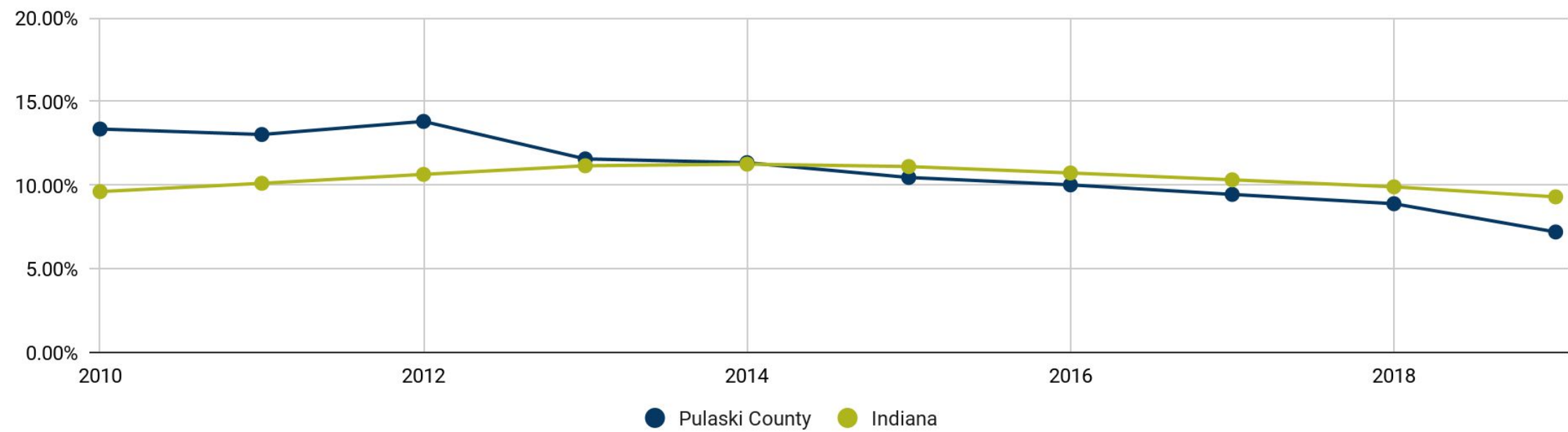
Source: ACS 2019 5-year estimates

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 Pulaski County, down 6.2 points from 13.4% in 2010.

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



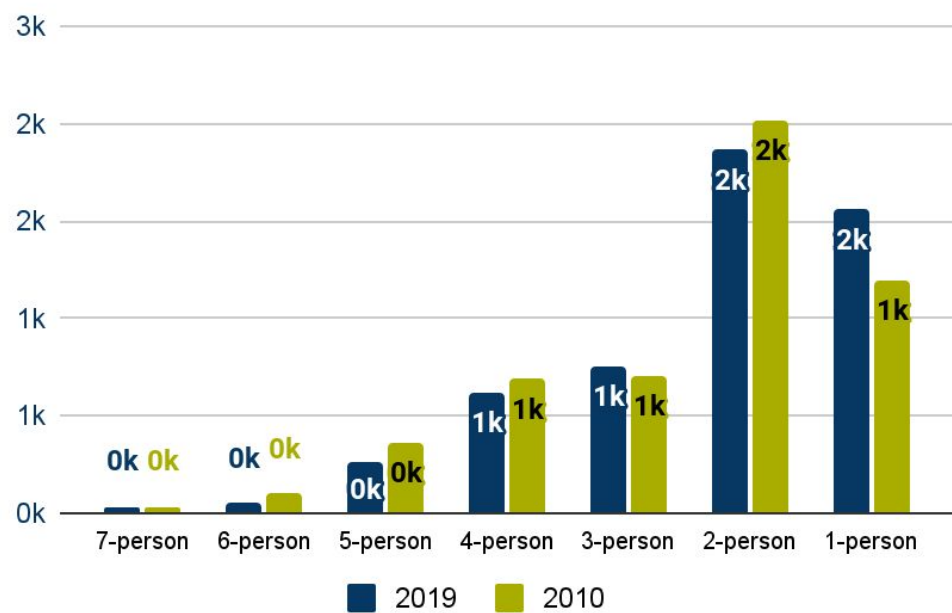
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

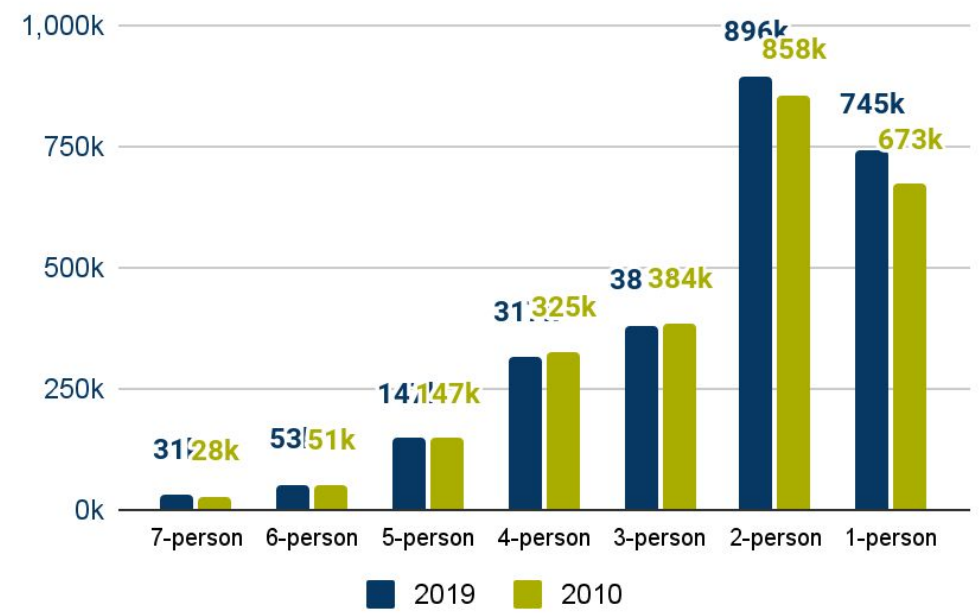
HOUSEHOLD SIZE | The average household size is 2.41, compared to 2.52 statewide. The Pulaski County average household has shrunk by 0.22 persons since 2010.

Household Size
Pulaski County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

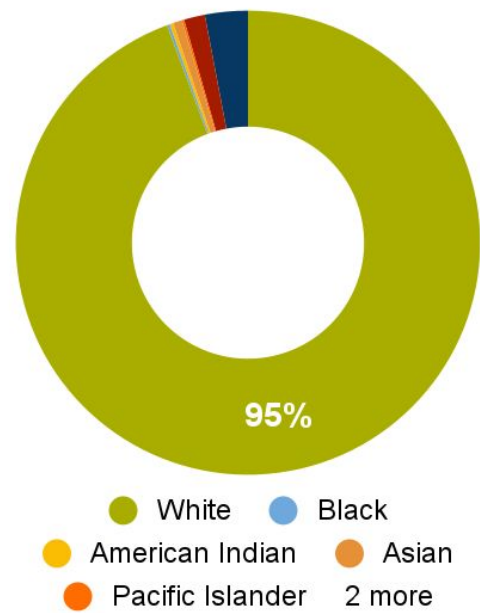
WORKING DRAFT

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

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

Racial Distribution

Pulaski County | 2019



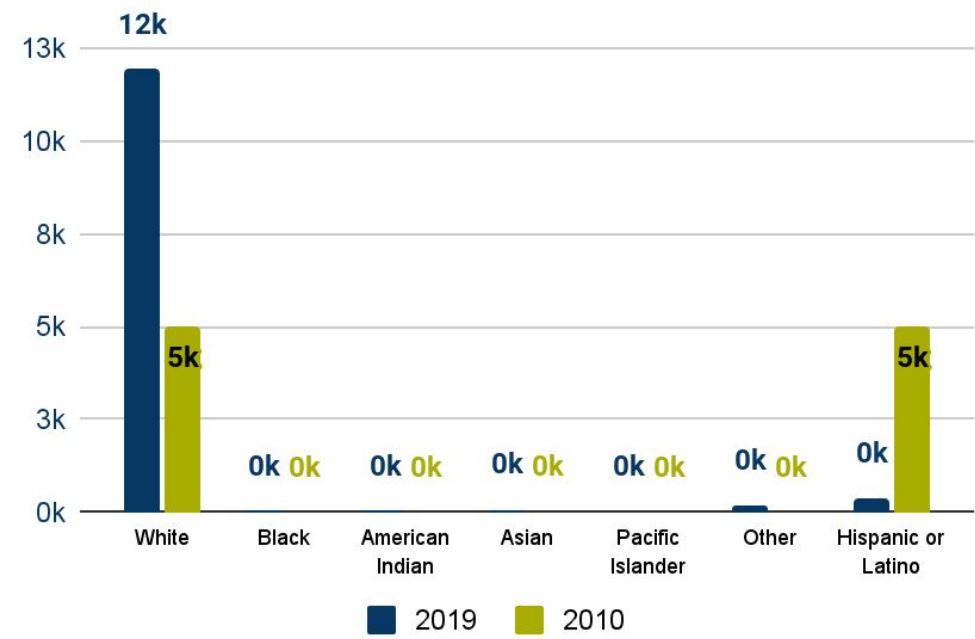
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Pulaski County | 2010, 2019

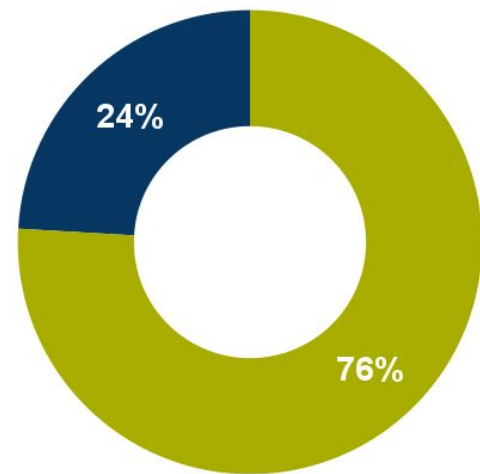


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 24% of households (1,240 households) in Pulaski County were renters, while 76% are (3,911 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

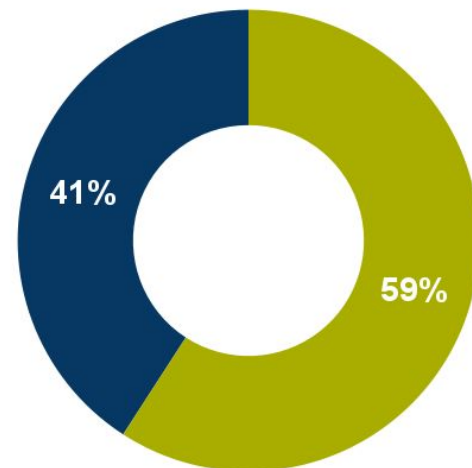
Pulaski County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

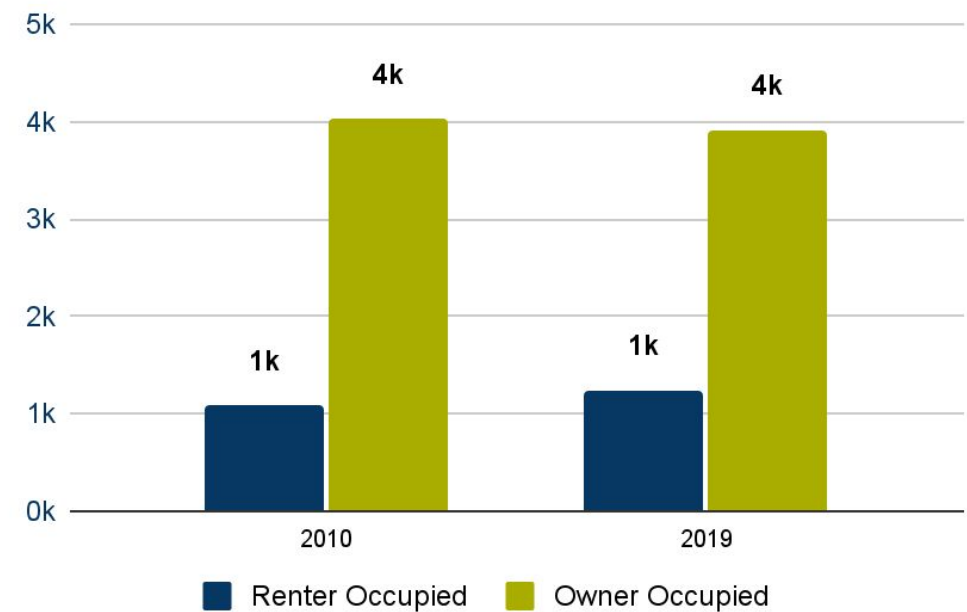
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Pulaski County | 2010-2019



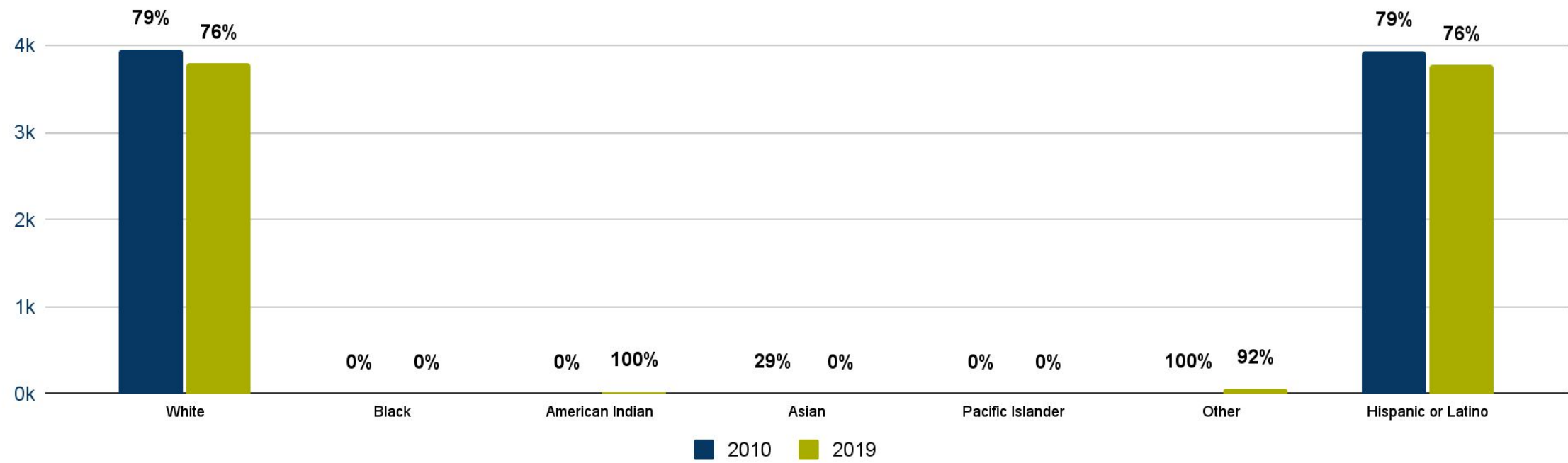
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 76%, among non-Hispanic White households' homeownership is 76%, #DIV/0! for Black households, and 76% for Hispanic or Latino households.

Homeownership by Race
Pulaski County | 2010, 2019

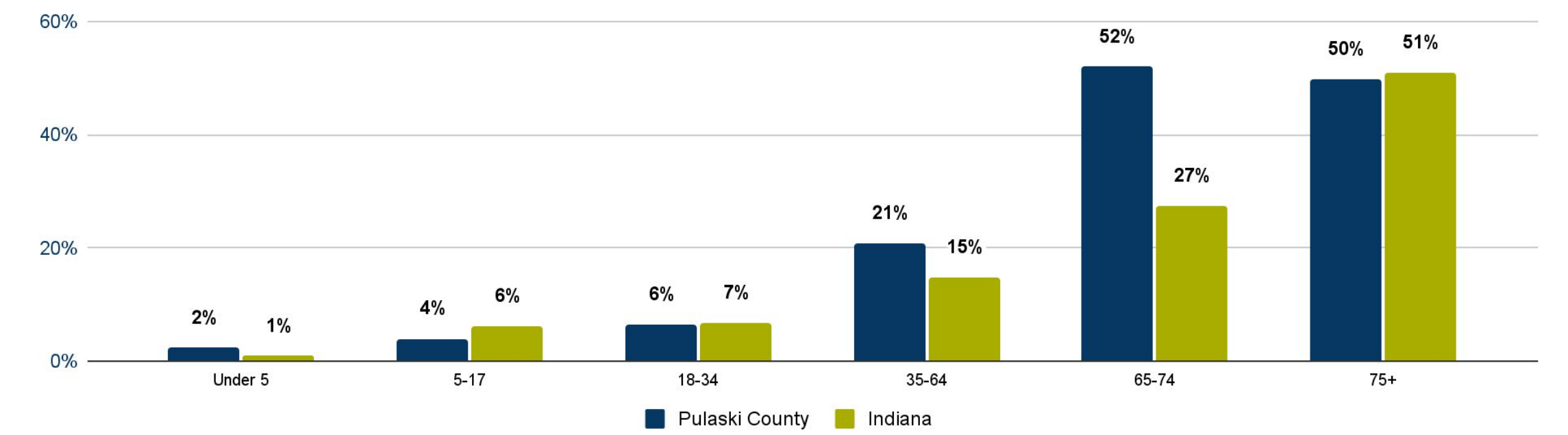


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 20% of people in Pulaski County live with a disability. For people above 65, the share increases to 51%.

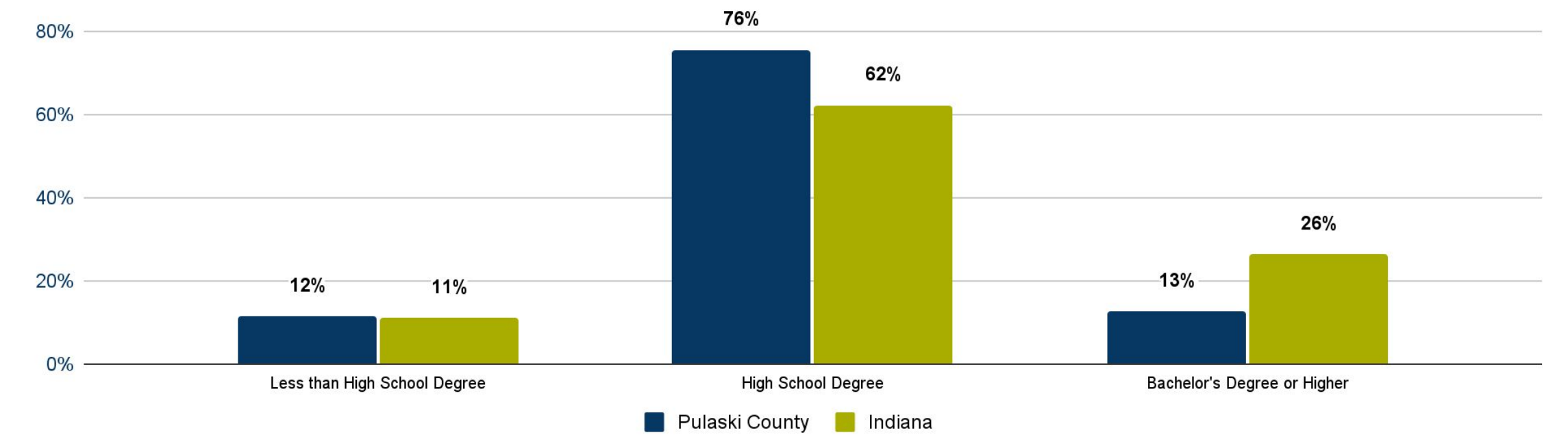
Share of the Population with a Disability by Age
Pulaski County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Pulaski County, 76% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Pulaski County, Indiana | 2019



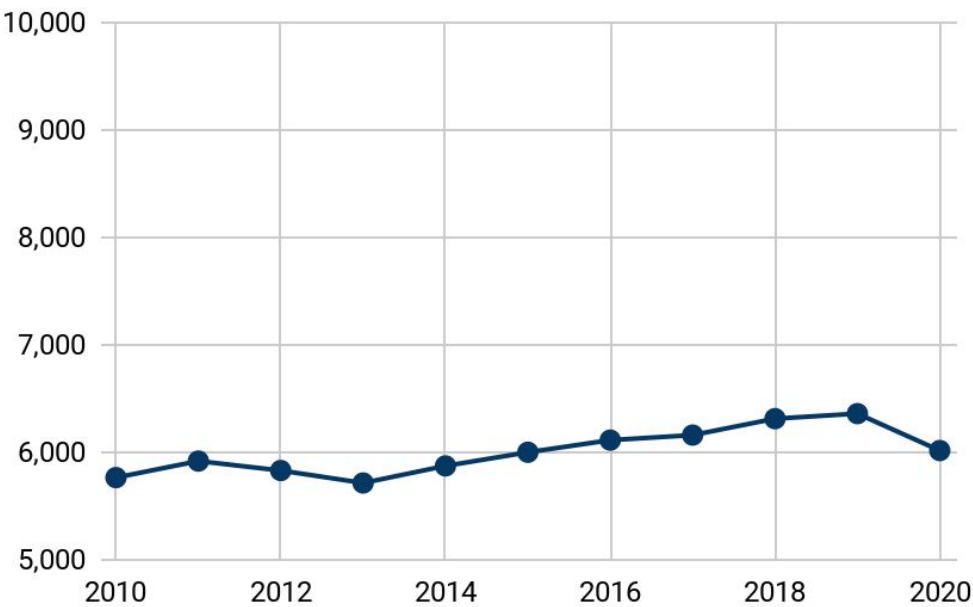
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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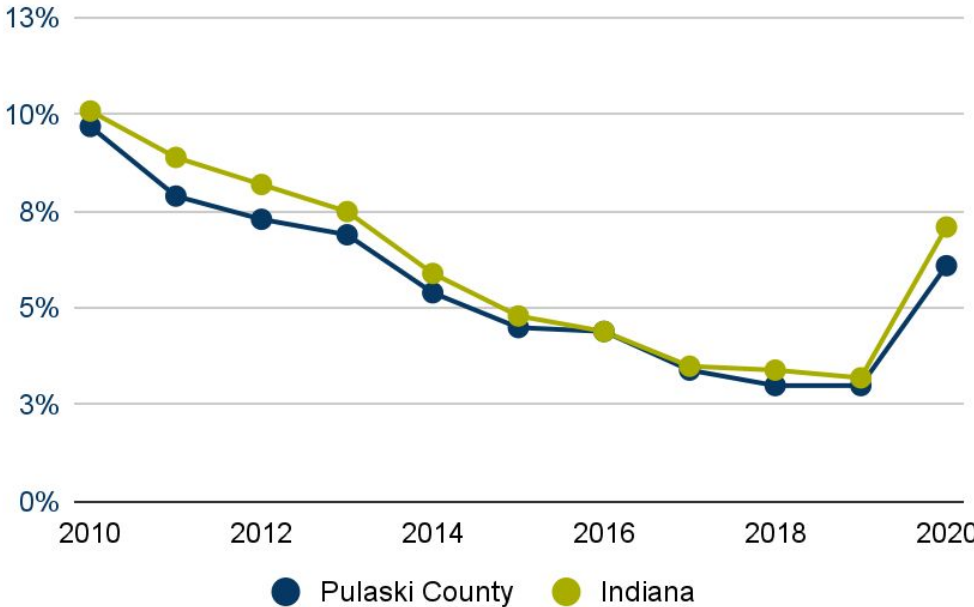
EMPLOYMENT BASE | There are currently 6,000 employed persons in Pulaski County, up by 4% since 2010. The unemployment rate in 2020 was 6.10%, up 3.1 points from 2019.

Total Employment
Pulaski County | 2010-2019



Source: ACS 2010-2019 5-year estimates

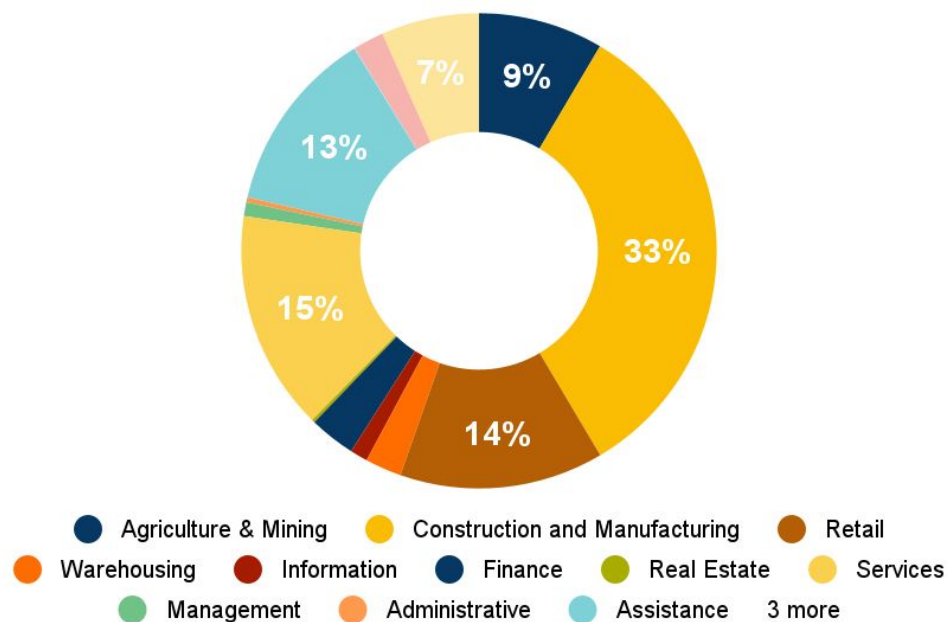
Unemployment Rate
Pulaski County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Pulaski County, accounting for 30% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
Pulaski County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$38,746**
2. Trade, transportation, and utilities | **\$41,120**
3. Goods-producing | **\$54,488**
4. Leisure and hospitality | **\$11,810**
5. Construction | **\$40,945**

Source: BLS

Top 5 Employers

1. Braunability (Winamac)
2. Pulaski Memorial Hosp Senior (Winamac)
3. Pulaski Memorial Hospital (Winamac)
4. Eastern Pulaski Middle School (Winamac)
5. Plymouth Tube Co (Winamac)

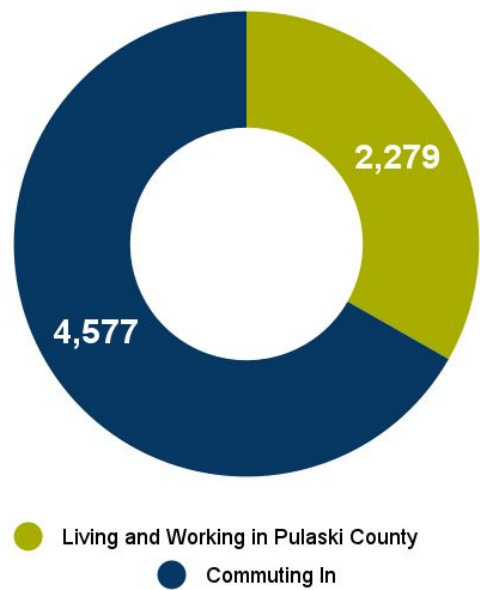
Source: BLS

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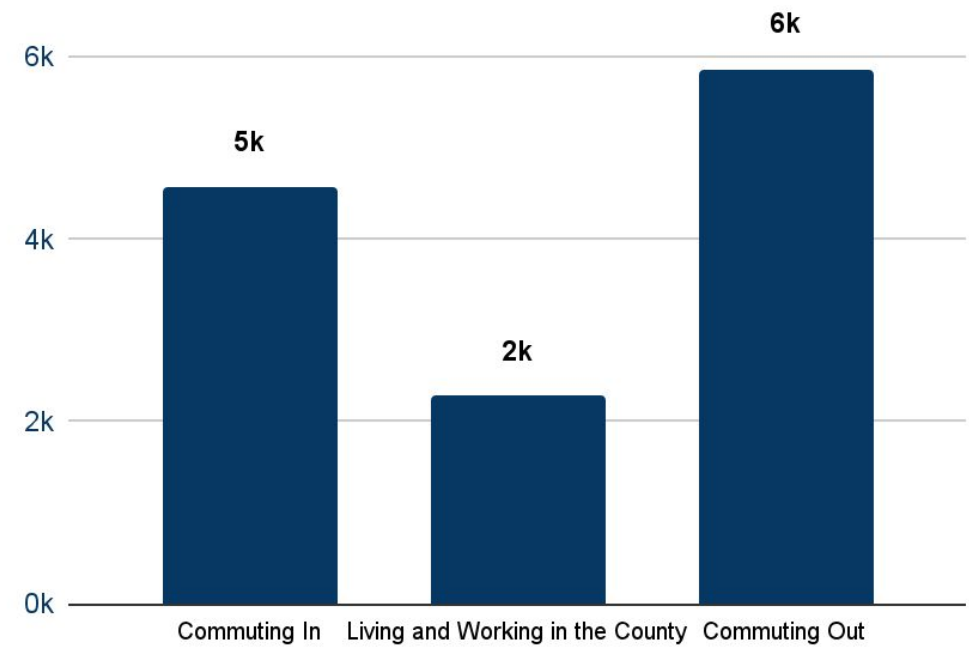
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Pulaski County for their jobs, while 6,000 employees travel outside for their jobs.

Employment Inflow
Pulaski County | 2018



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

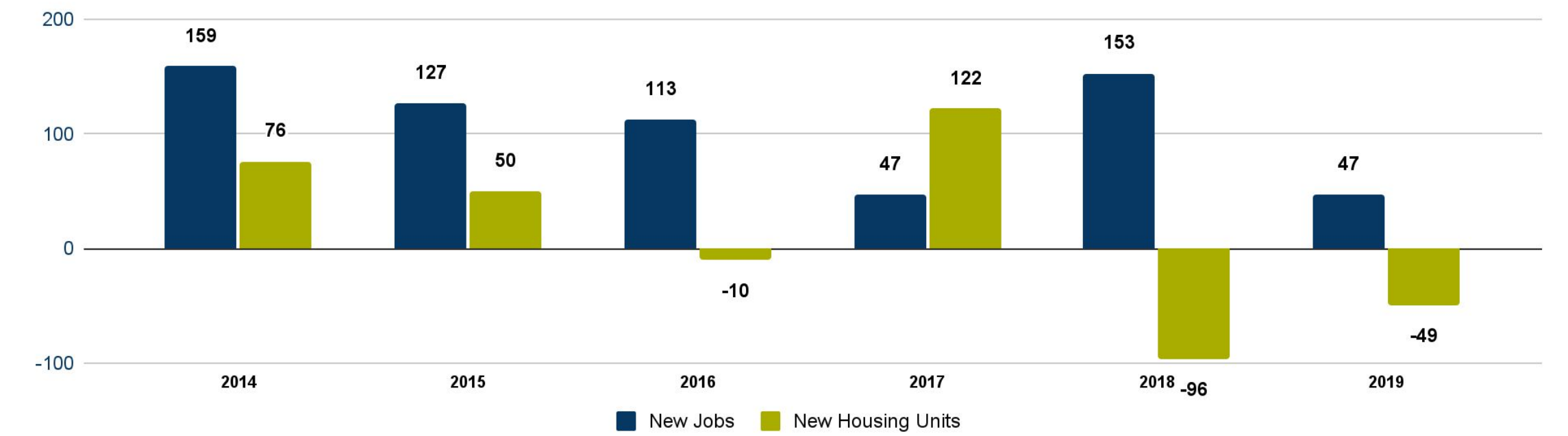
Commuting Patterns
Pulaski County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 646 between 2014-2019 and 93, or 14 units for every 100 jobs created.

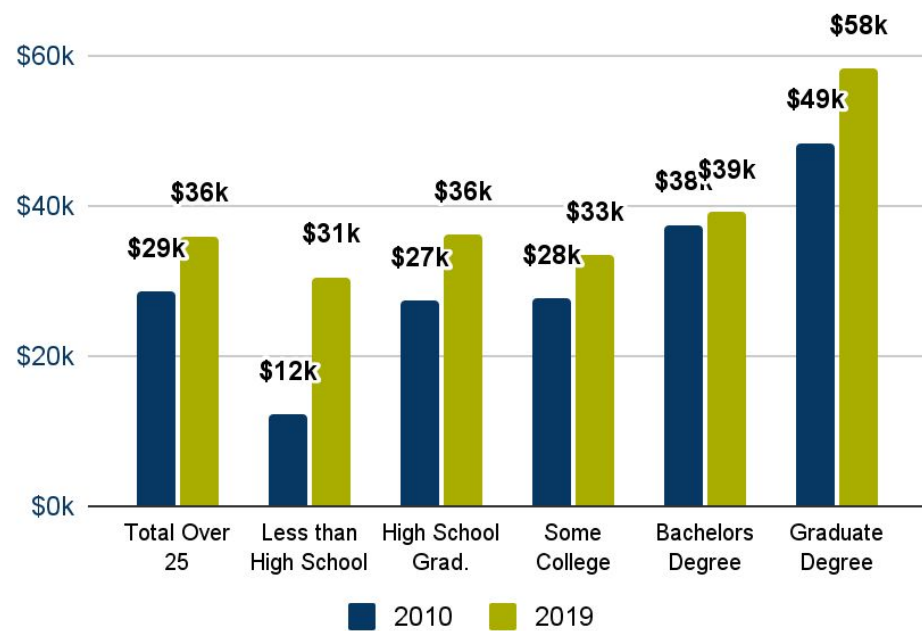
Job Growth and Housing Production
Pulaski County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

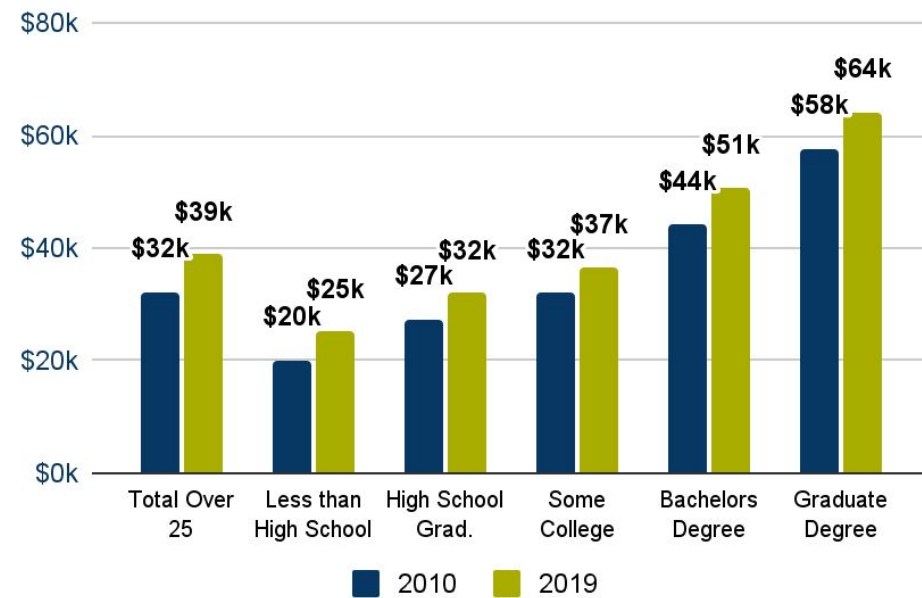
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 26% since 2010 for the total population and increased 33% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Pulaski County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

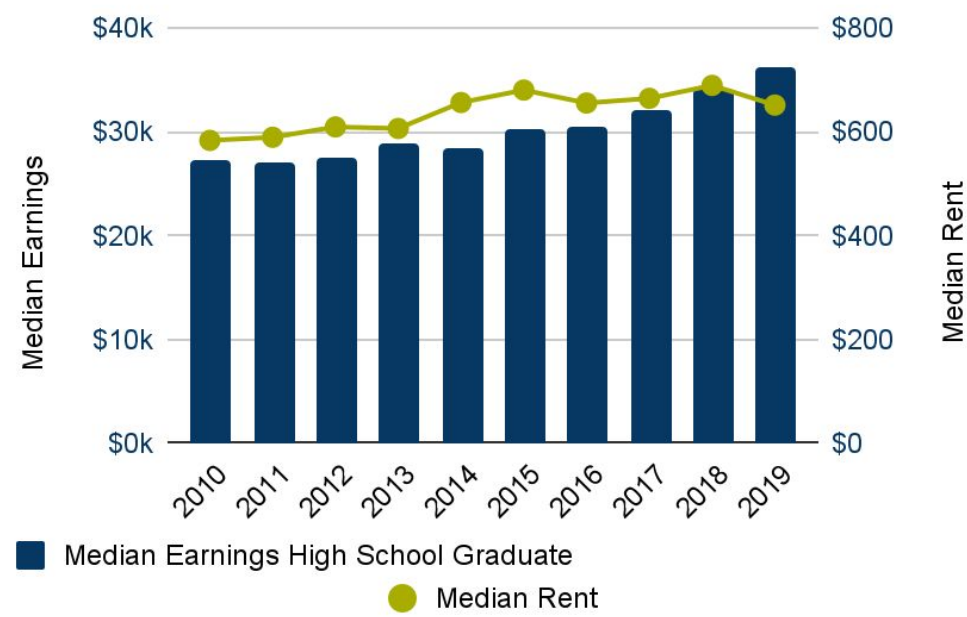
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 11.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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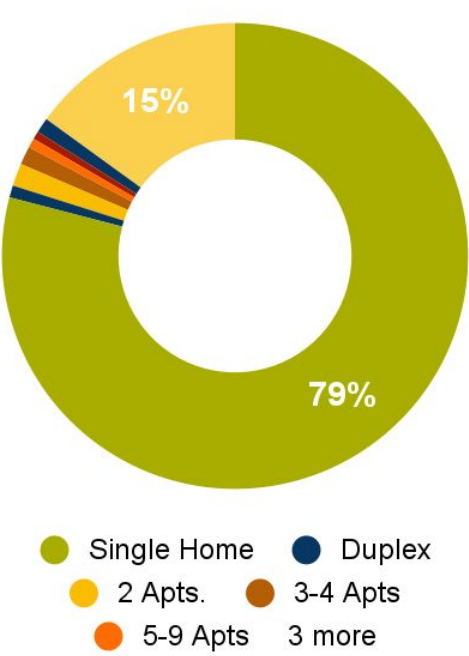
HOUSING TRENDS

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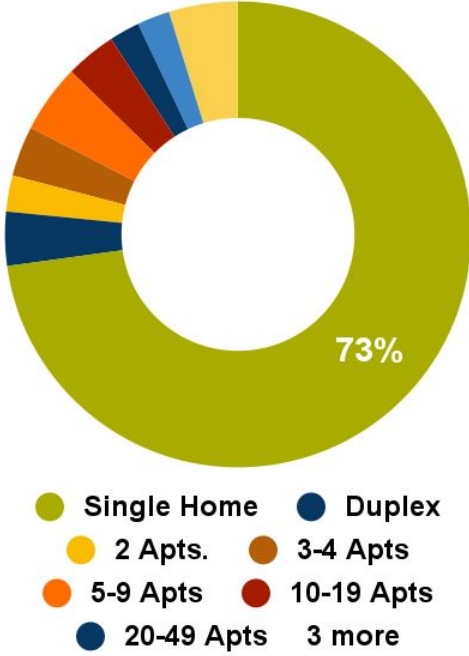
HOUSING TYPOLOGY | 79% of homes in Pulaski County are single-family, while 6% are multifamily. The share of multifamily housing has decreased by 130 homes since 2010.

Housing Typology

Pulaski County | 2019



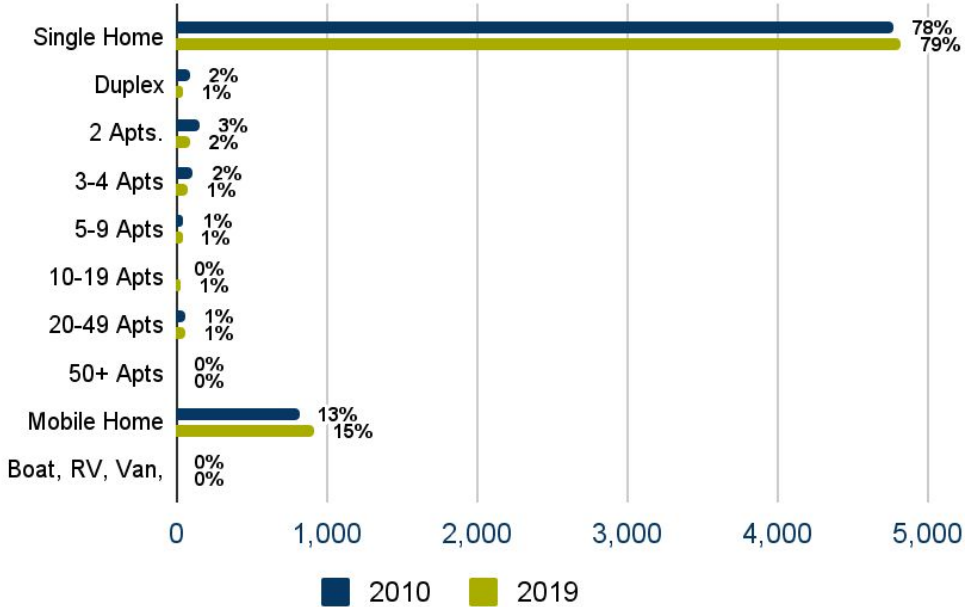
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Pulaski County | 2010, 2019

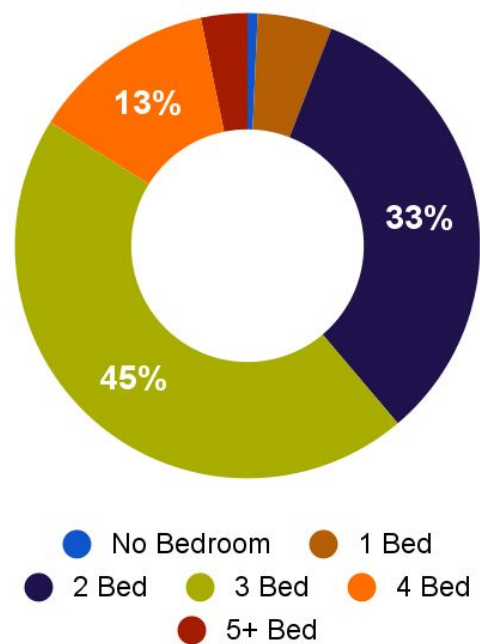


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Pulaski County are 2.41, with 61% of units 3 bedroom or more.

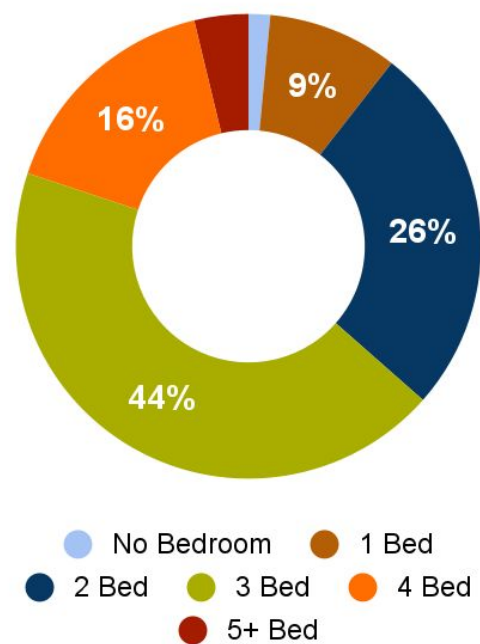
Housing Stock by Bedrooms

Pulaski County | 2019



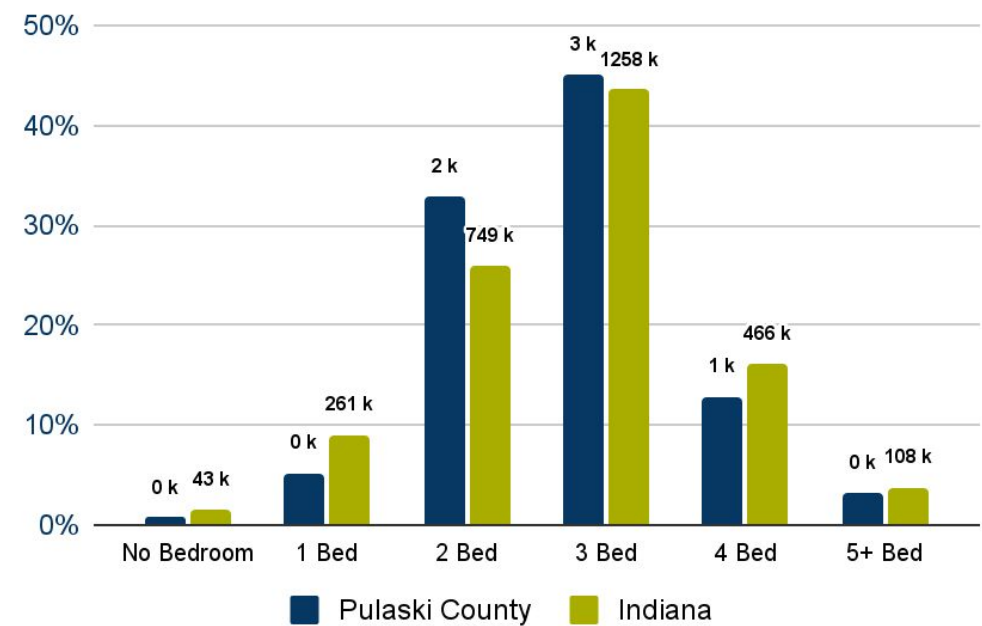
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

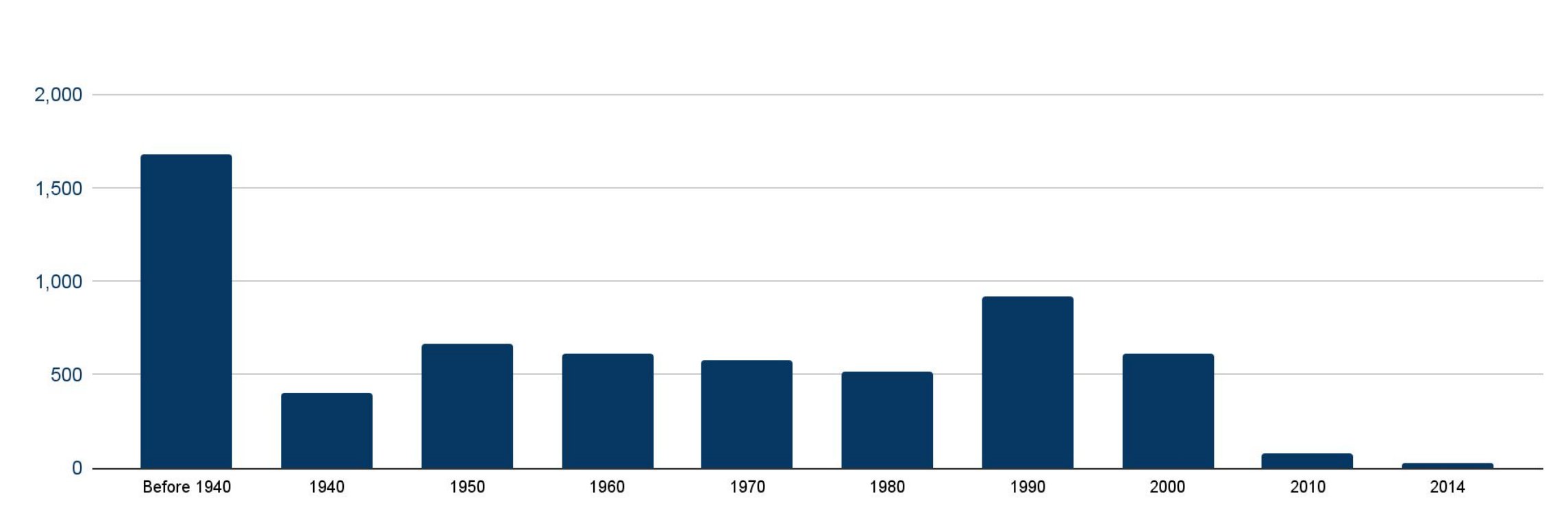
Pulaski County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with most homes built in 2014.

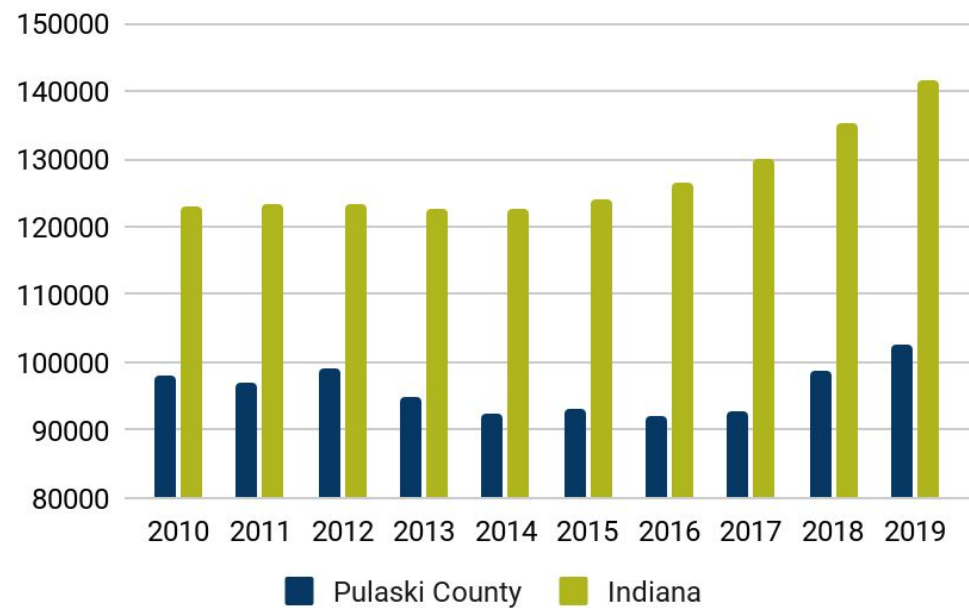
Homes by Year Built
Pulaski County | 2019



Source: ACS 2010-2019 5-year estimates

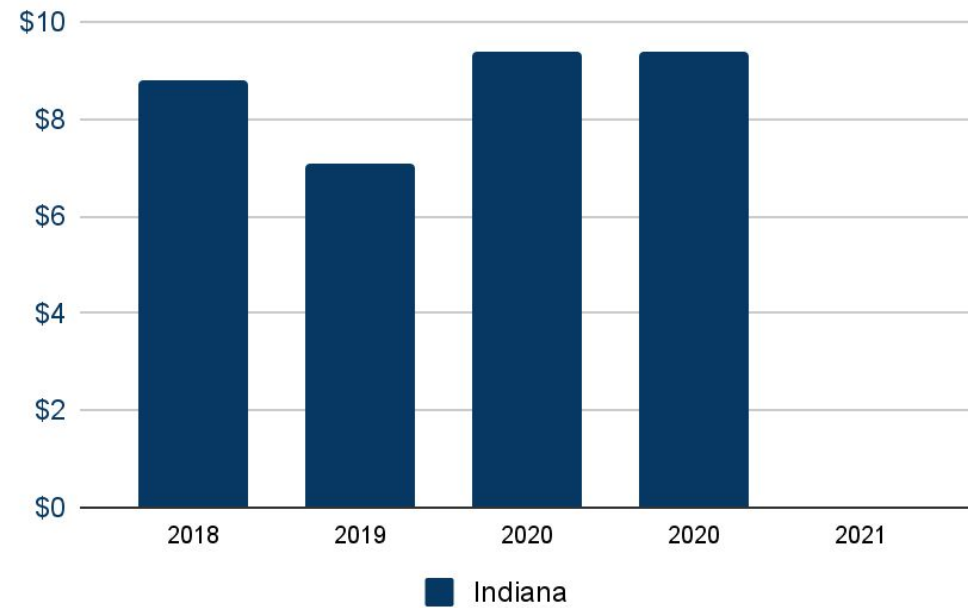
MEDIAN LISTING PRICE | Homes in Pulaski County have a median listing price of \$102,700, compared to \$141,700 statewide. Home prices have increased by 5% since 2010.

Median Listing Price
Pulaski County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

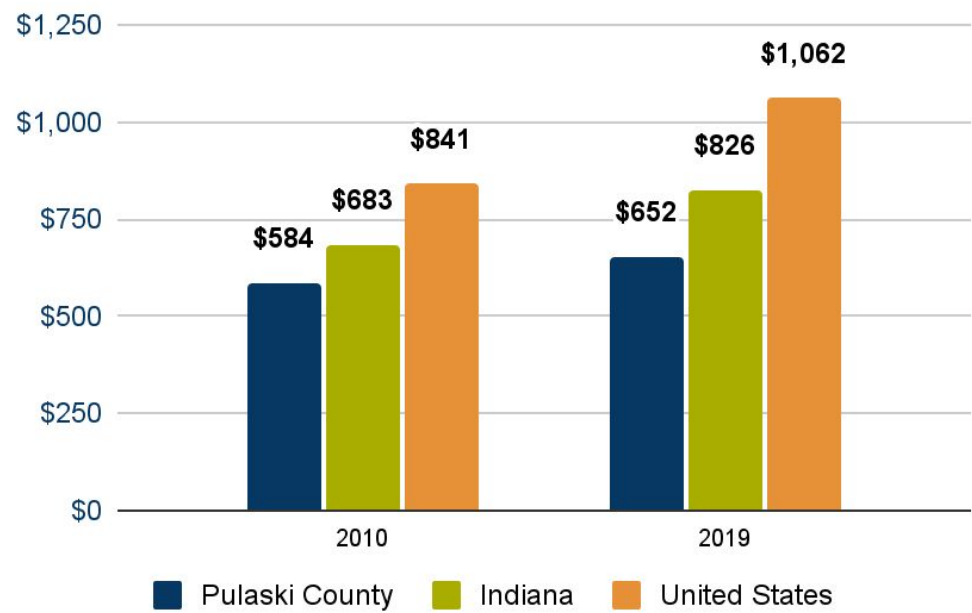
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 12% since 2010, with average rents at \$652.

Median Rent

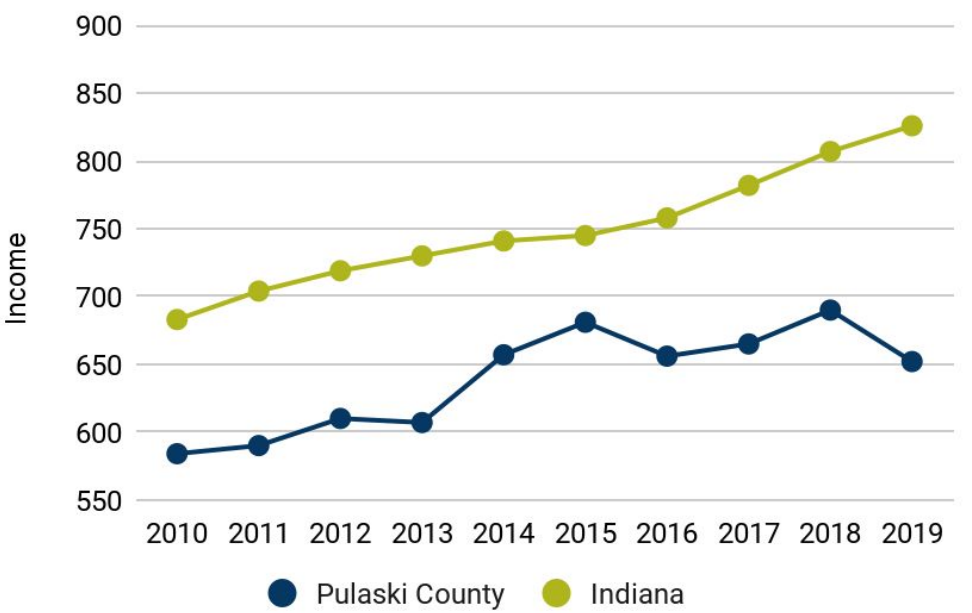
Pulaski County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

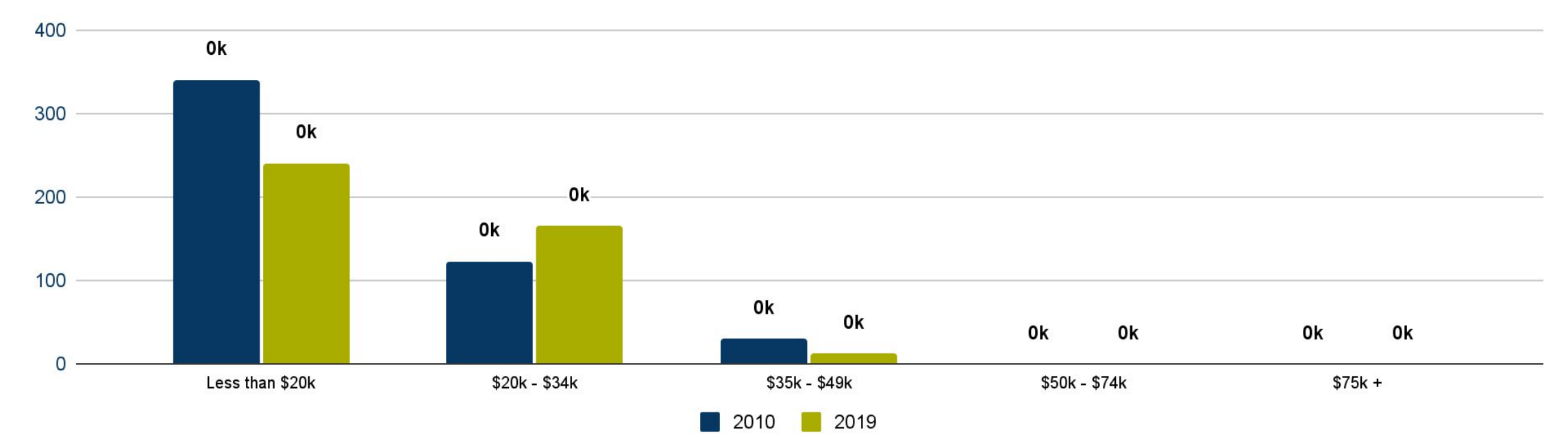
Pulaski County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 42% of households are housing cost burdened in Pulaski County, down -24% since 2010. 69% of households earning below \$50,000 are housing cost burdened.

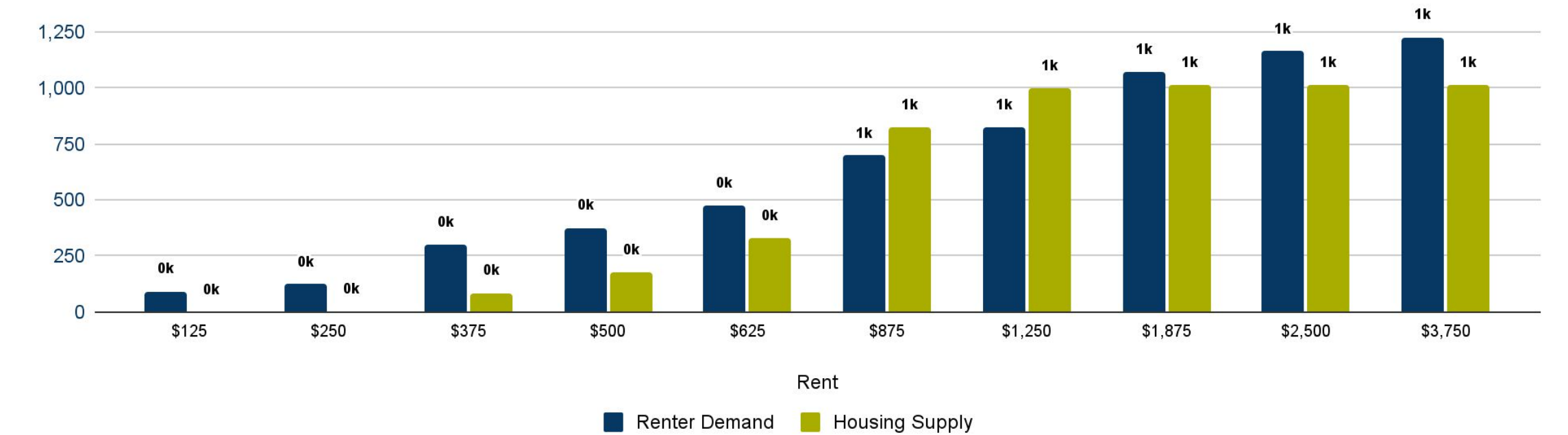
Renter Housing Cost Burden
Pulaski County, Indiana | 2010 - 2019



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
Pulaski 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 Pulaski County.

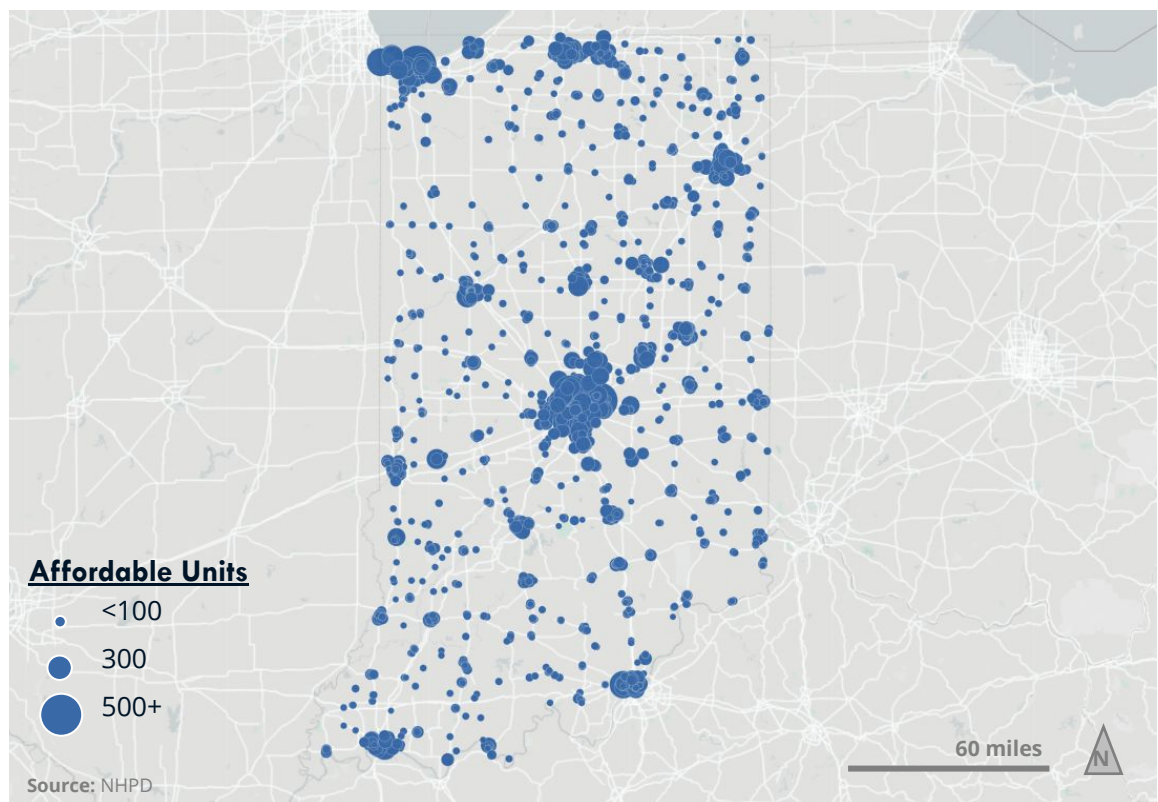
Affordable Housing Inventory

Pulaski County | 2020



Affordable Housing Inventory

State of Indiana | 2020

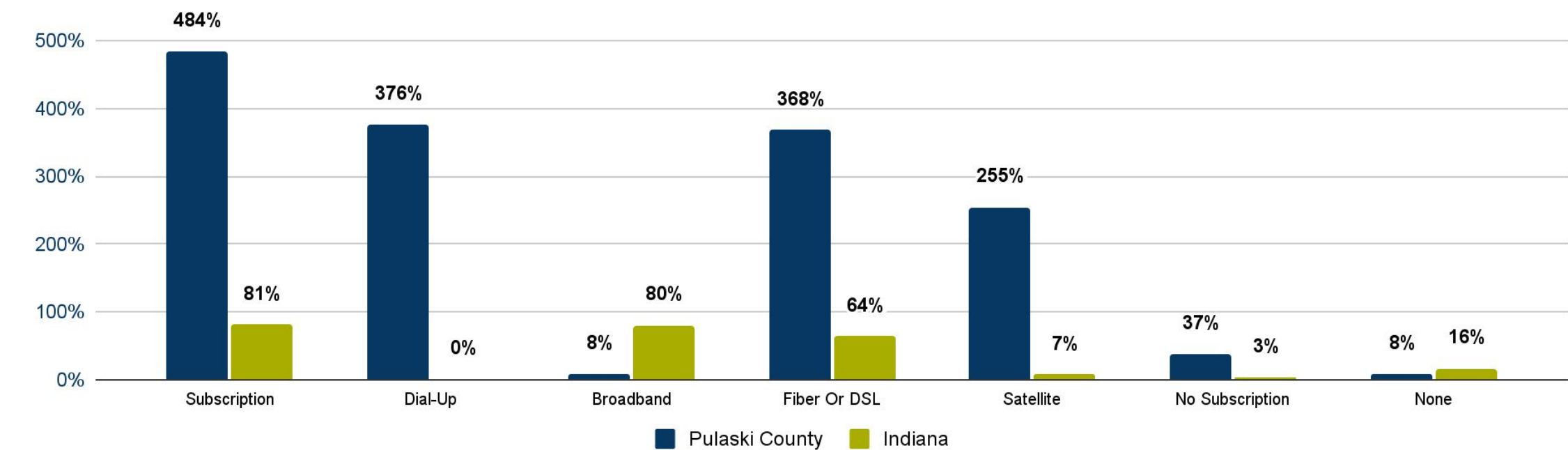


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HOUSING AMENITIES | 8% of housing units have access to broadband.

Broadband Access
Pulaski County | 2017-2020



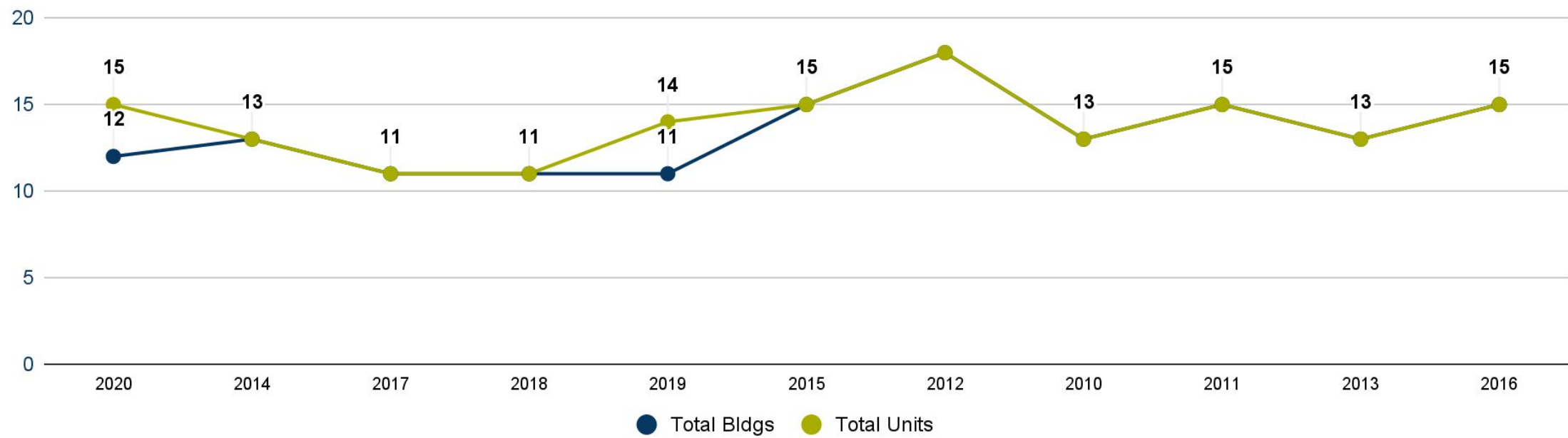
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 15 new housing starts in 2016 in Pulaski County, with 147 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Pulaski 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.