

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR LAWRENCE 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**:

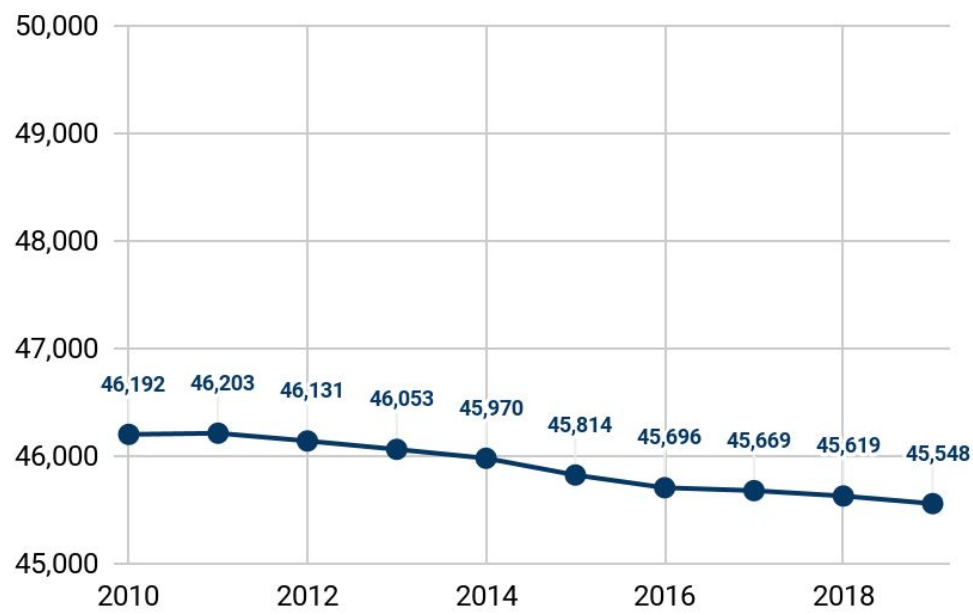
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

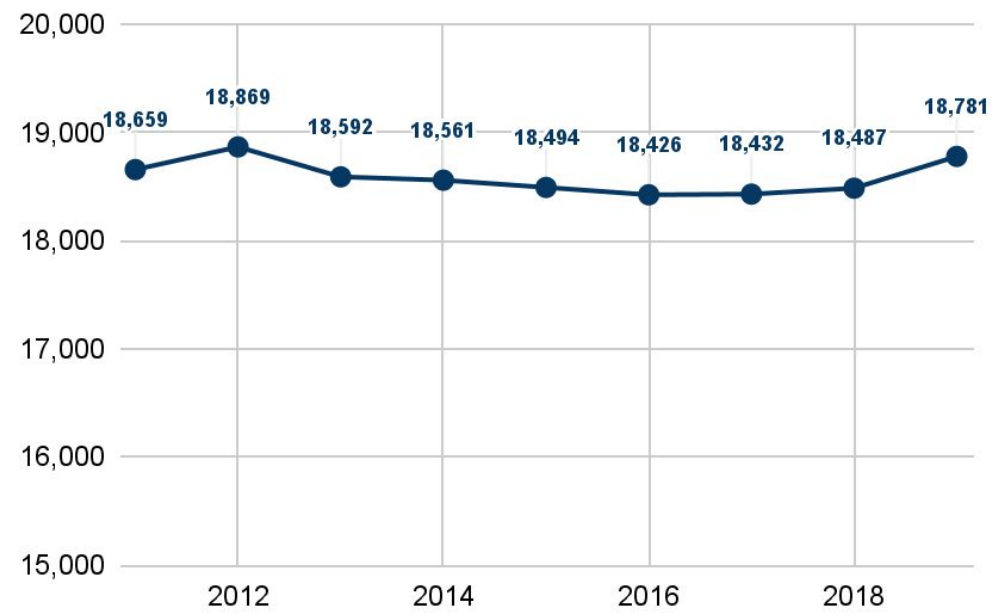
POPULATION | Lawrence County's population has decreased by 1.39% (644 people) between 2010-2019. In the same time period, the total number of households increased by 0.55% (102 households).

Resident Population
Lawrence County | 2010-2019



Source: FRED, U.S. Census Bureau

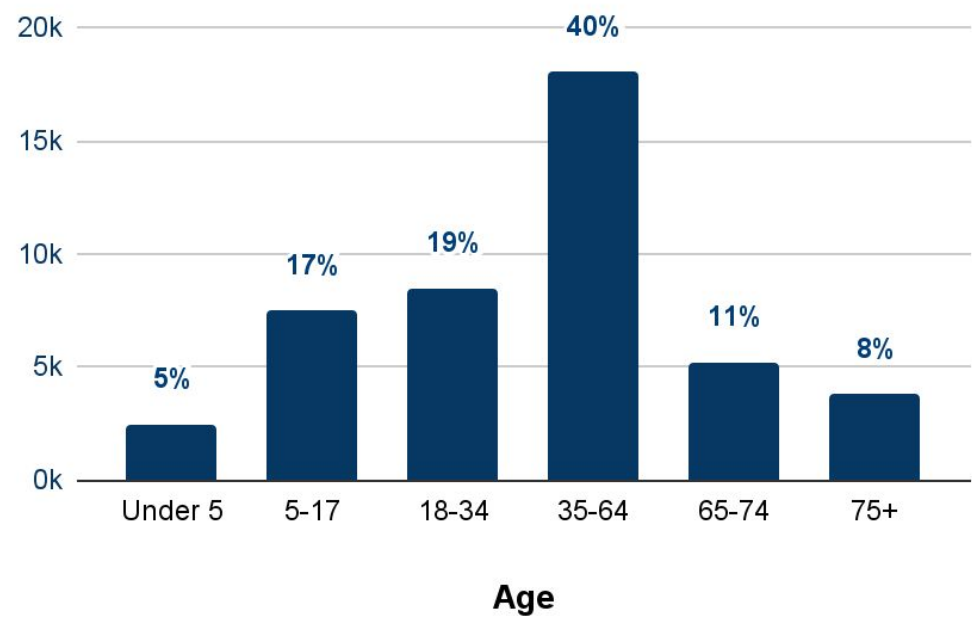
Households
Lawrence County | 2010-2019



Source: FRED, U.S. Census Bureau

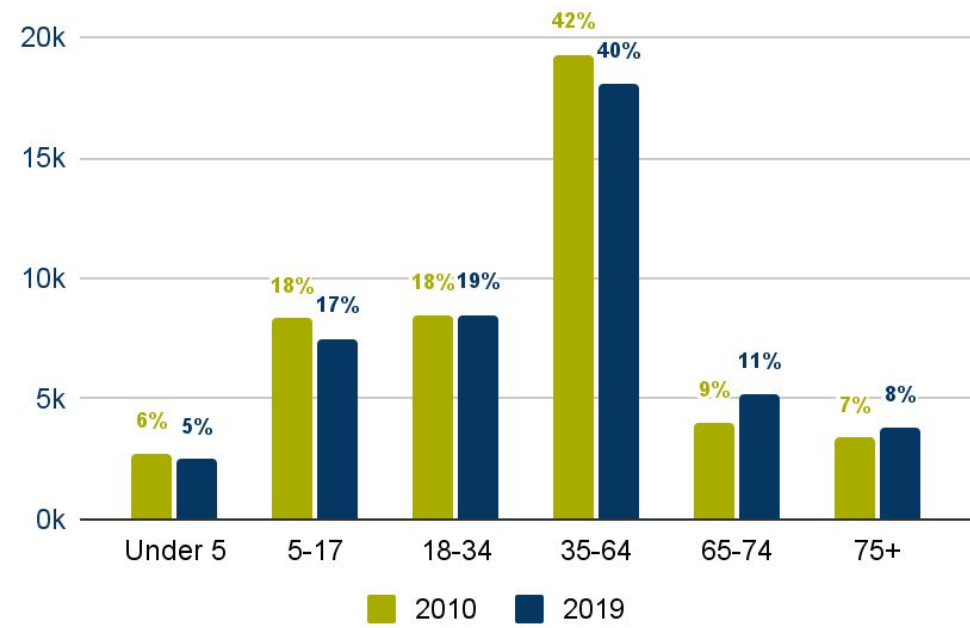
AGE | 20% of people in Lawrence County are above the age of 65, while 22% are below 18.

Population by Age
Lawrence County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Lawrence County | 2010, 2019

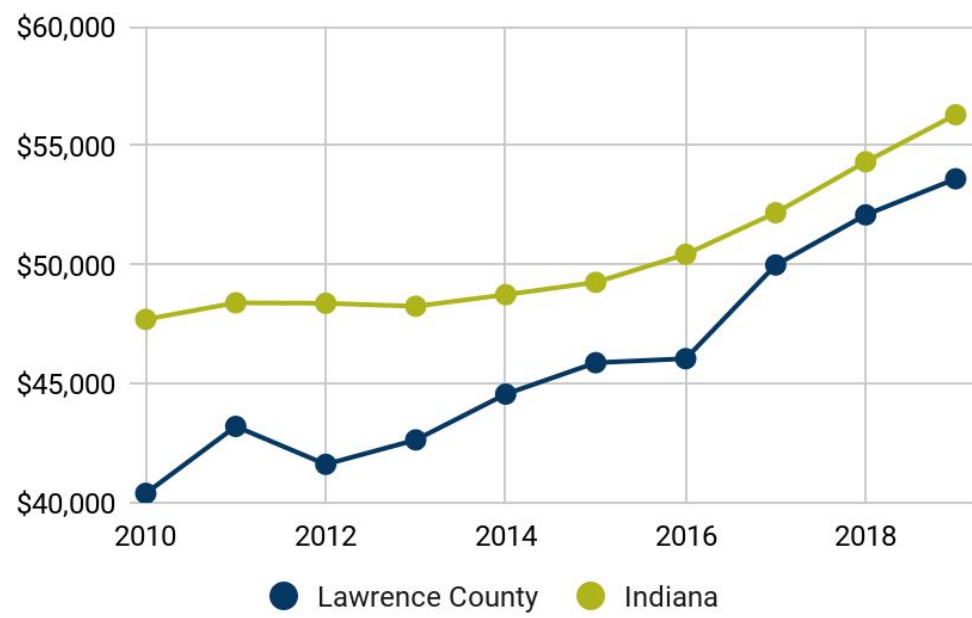


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Lawrence County had a median income of \$53,610 in 2019, up 33% since 2010. 32% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

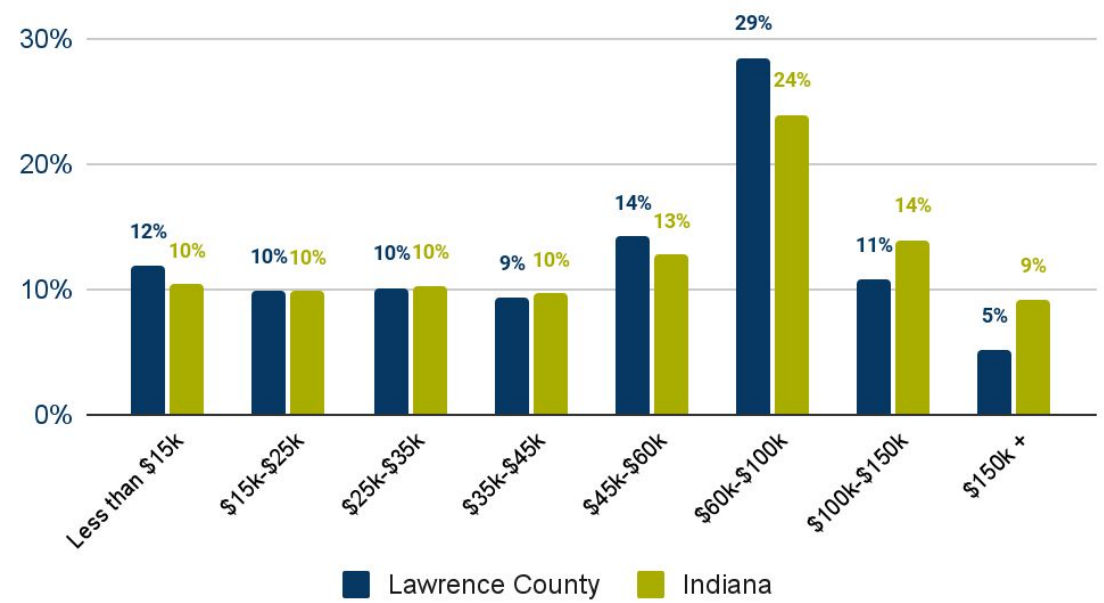
Lawrence County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

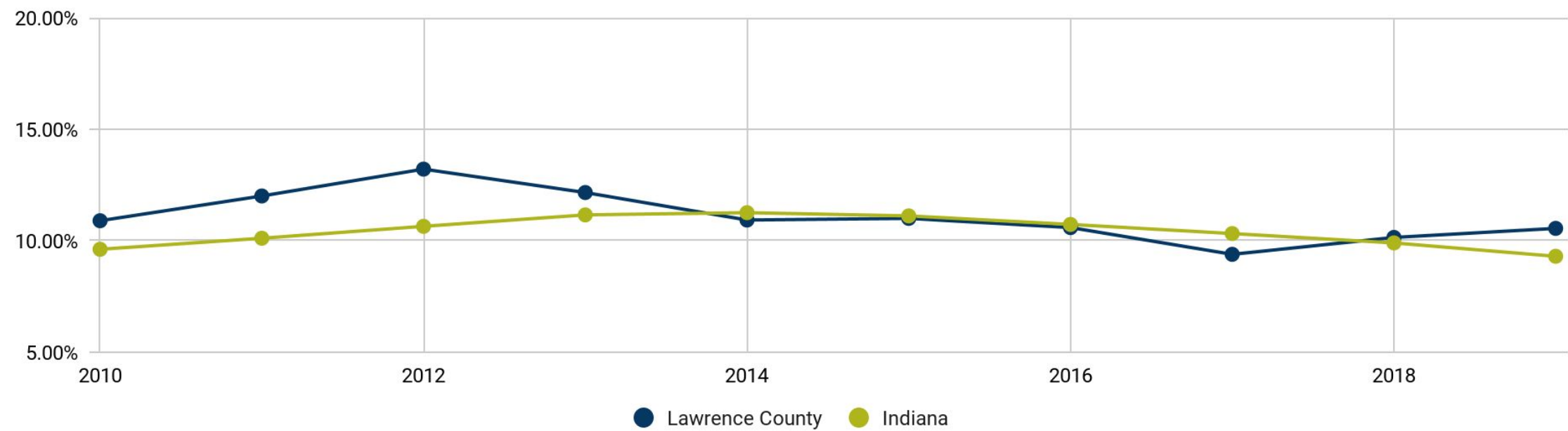
Lawrence County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.6% of families live in poverty conditions in Lawrence County, down 0.34 percentage points from 10.9% in 2010.

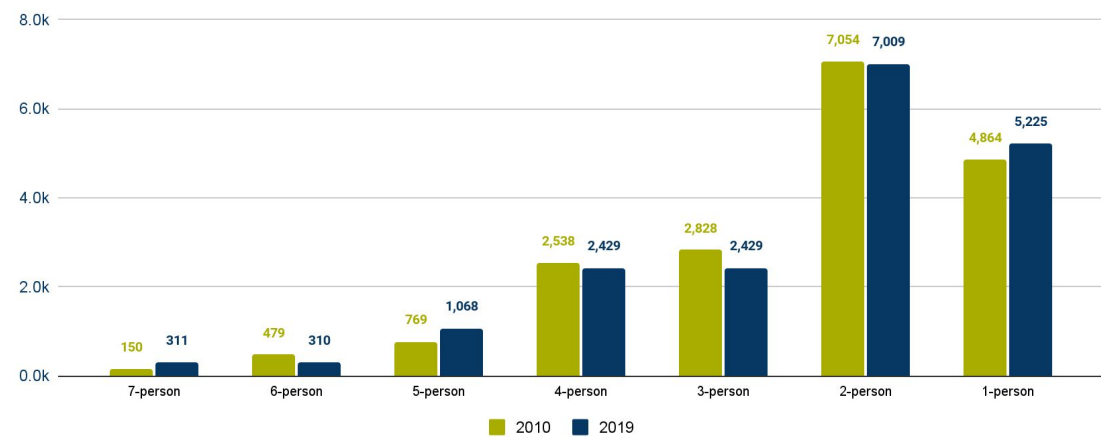
Family Poverty Rate
Lawrence County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.39 people, compared to 2.52 statewide. The Lawrence County average household has shrunk by 0.06 persons since 2010.

Household Size
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

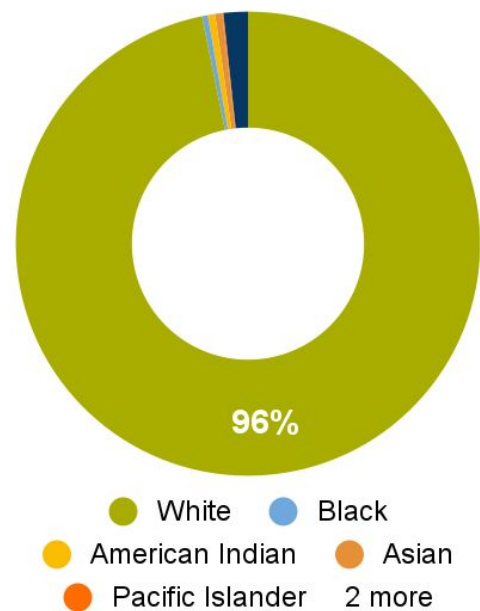


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Lawrence County is 96% white, 0% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

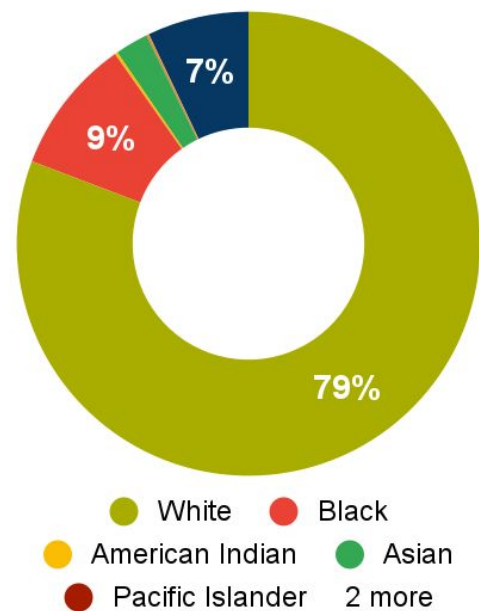
Racial/Ethnic Distribution

Lawrence County | 2019



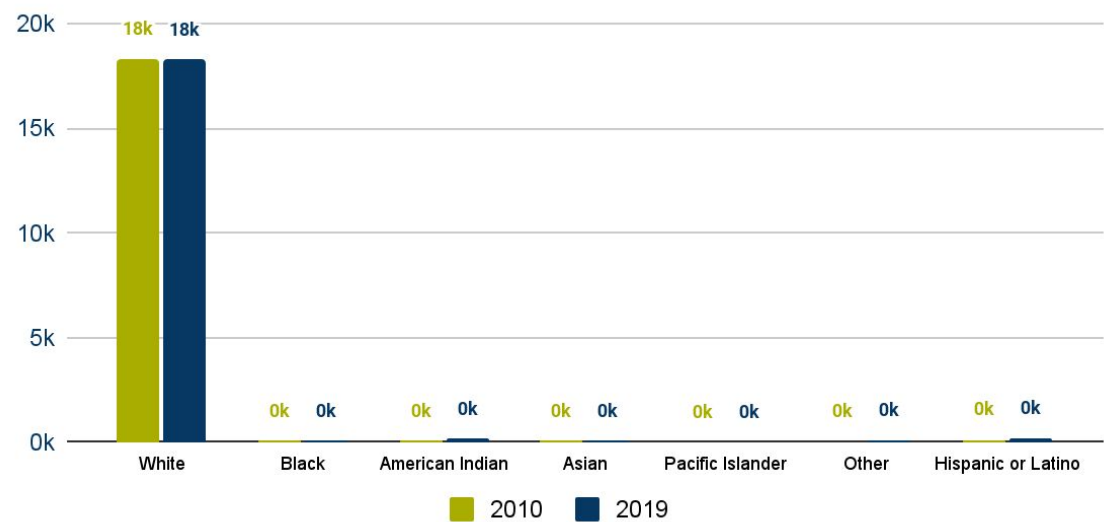
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

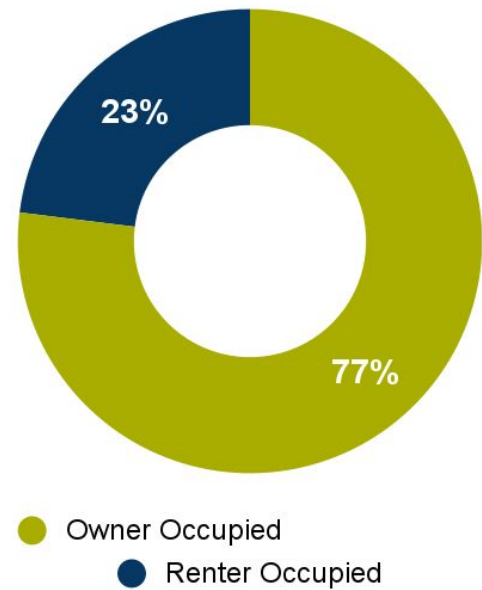
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

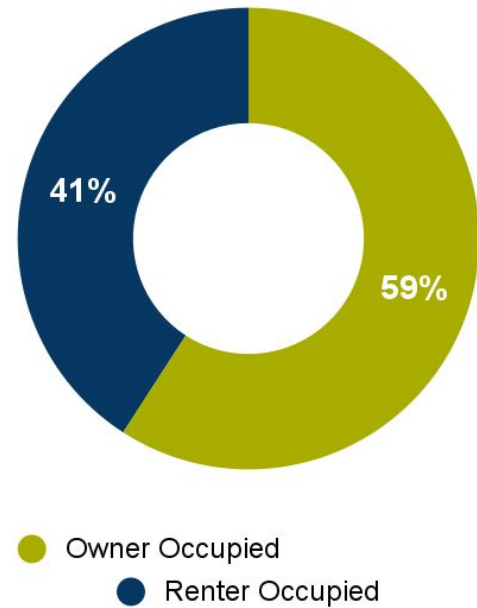
HOUSING TENURE | In 2019, 23% of households (4,324 households) in Lawrence County were renters, while 77% (14,457 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure
Lawrence County | 2019

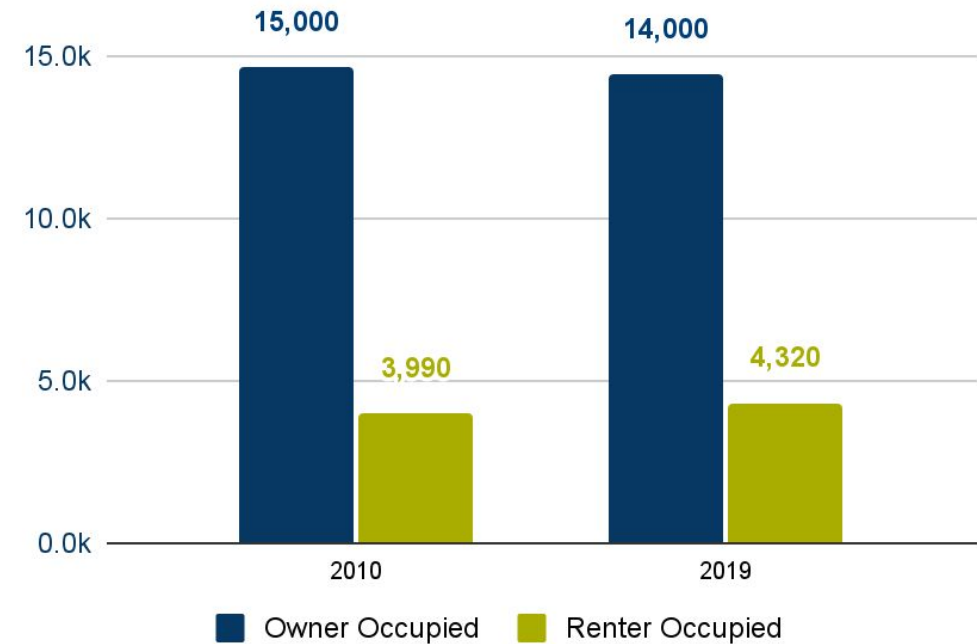


Source: ACS 2019 5-year estimates

Indiana | 2019



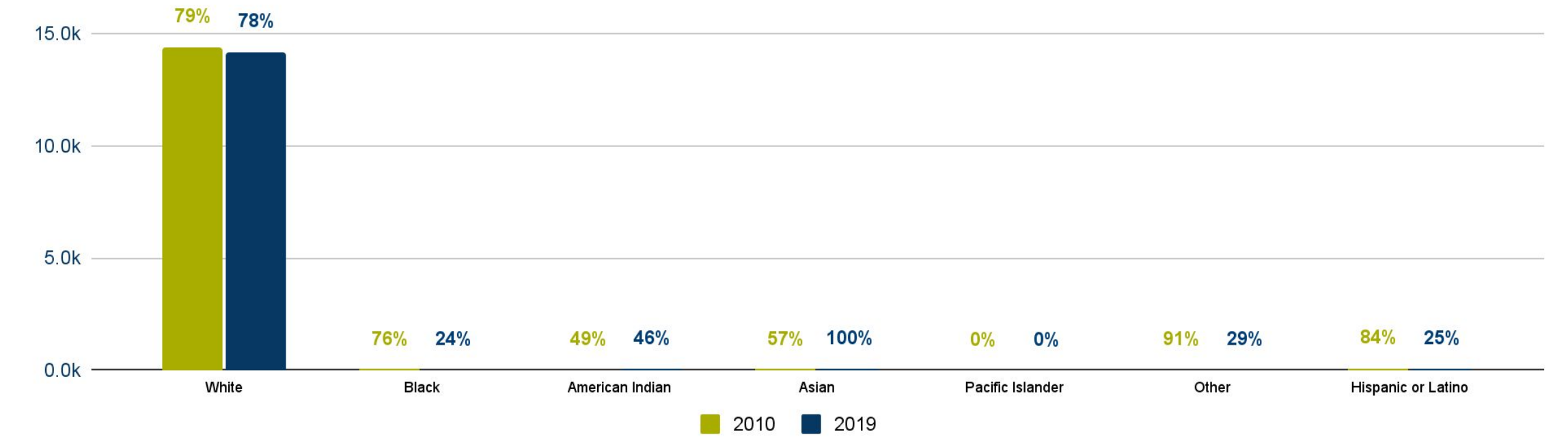
Total Households by Tenure
Lawrence County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 78% among non-Hispanic White households, 24% for Black households, and 25% for Hispanic or Latino households.

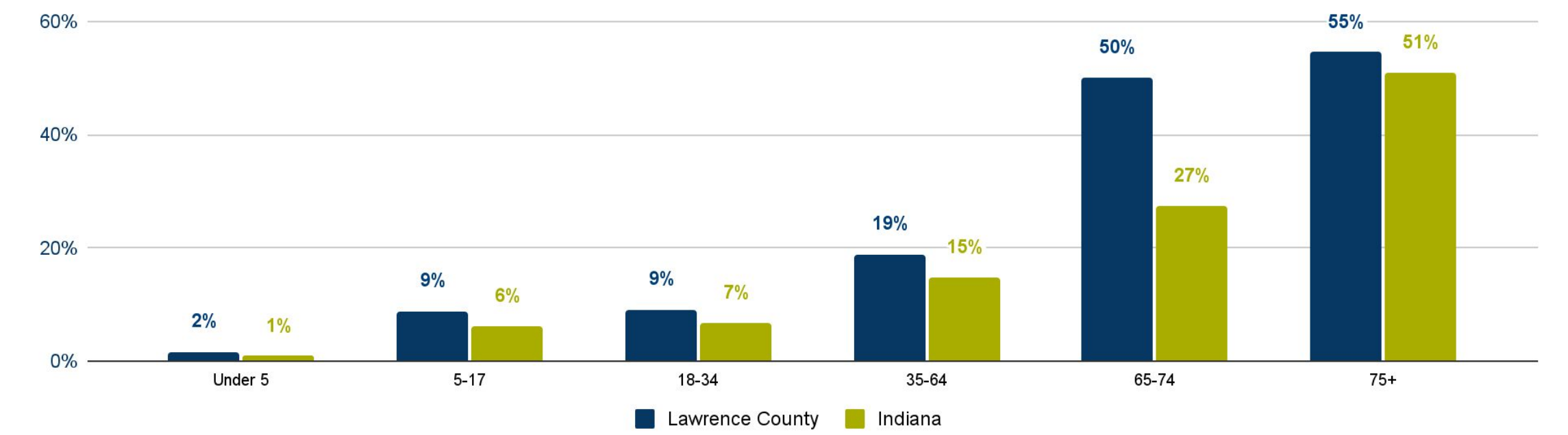
Homeownership by Race
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 21% of people in Lawrence County live with a disability. For people above 65, the share increases to 52%.

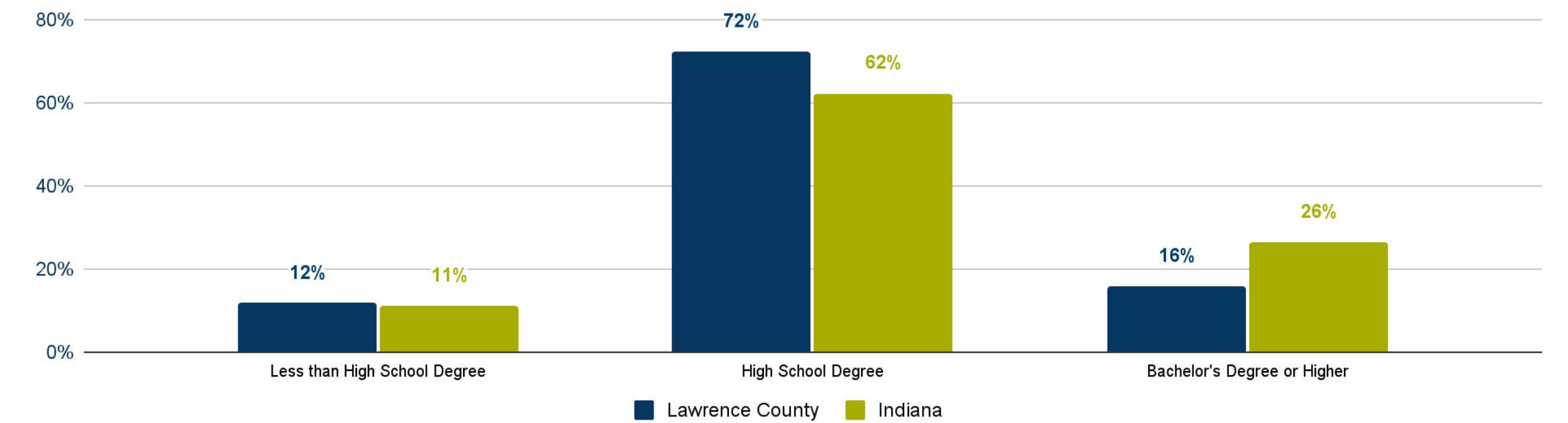
Share of the Population with a Disability by Age
Lawrence County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Lawrence County, 72% of the population has at least a high school degree and 16% of the population has at least a Bachelor's degree.

Educational Attainment
Lawrence County, Indiana | 2019

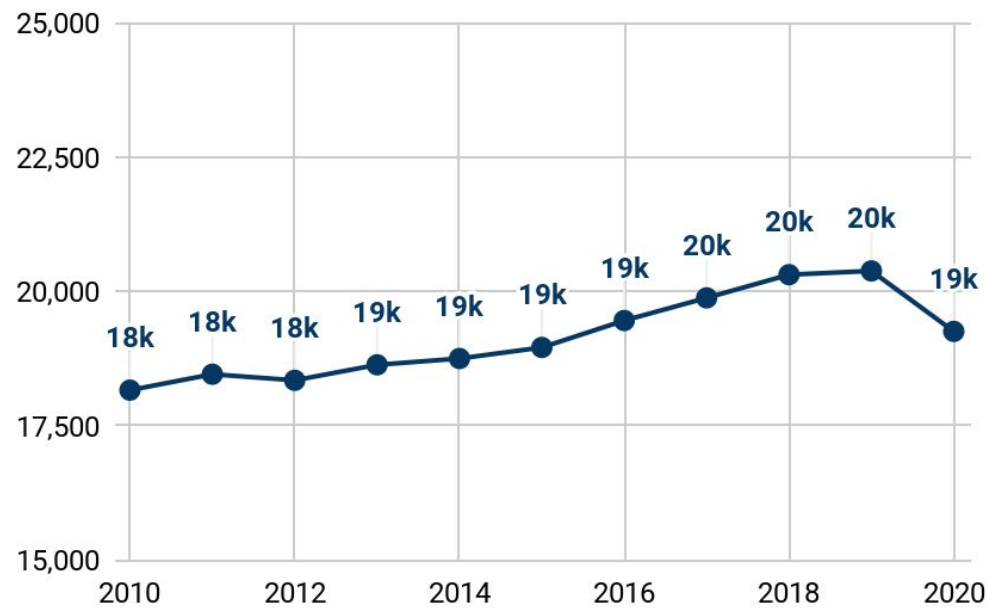


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

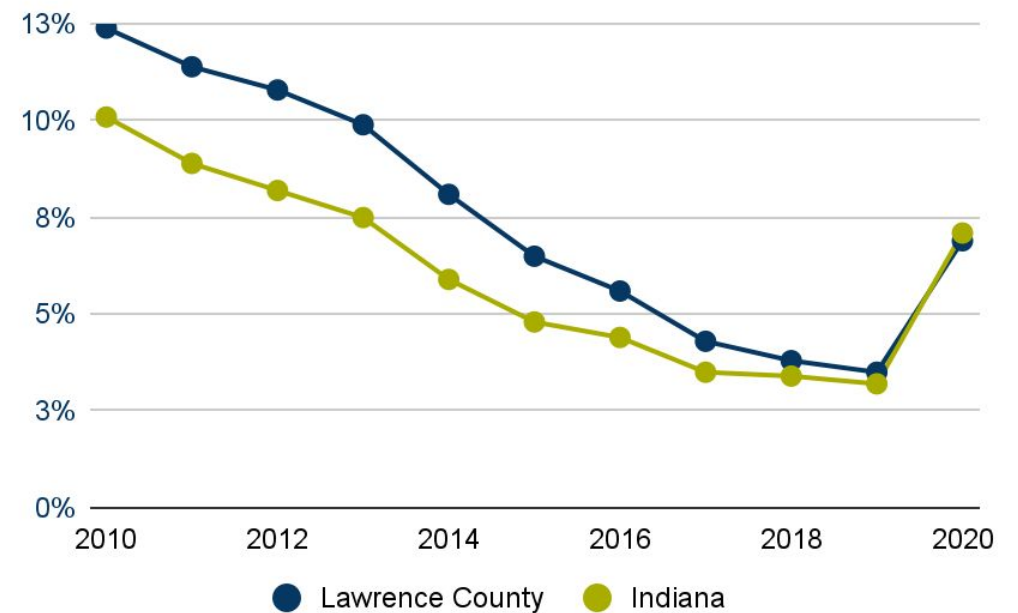
EMPLOYMENT BASE | There are currently 19,000 employed persons in Lawrence County, up by 6.02% since 2010. The unemployment rate in 2020 was 6.90%, up 3.40 points from 2019.

Total Employment
Lawrence County | 2010-2019



Source: ACS 2010-2019 5-year estimates

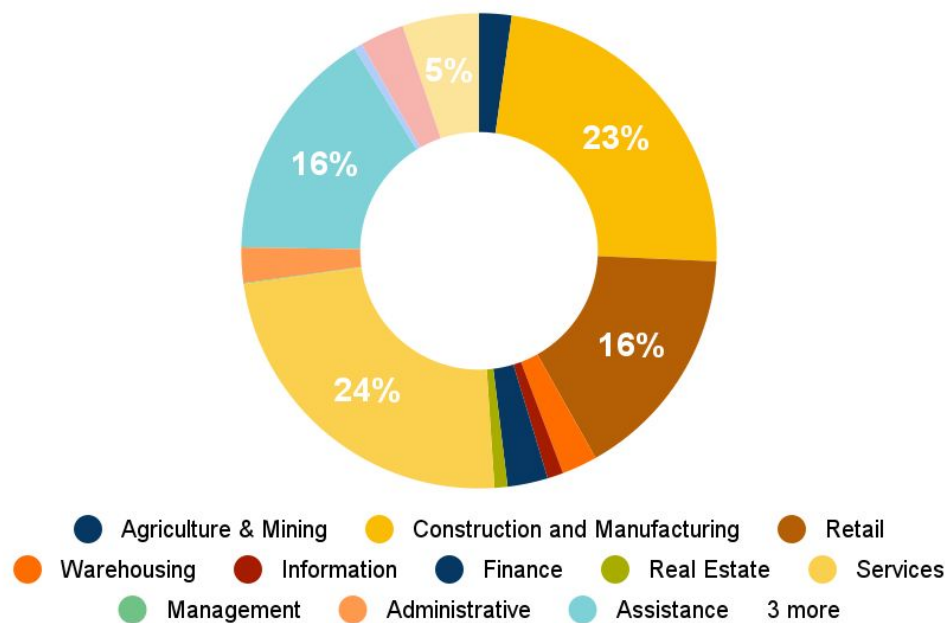
Unemployment Rate
Lawrence County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Lawrence County, accounting for 18% of all jobs, followed by Health Care and Social Assistance (16% of all jobs).

Total Jobs by All Industries
Lawrence County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | **\$36,526**
- 2. Trade, transportation, and utilities | **\$33,239**
- 3. Goods-producing | **\$65,074**
- 4. Education and health services | **\$40,054**
- 5. Professional and business services | **\$51,128**

Source: BLS

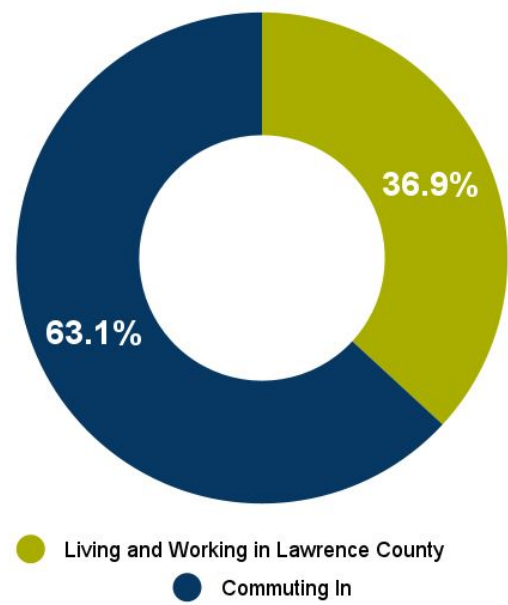
Top 5 Employers

- 1. Gm Powertrain (Bedford)
- 2. Iu Health Bedford Hospital (Bedford)
- 3. Walmart Supercenter (Bedford)
- 4. Times-mail (Bedford)
- 5. Stone Belt (Bedford)

Source: BLS

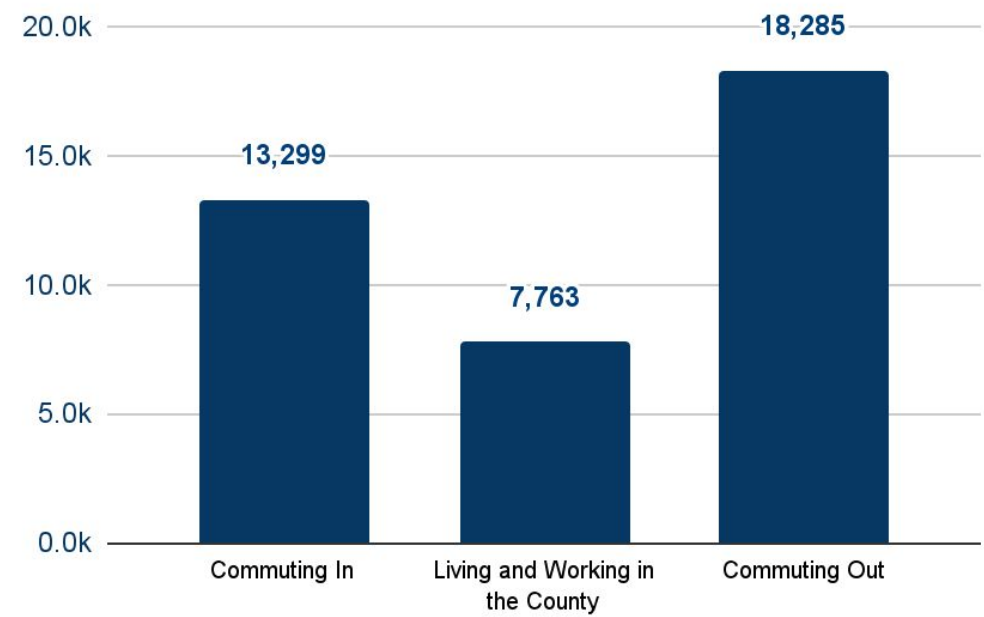
COMMUTER INFLOW / OUTFLOW | 13,000 commuters come into Lawrence County for their jobs, while 18,000 employees travel outside of Lawrence County for their jobs.

Employment Inflow
Lawrence County | 2018



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

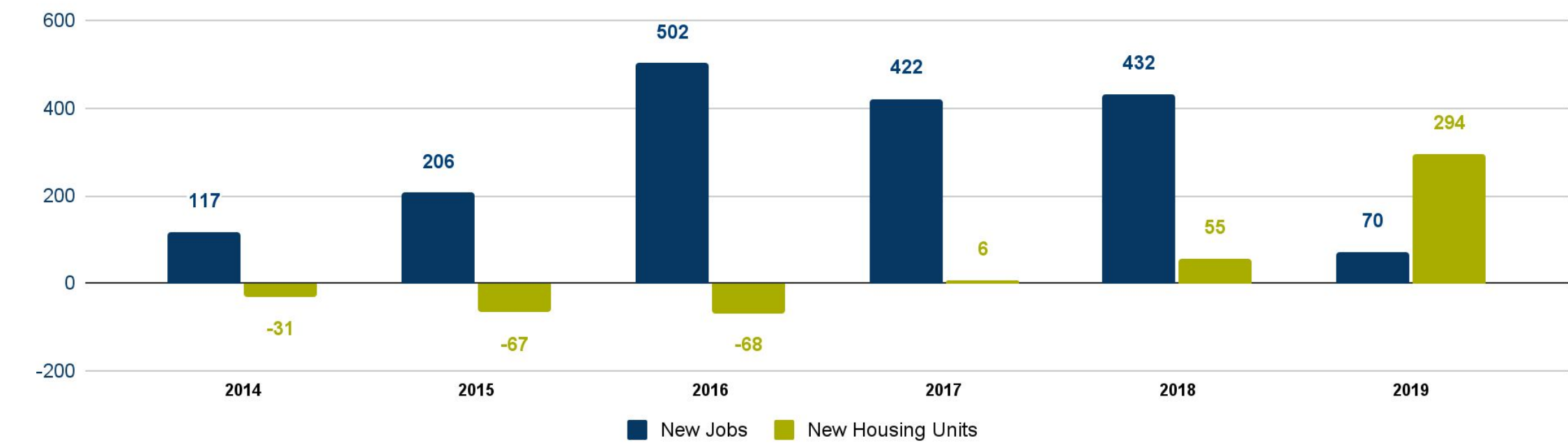
Commuting Patterns
Lawrence County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Lawrence County has created 1,749 jobs between 2014-2019 and 189 housing units, or 11 units for every 100 jobs created.

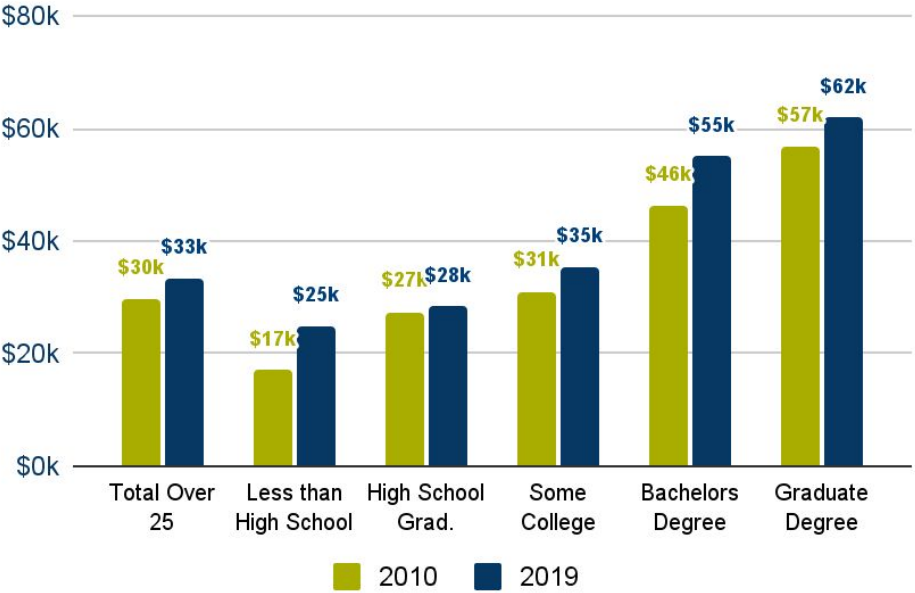
Job Growth and Housing Production
Lawrence County | Total Jobs, New Jobs



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

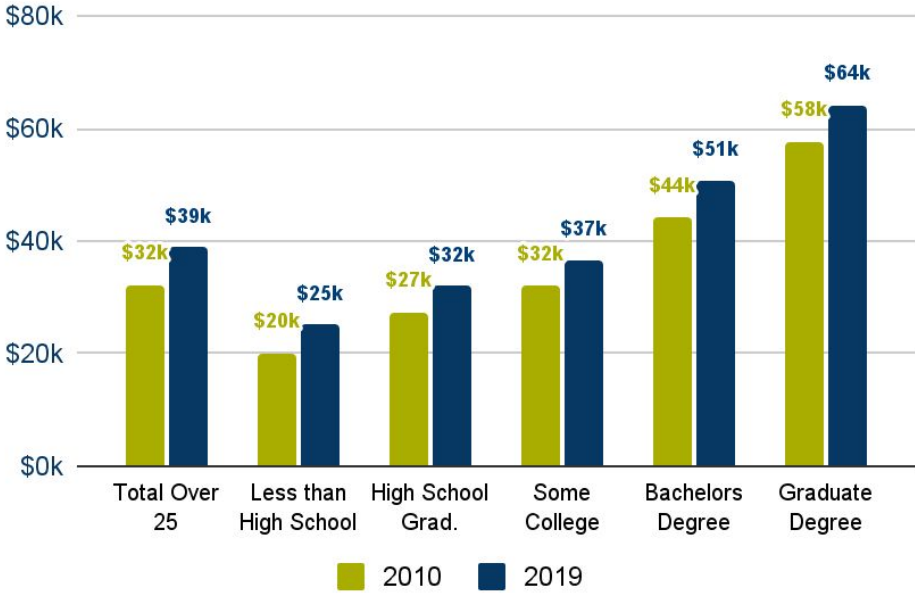
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 13% since 2010 for the total population and increased 3% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

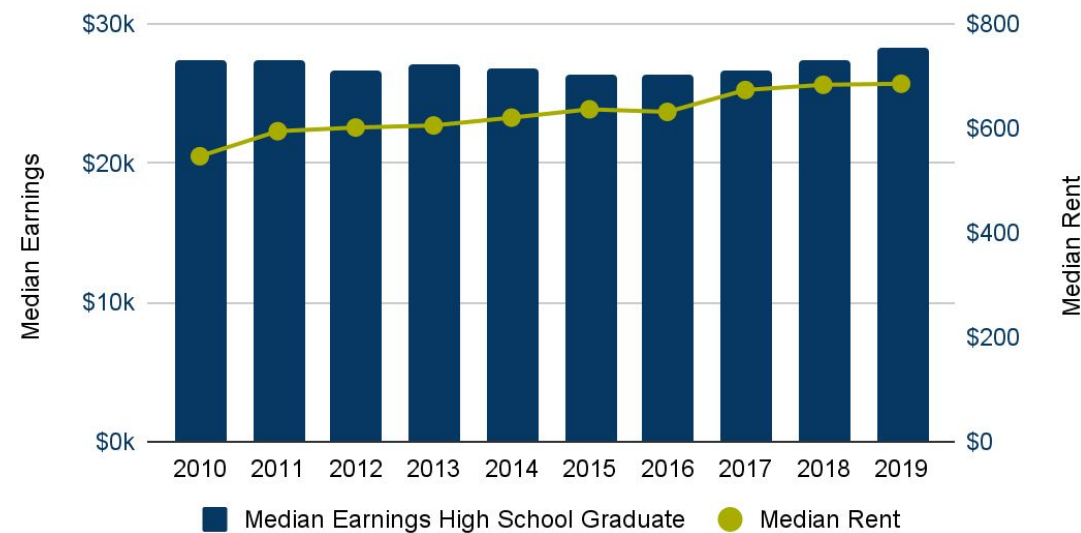
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

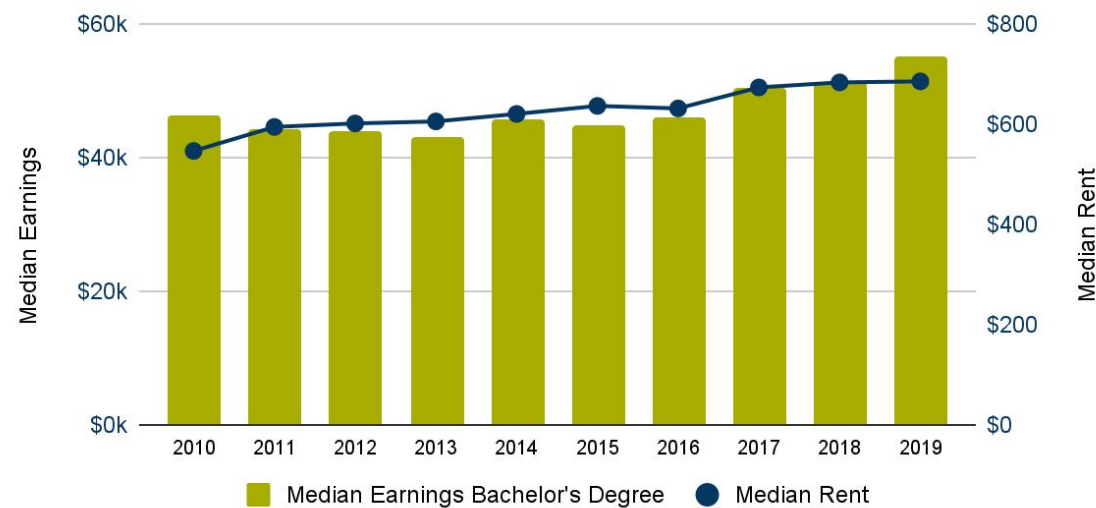
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 25.4%, or 25% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



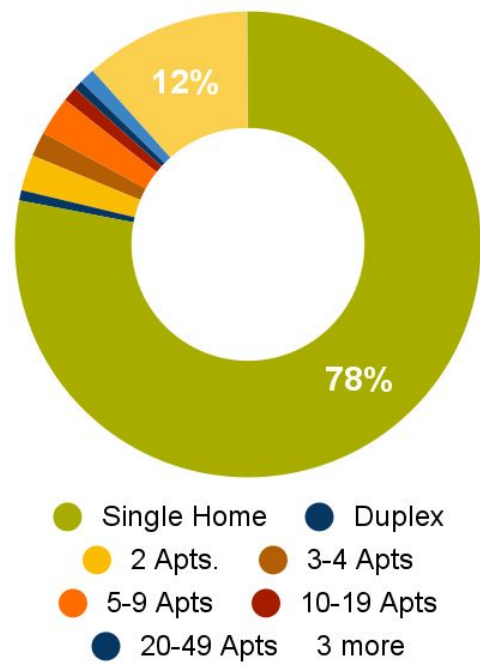
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

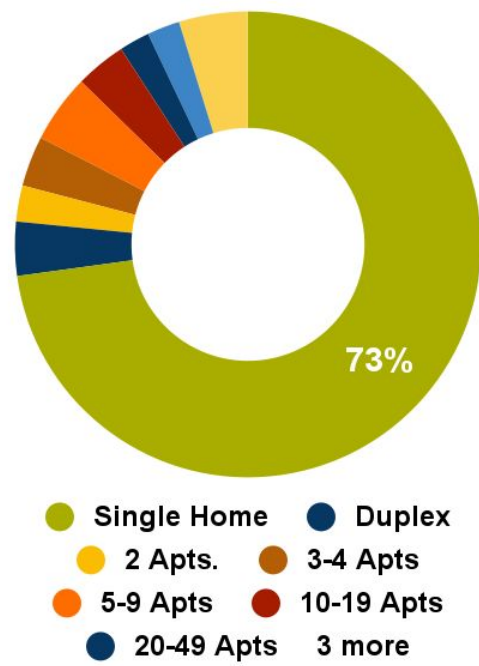
HOUSING TYPOLOGY | 78% of homes in Lawrence County are single-family, while 10% are multifamily. Multifamily housing has increased by 6 homes since 2010.

Housing Typology

Lawrence County | 2019



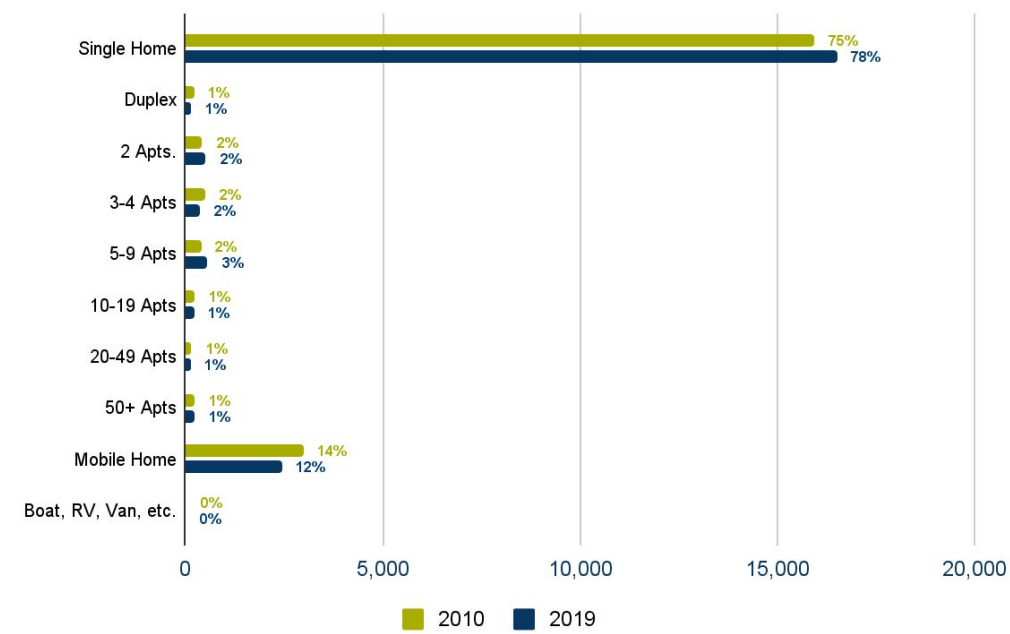
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Lawrence County | 2010-2019



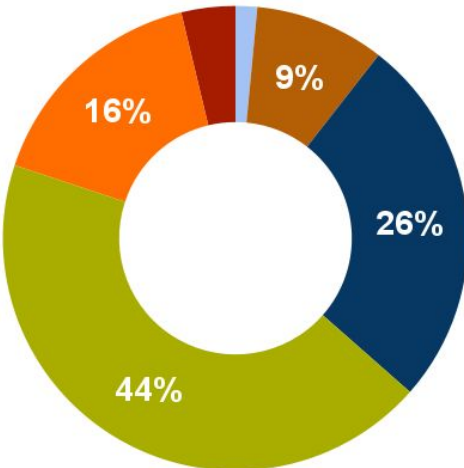
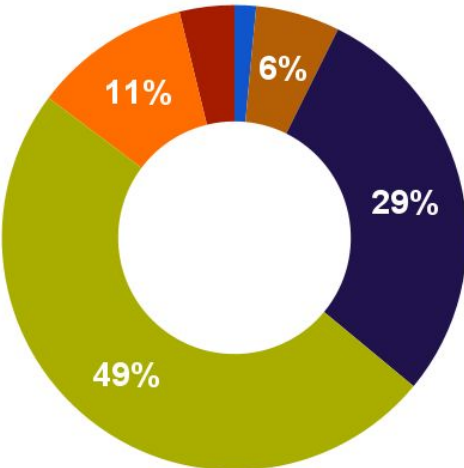
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Lawrence County contain 2.39 bedrooms, with 64% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Lawrence County | 2019

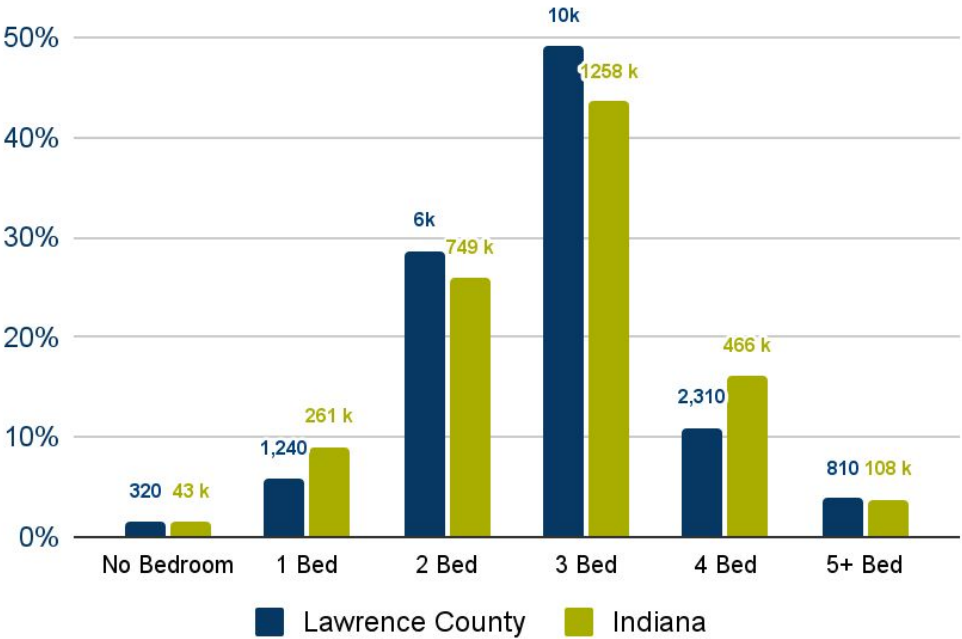
Indiana | 2019



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

Share of Housing Stock by Bedroom

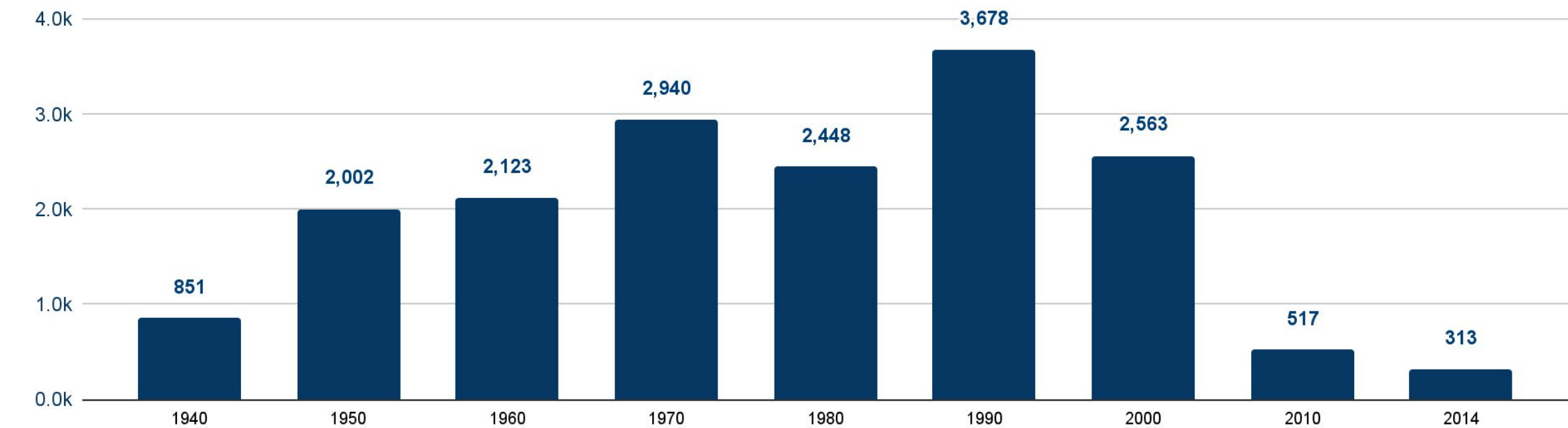
Lawrence County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with a plurality of homes built before 1940.

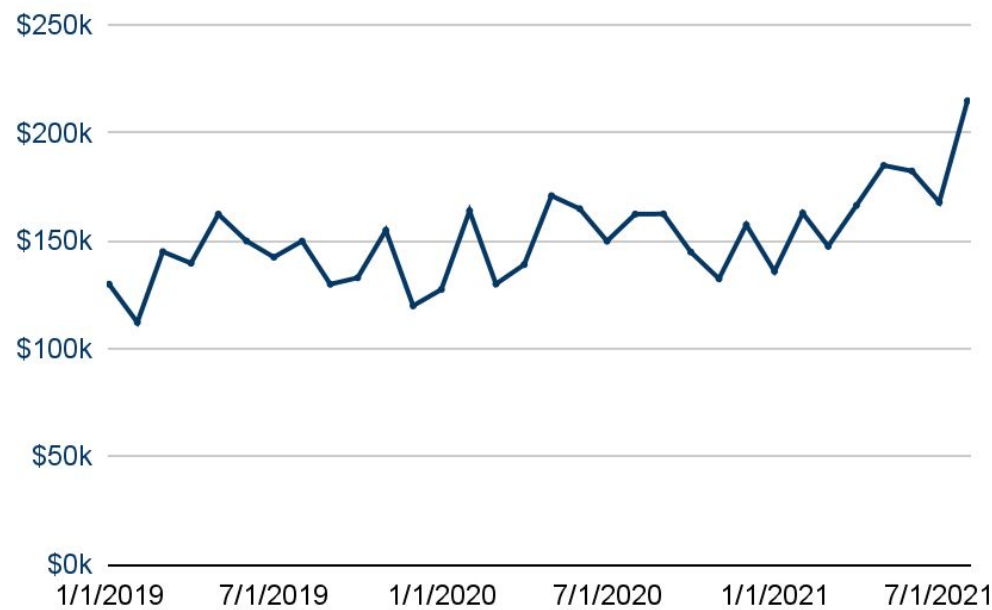
Homes by Year Built
Lawrence County | 2019



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

MEDIAN LISTING PRICE | Homes in Lawrence County have a median listing price of \$215,000. Home prices have increased by 66% since 2019.

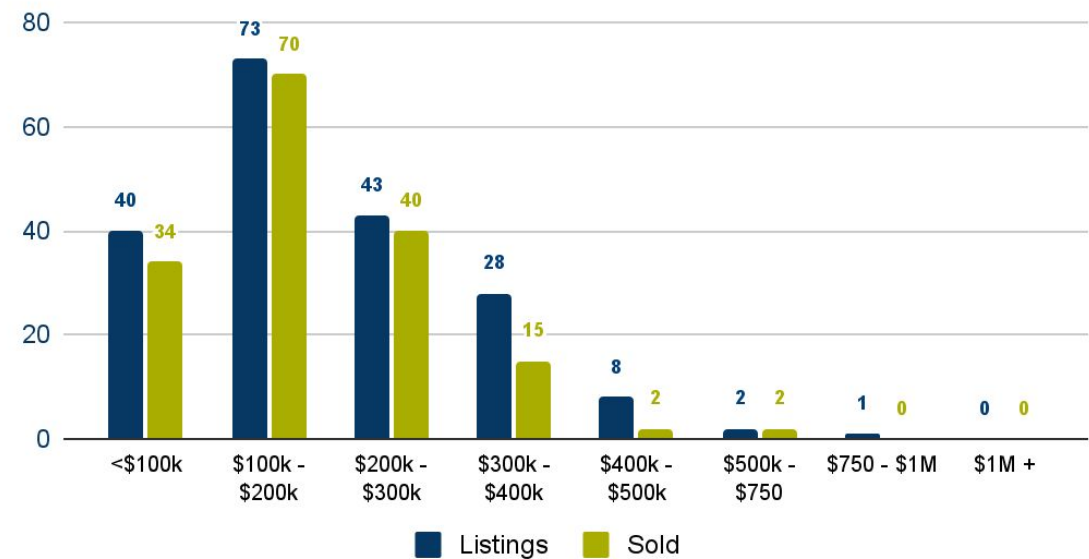
Median Listing Price
Lawrence County | 2019-2021



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)
Lawrence County | 2021

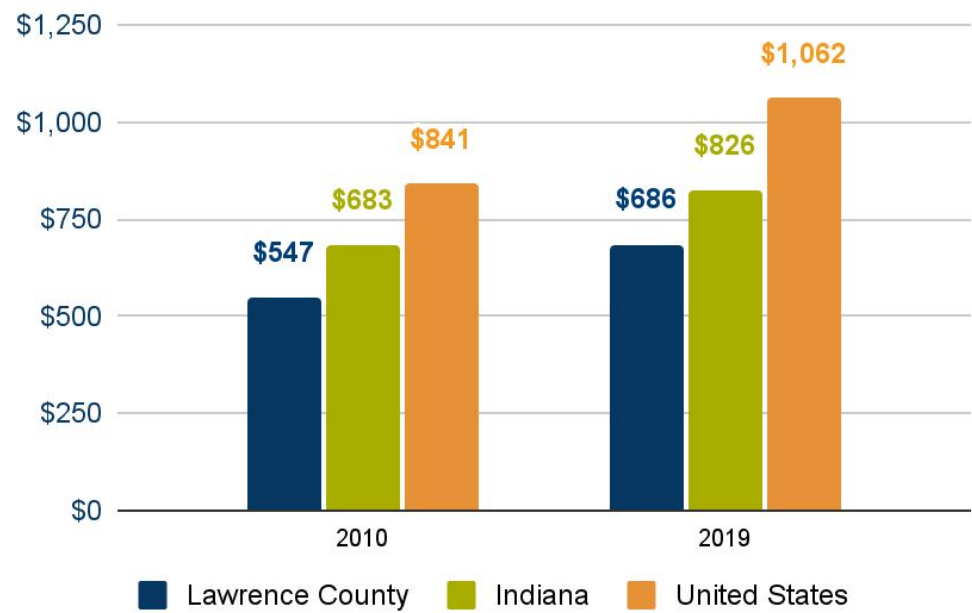


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 25% since 2010, with average rents at \$686 in 2019.

Median Rent

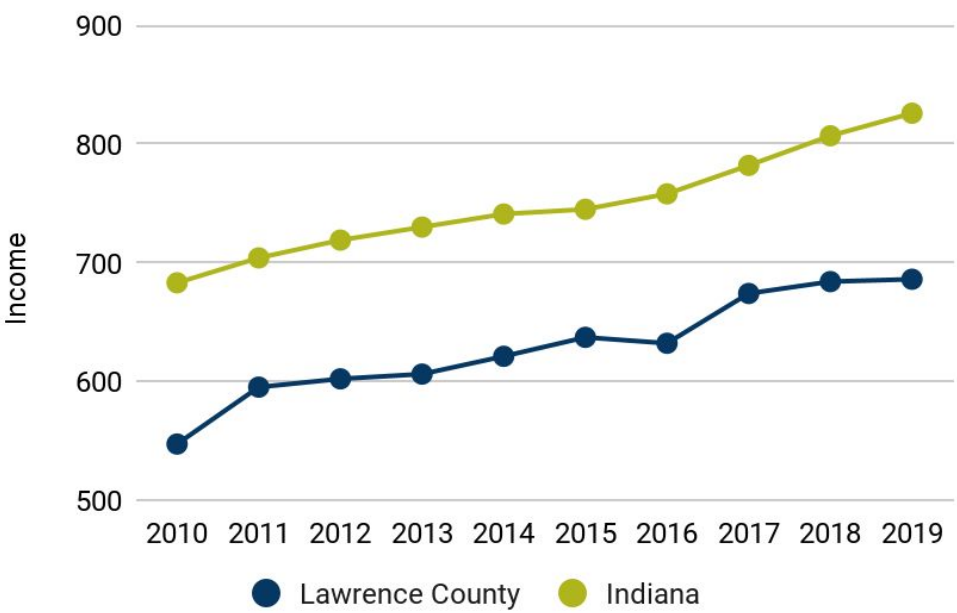
Lawrence County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

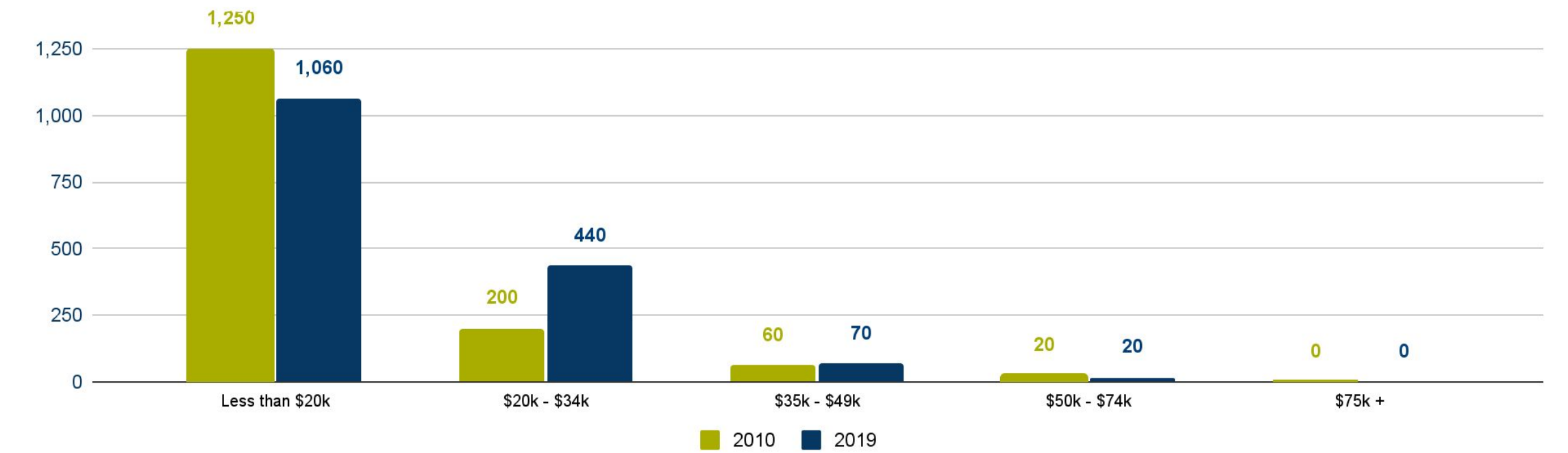
Lawrence County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 43% of renter households are housing cost burdened in Lawrence County, down -5% since 2010. 51% of households earning below \$50,000 are housing cost burdened.

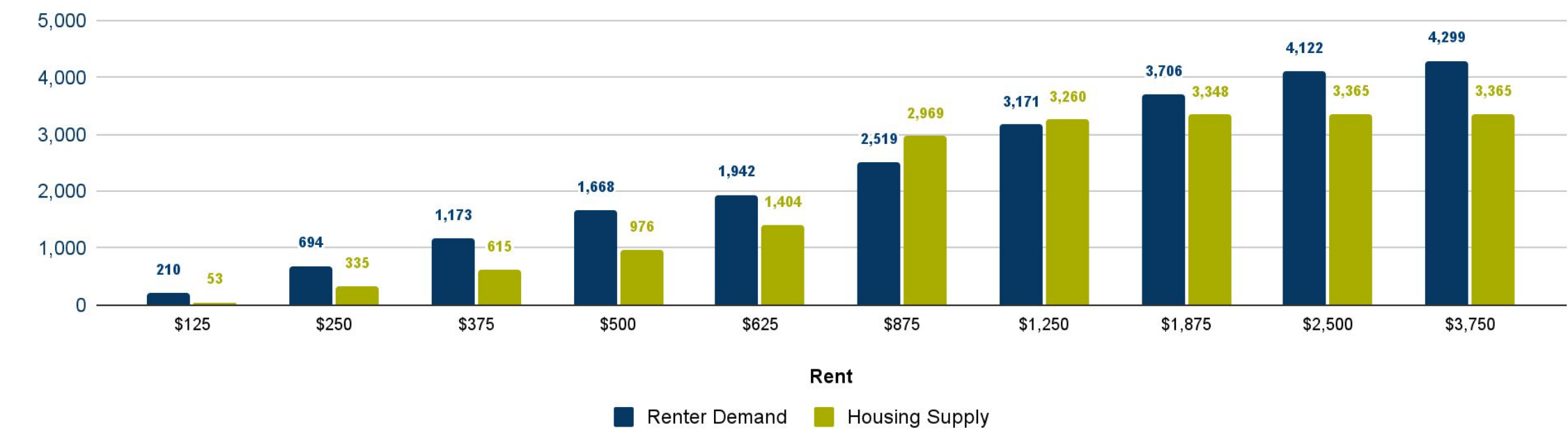
Renter Housing Cost Burden
Lawrence County, Indiana | 2010 - 2019



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
Lawrence County, Indiana | 2010-2019

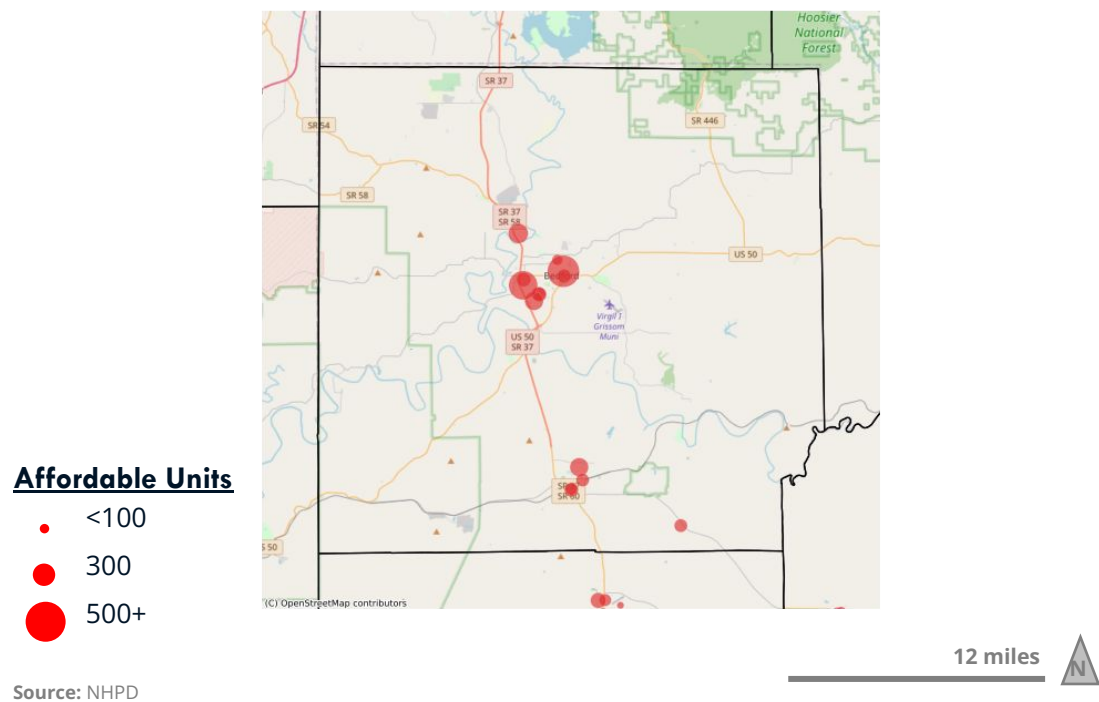


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Lawrence County | 2020



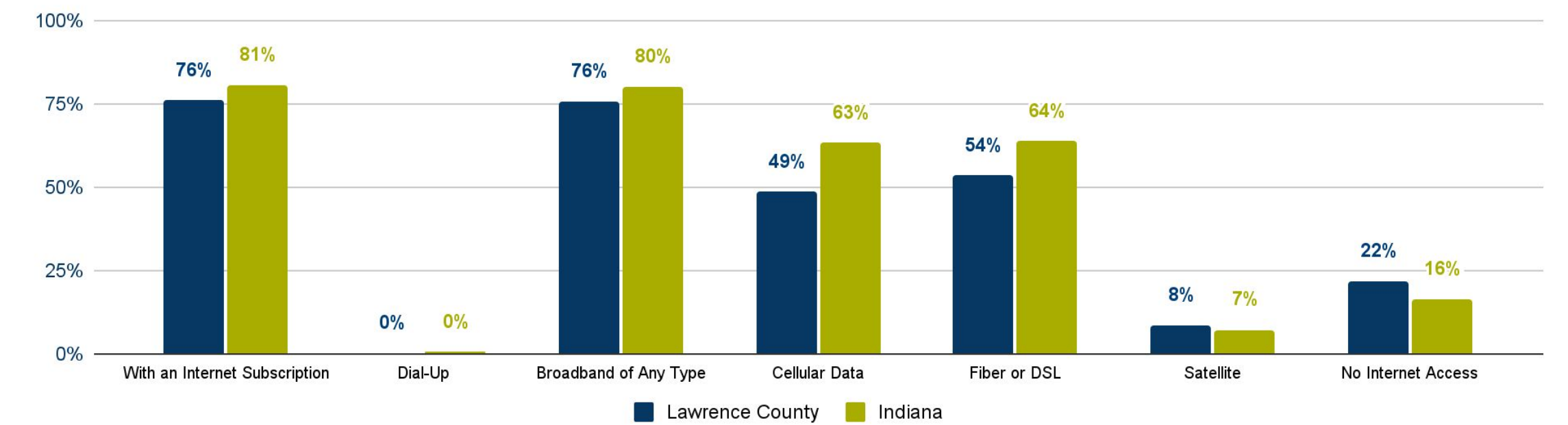
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 76% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Lawrence County | 2020

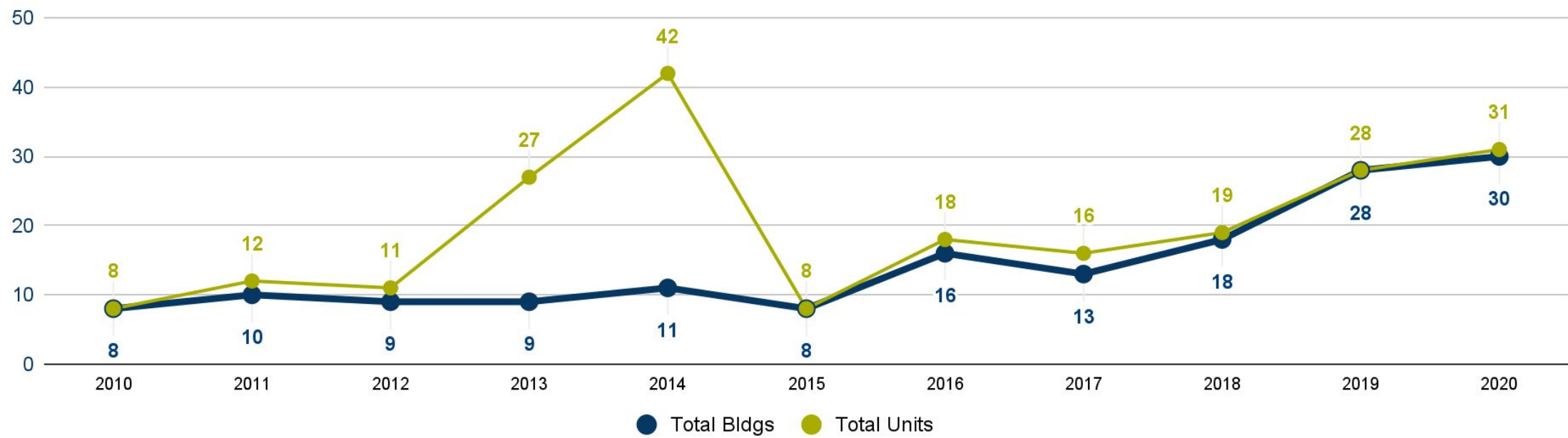


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 30 new housing starts in 2020 in Lawrence County, with 160 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Lawrence 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