

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR PERRY 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**:

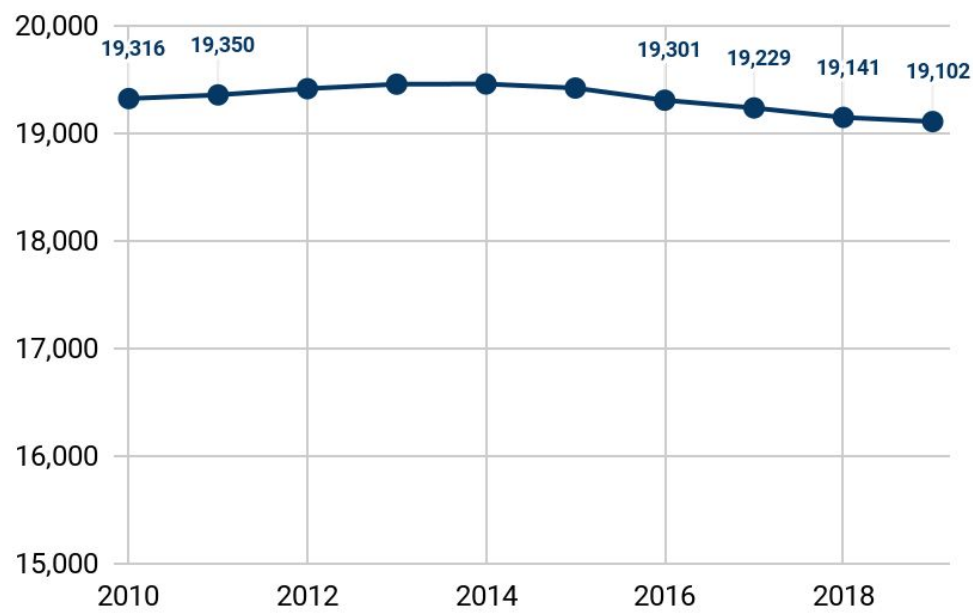
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

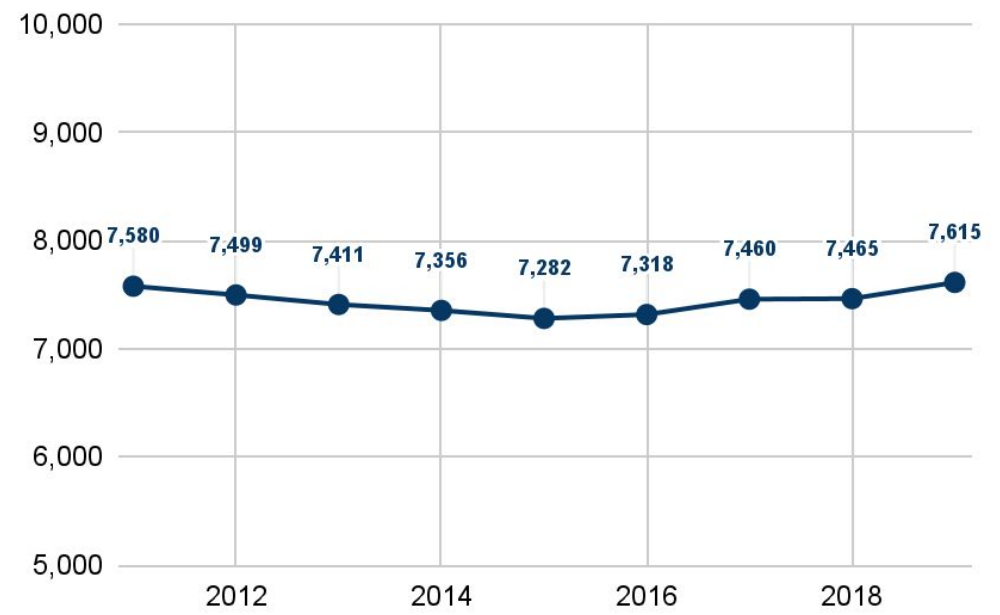
POPULATION | Perry County's population has decreased by 1.11% (214 people) between 2010-2019. In the same time period, the total number of households decreased by 0.94% (72 households).

Resident Population
Perry County | 2010-2019



Source: FRED, U.S. Census Bureau

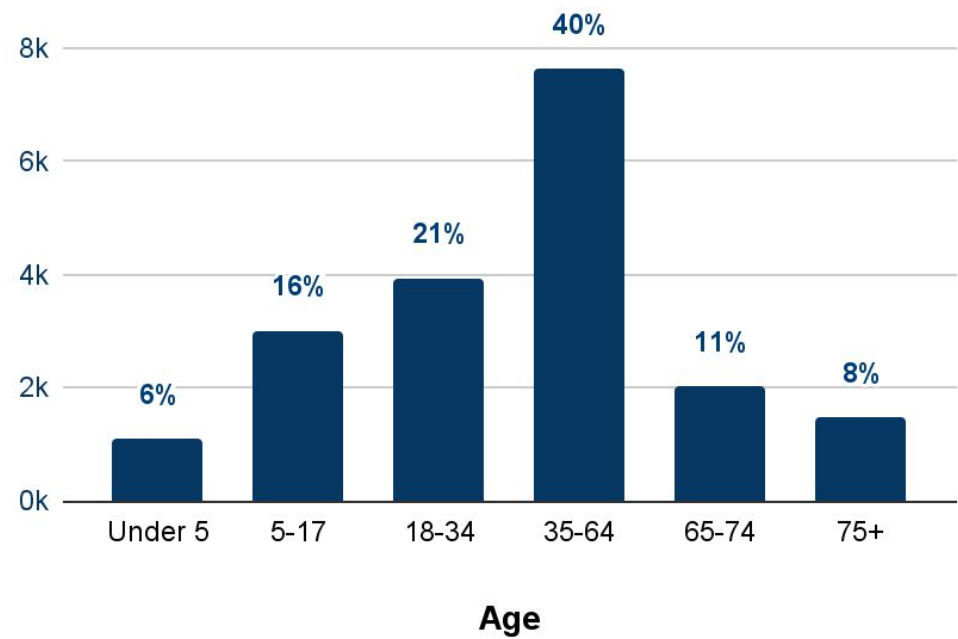
Households
Perry County | 2010-2019



Source: FRED, U.S. Census Bureau

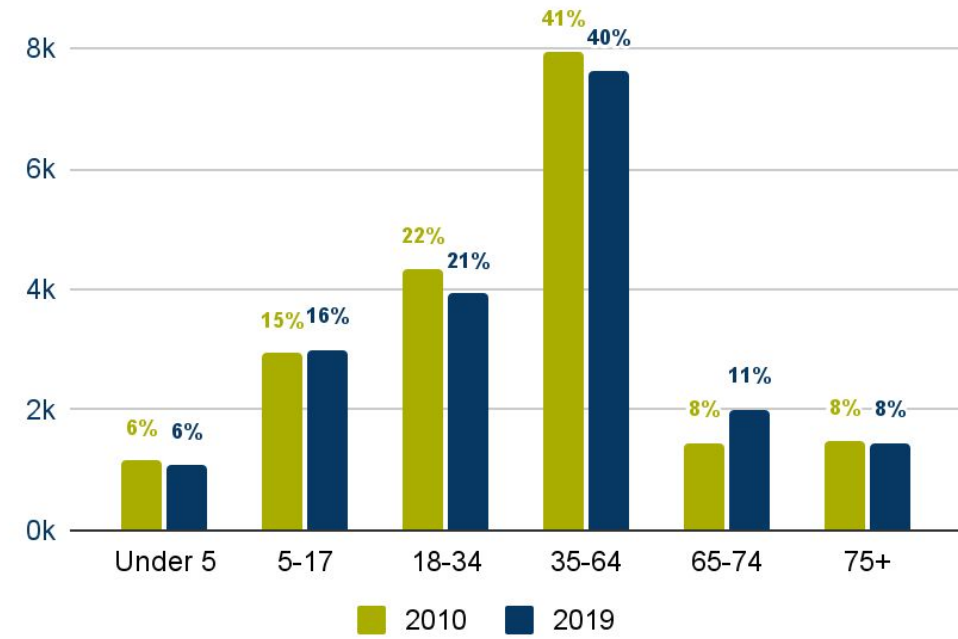
AGE | 18% of people in Perry County are above the age of 65, while 21% are below 18.

Population by Age
Perry County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Perry County | 2010, 2019

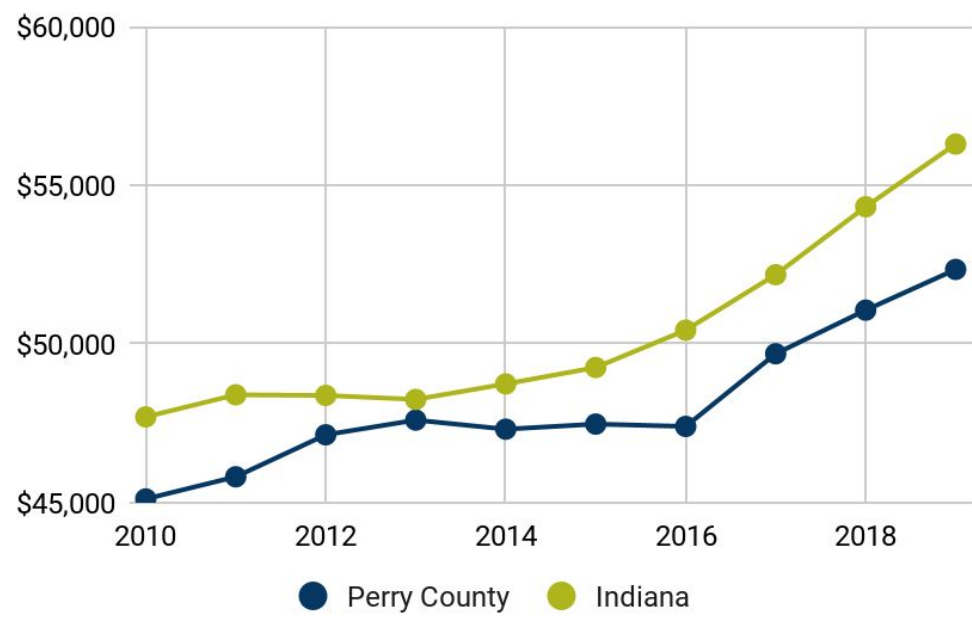


Source: ACS 2010-2019 1-year estimates

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

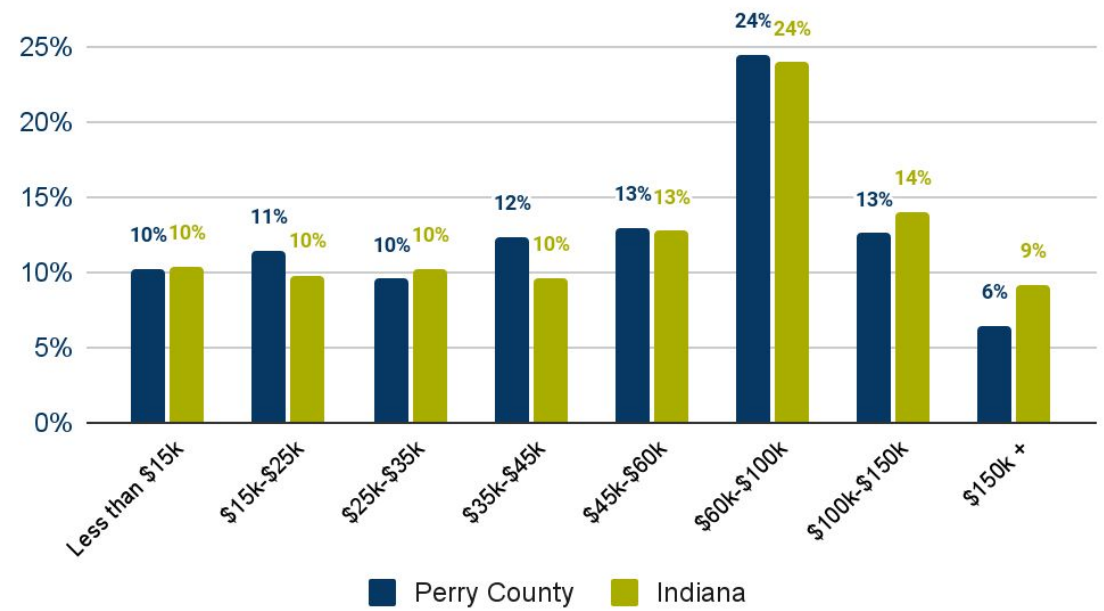
Perry County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

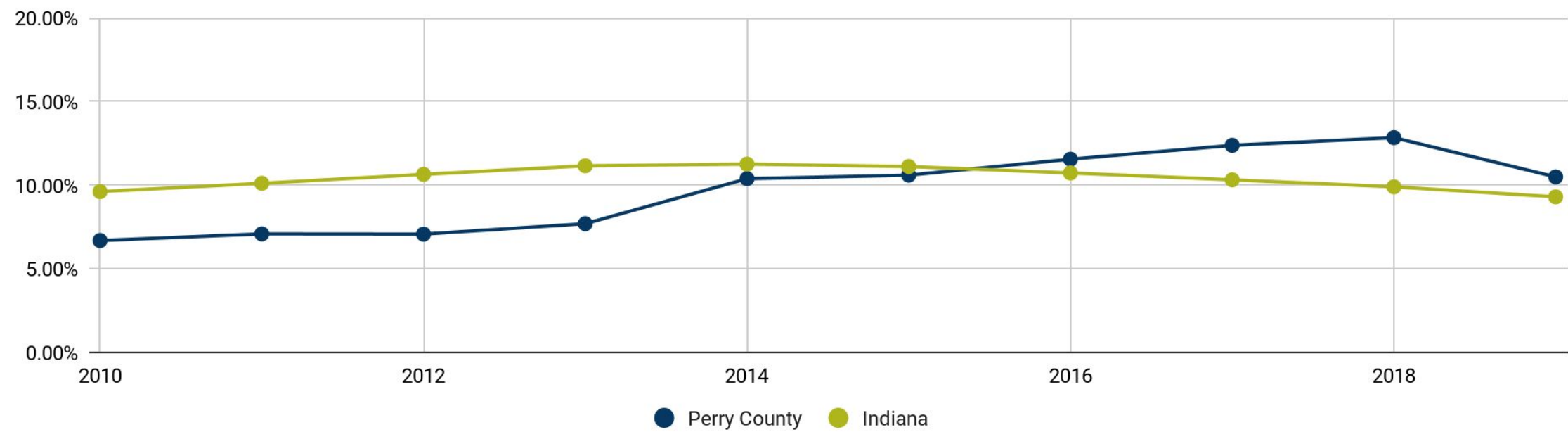
Perry County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.5% of families live in poverty conditions in Perry County, up 3.81 percentage points from 6.7% in 2010.

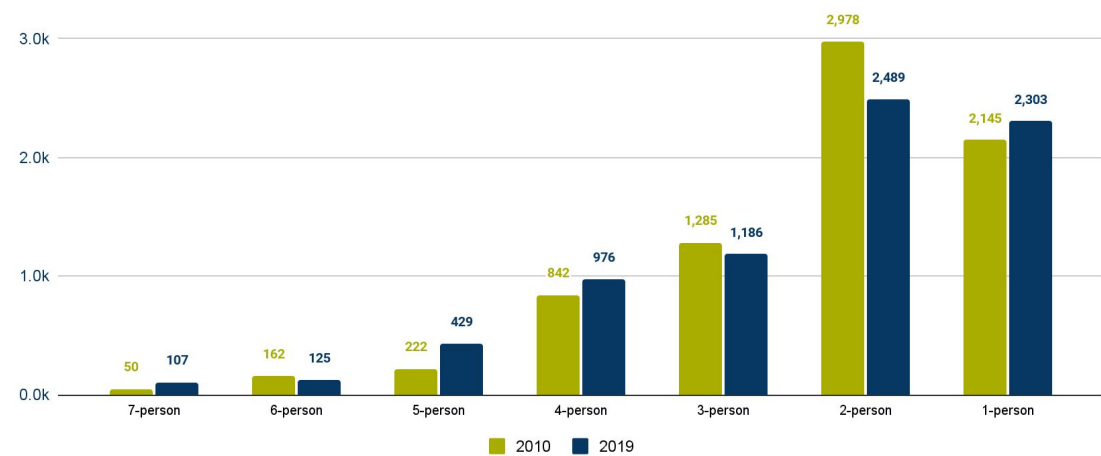
Family Poverty Rate
Perry County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.29 people, 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



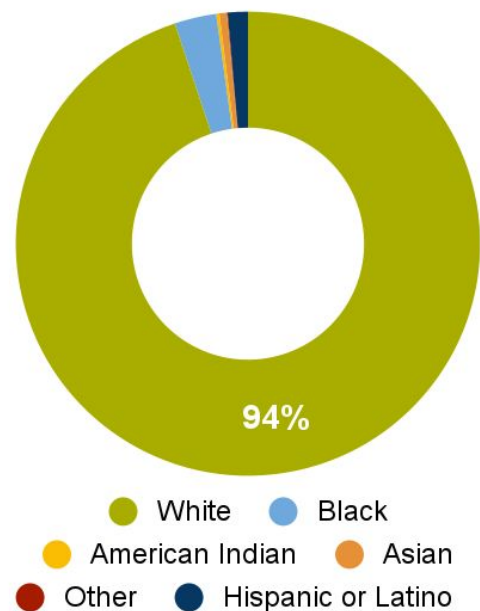
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Perry County is 94% white, 3% Black, 1% Hispanic/Latino, 1% Asian, and 0% other.

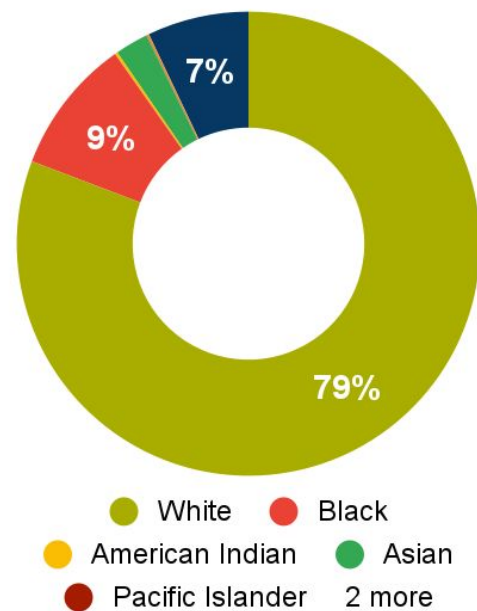
Racial/Ethnic Distribution

Perry County | 2019

Indiana | 2019

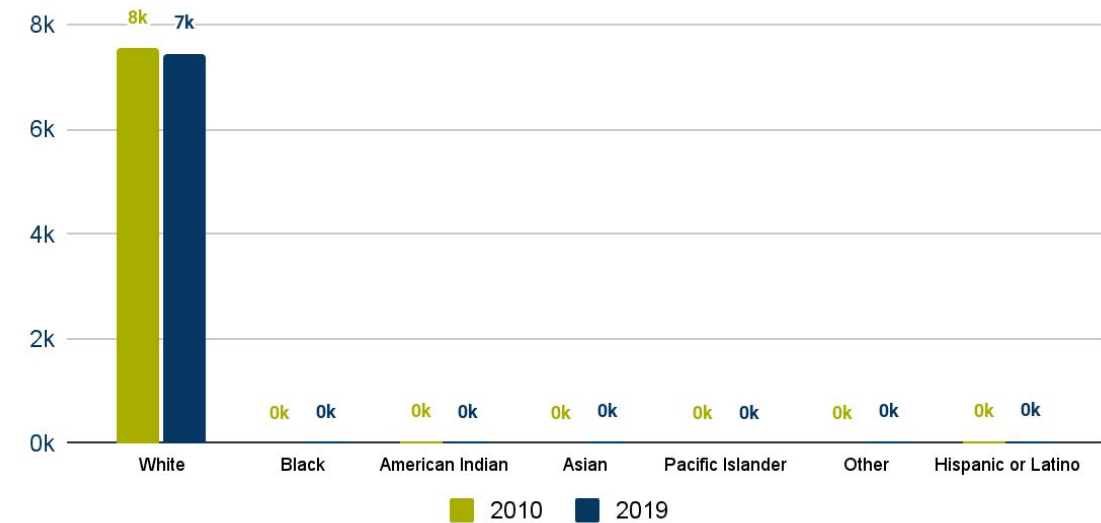


Source: ACS 2010-2019 5-year estimates



Household Racial/Ethnic Distribution

Perry County | 2010, 2019



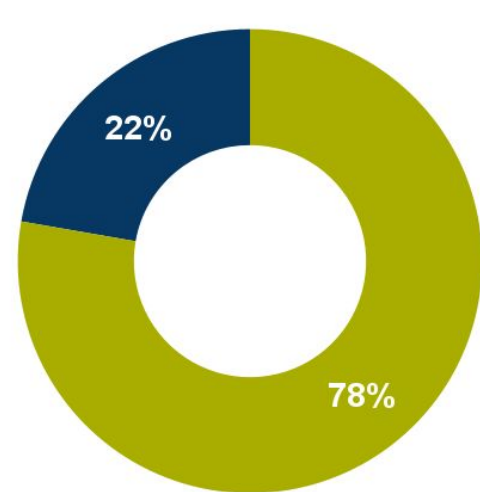
Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

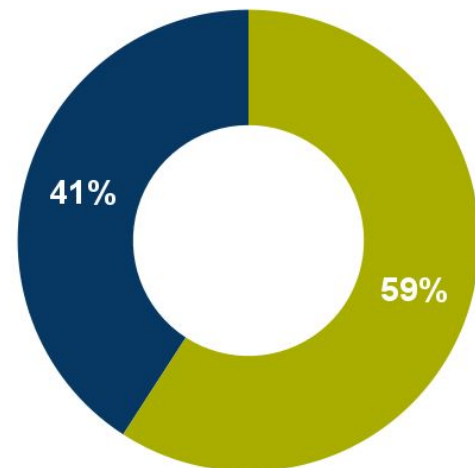
Perry County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

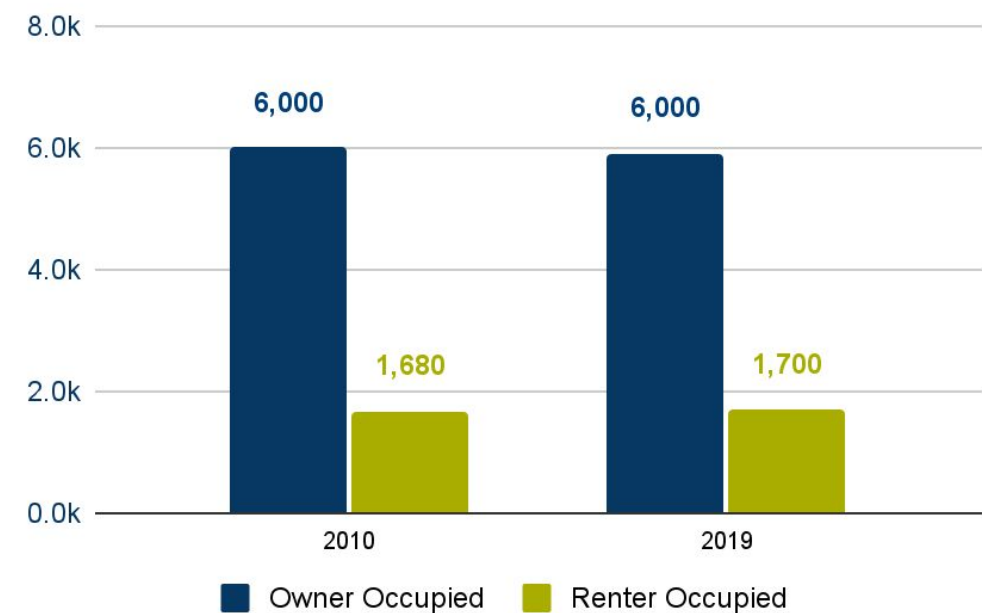
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

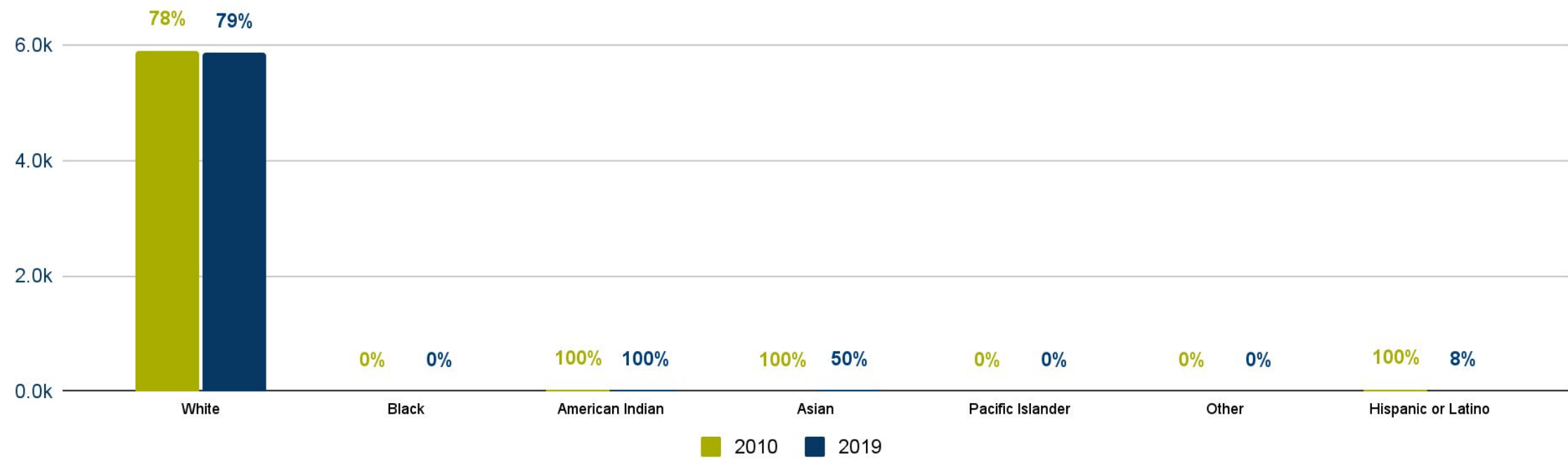
Perry County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 78%, homeownership is 79% among non-Hispanic White households, 0% for Black households, and 8% for Hispanic or Latino households.

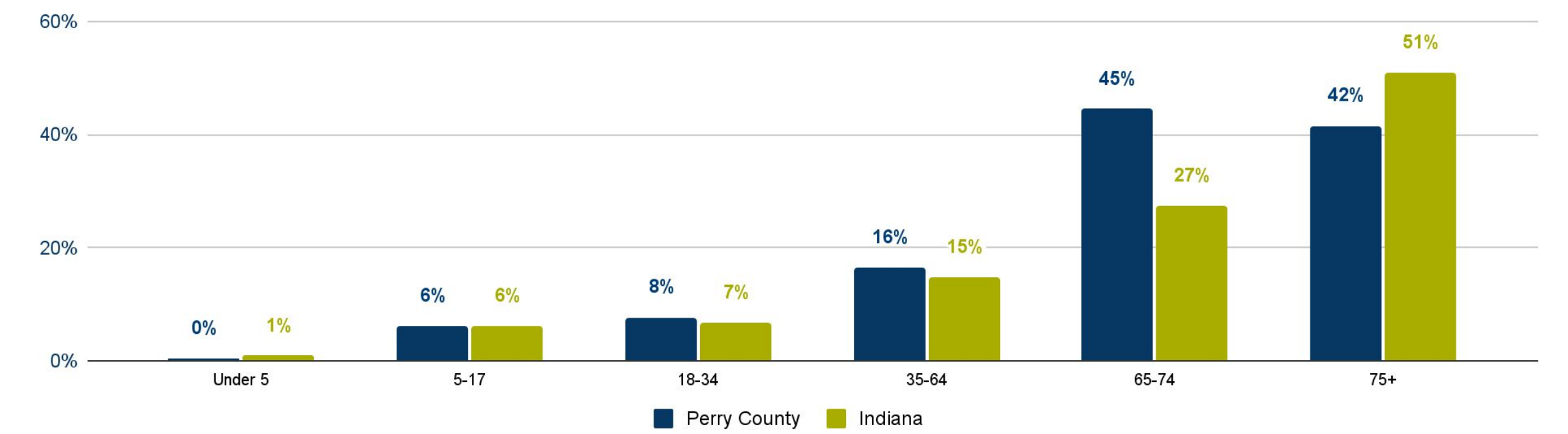
Homeownership by Race
Perry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

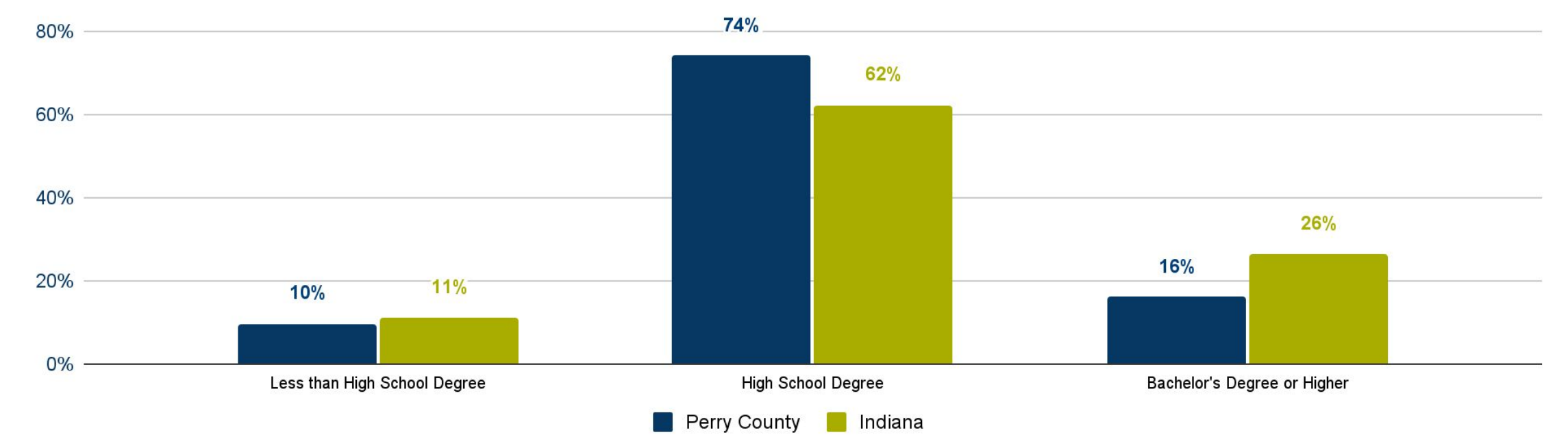
Share of the Population with a Disability by Age
Perry County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

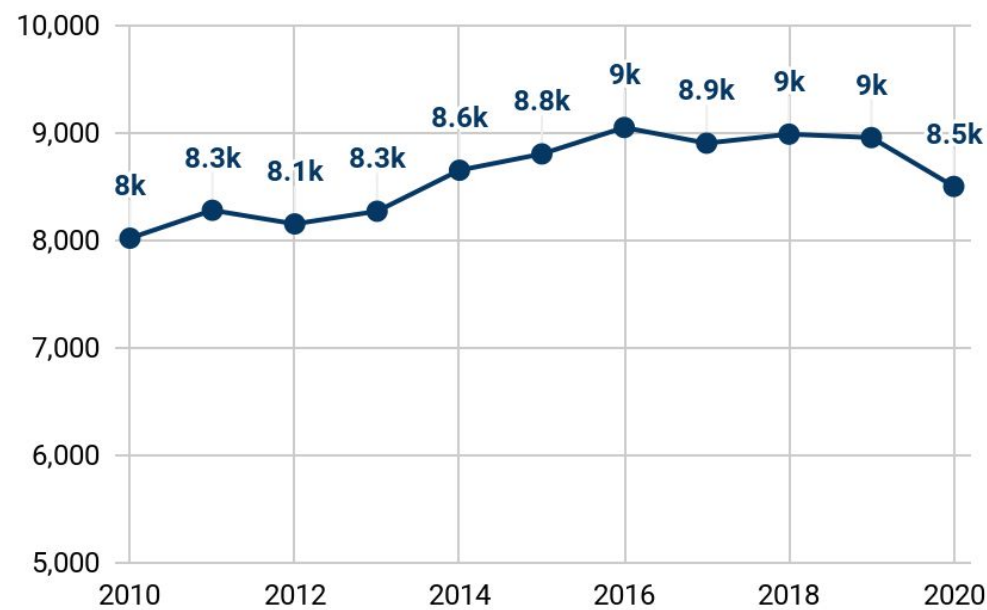


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

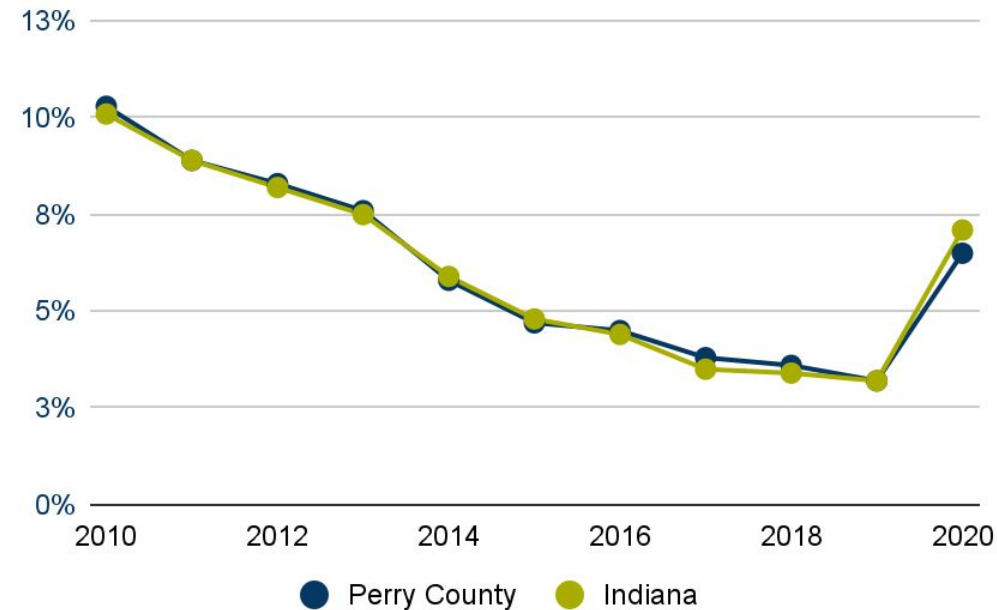
EMPLOYMENT BASE | There are currently 8,000 employed persons in Perry County, down by 6.02% since 2010. The unemployment rate in 2020 was 6.50%, up 3.30 points from 2019.

Total Employment
Perry County | 2010-2019



Source: ACS 2010-2019 5-year estimates

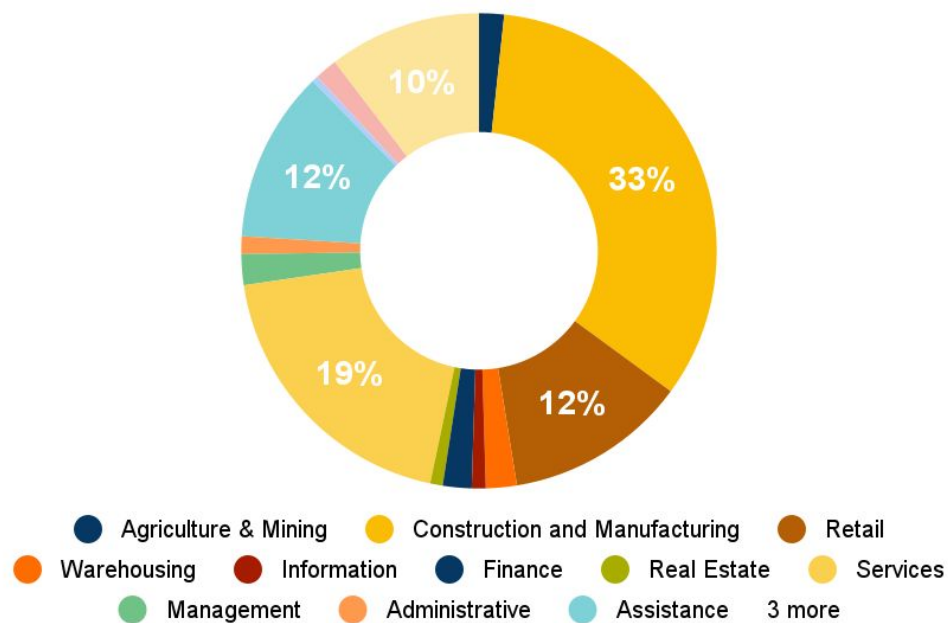
Unemployment Rate
Perry County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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 | **\$33,457**
2. Trade, transportation, and utilities | **\$28,121**
3. Goods-producing | **\$57,397**
4. Leisure and hospitality | **\$13,885**
5. Professional and business services | **\$45,932**

Source: BLS

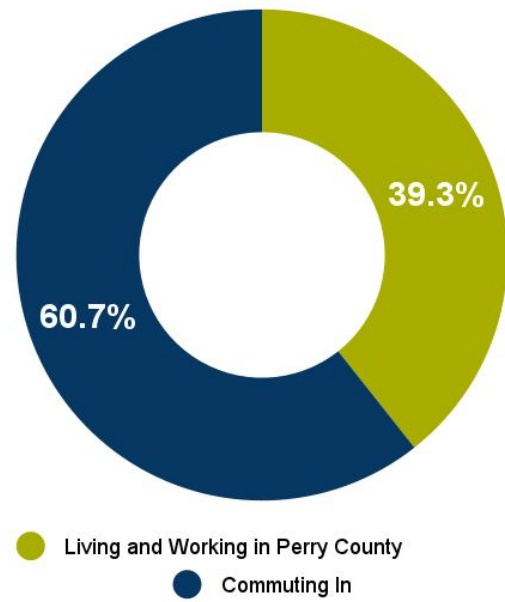
Top 5 Employers

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

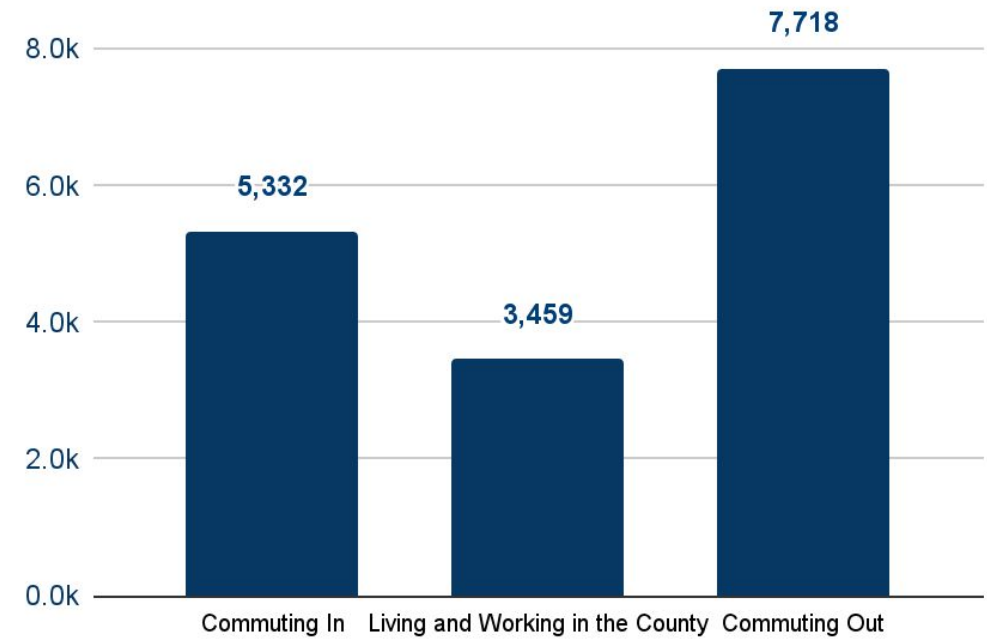
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Perry County for their jobs, while 8,000 employees travel outside of Perry County for their jobs.

Employment Inflow
Perry County | 2018



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

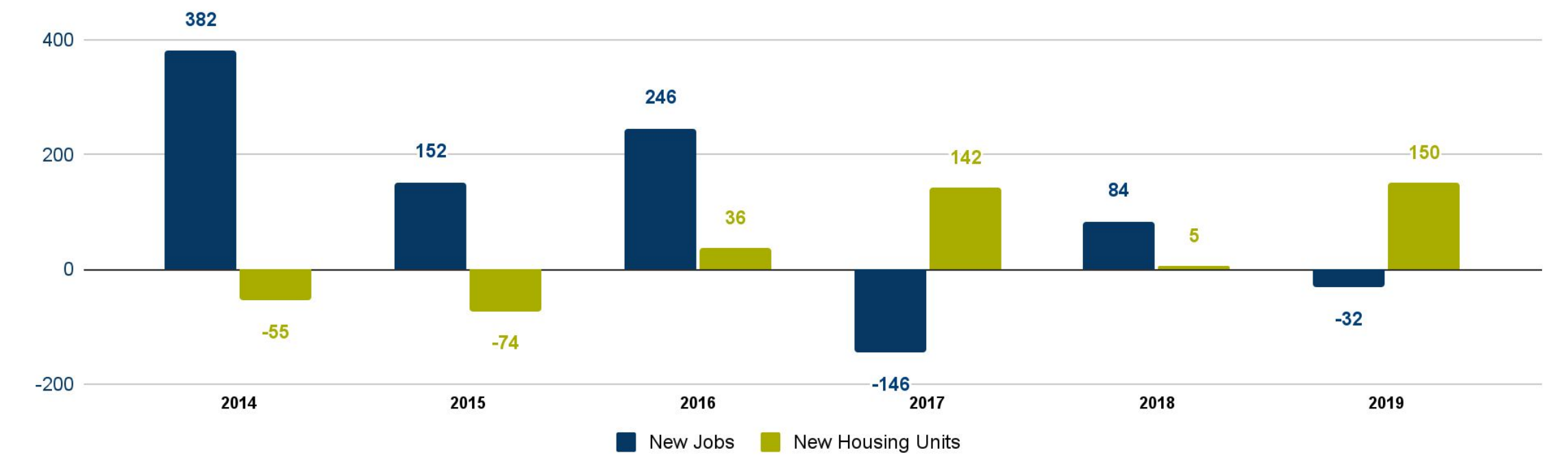
Commuting Patterns
Perry County | 2018



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

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

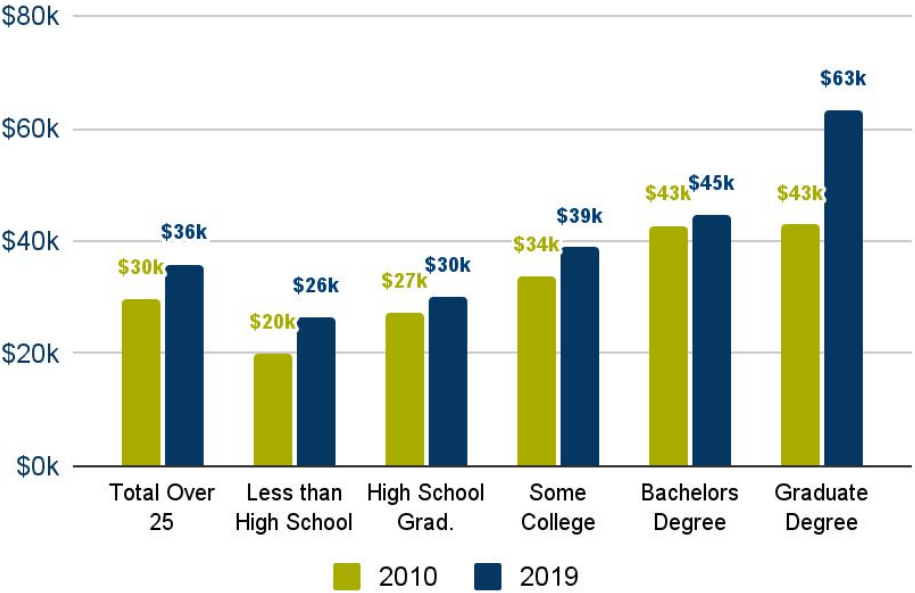
Job Growth and Housing Production
Perry County | Total Jobs, New Jobs



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 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

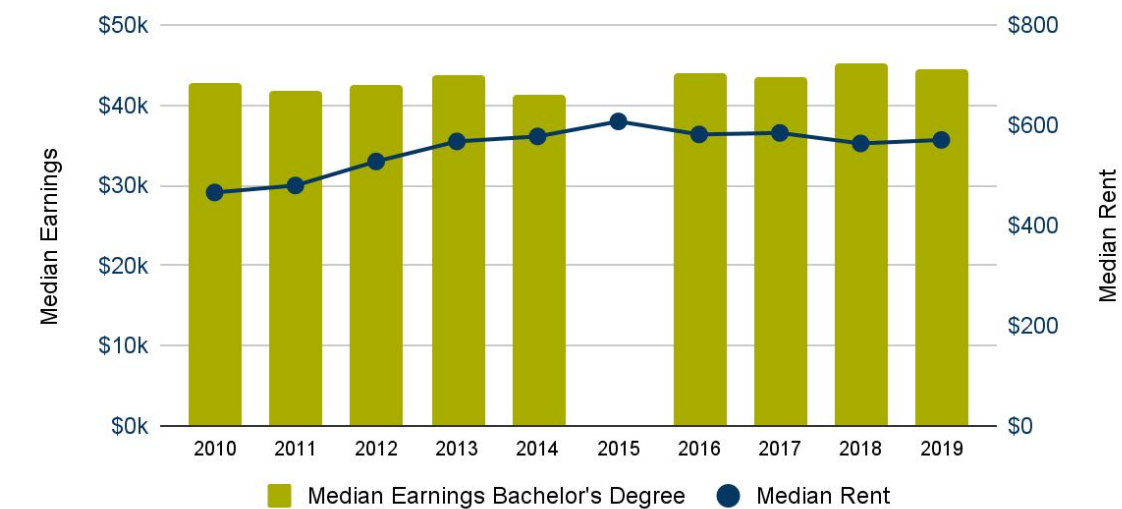
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 22.5%, or 23% since 2010.

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



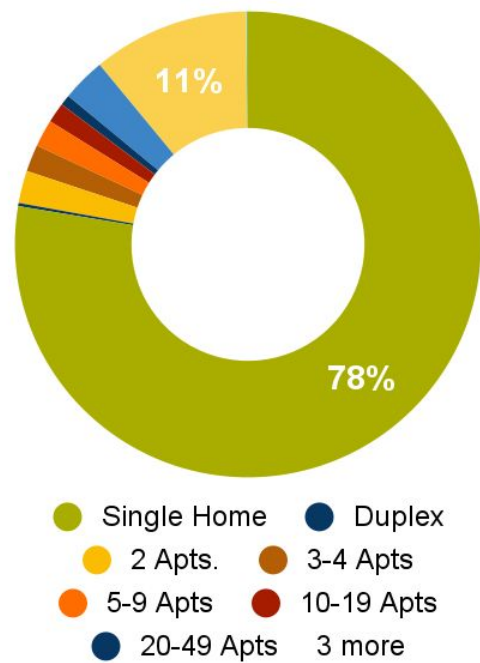
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

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

Housing Typology

Perry County | 2019



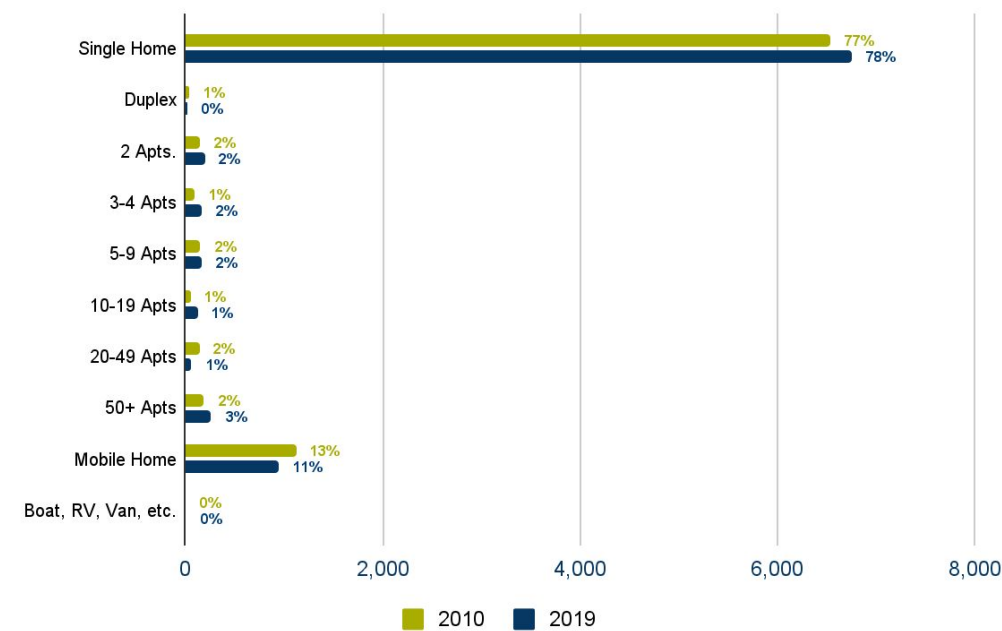
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Perry County | 2010-2019



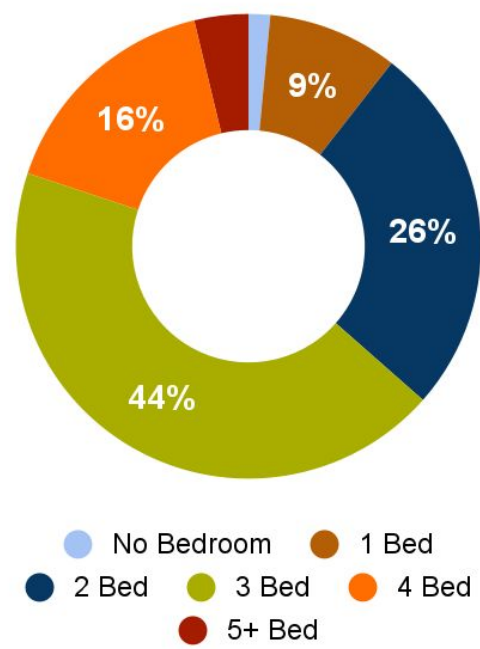
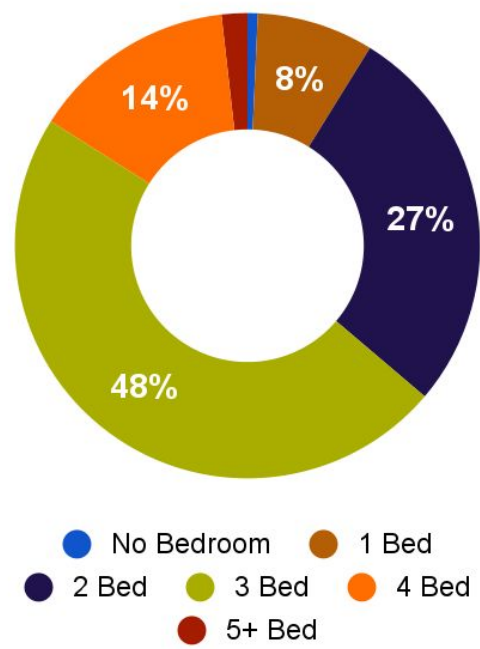
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Perry County contain 2.29 bedrooms, with 64% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Perry County | 2019

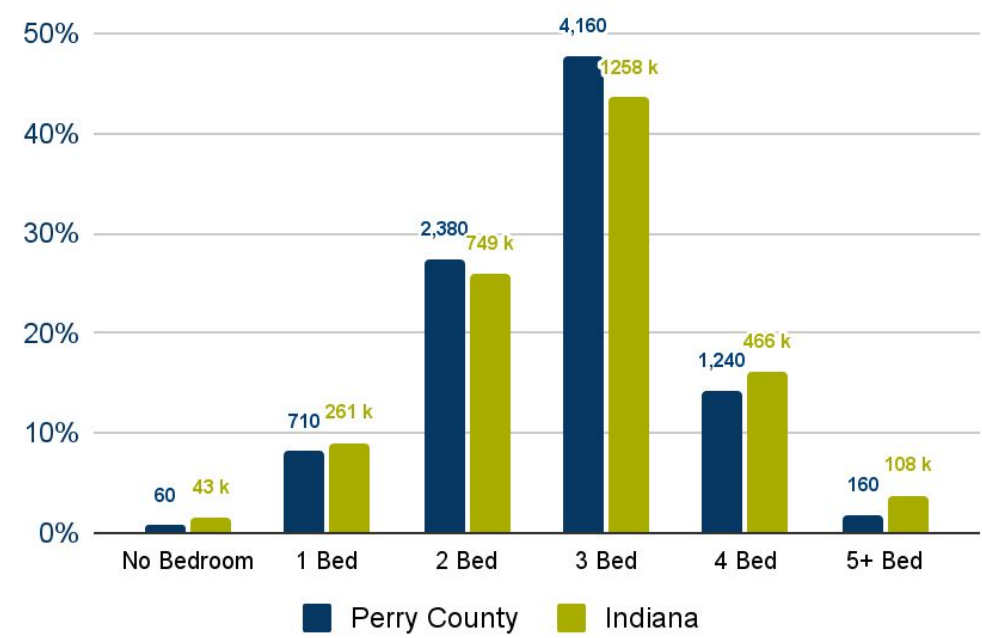
Indiana | 2019



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

Share of Housing Stock by Bedroom

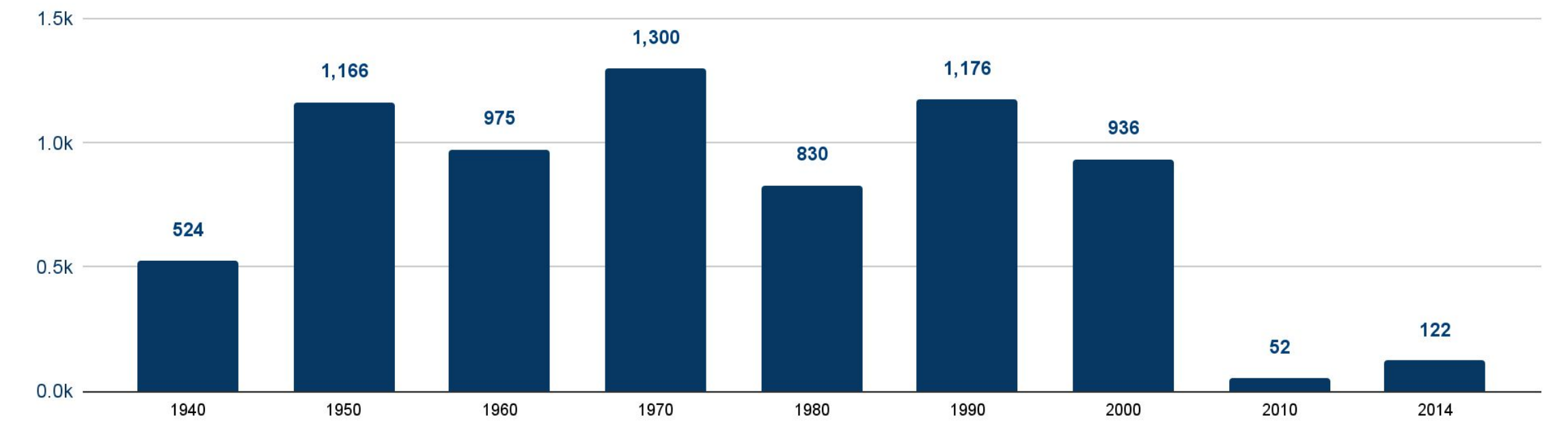
Perry County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with a plurality of homes built before 1940.

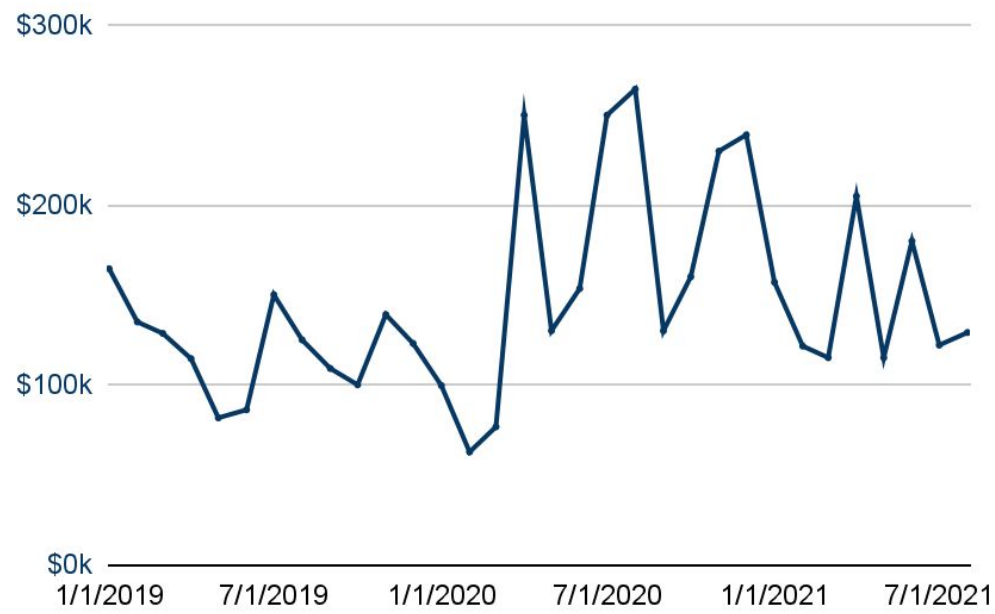
Homes by Year Built
Perry County | 2019



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

MEDIAN LISTING PRICE | Homes in Perry County have a median listing price of \$129,000. Home prices have decreased by 22% since 2019.

Median Listing Price
Perry 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)
Perry County | 2021

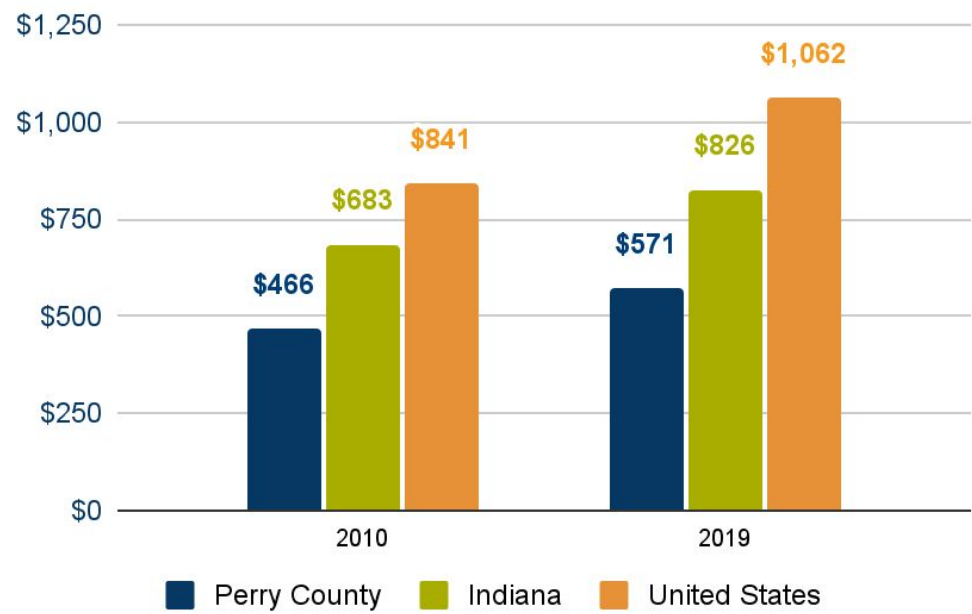


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$571 in 2019.

Median Rent

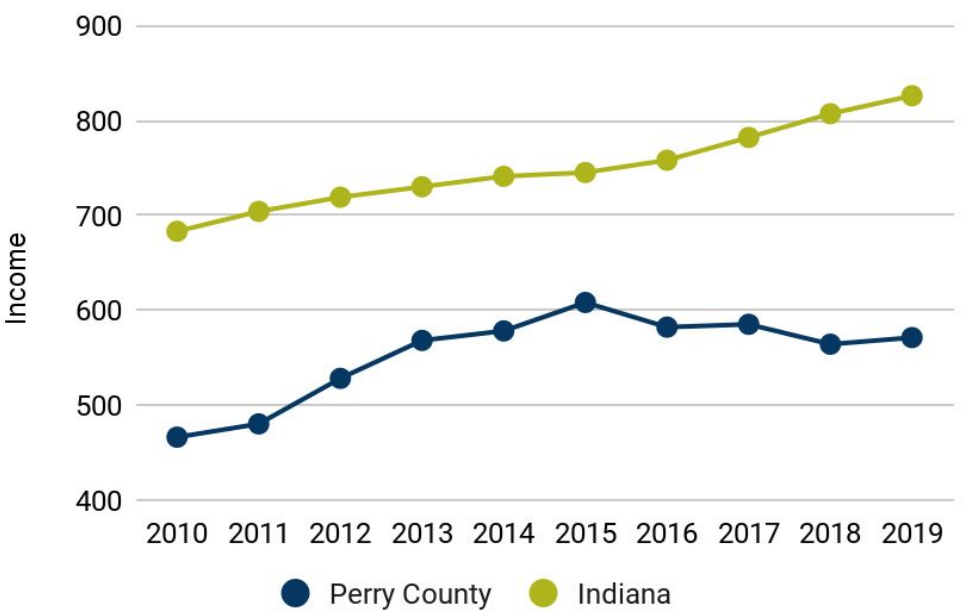
Perry County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

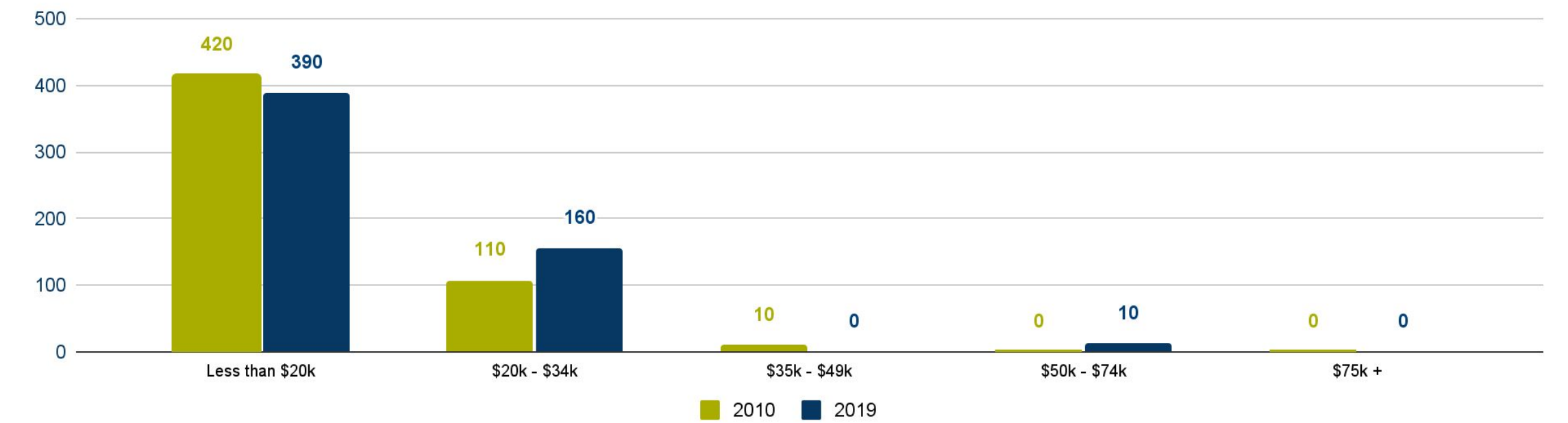
Perry County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

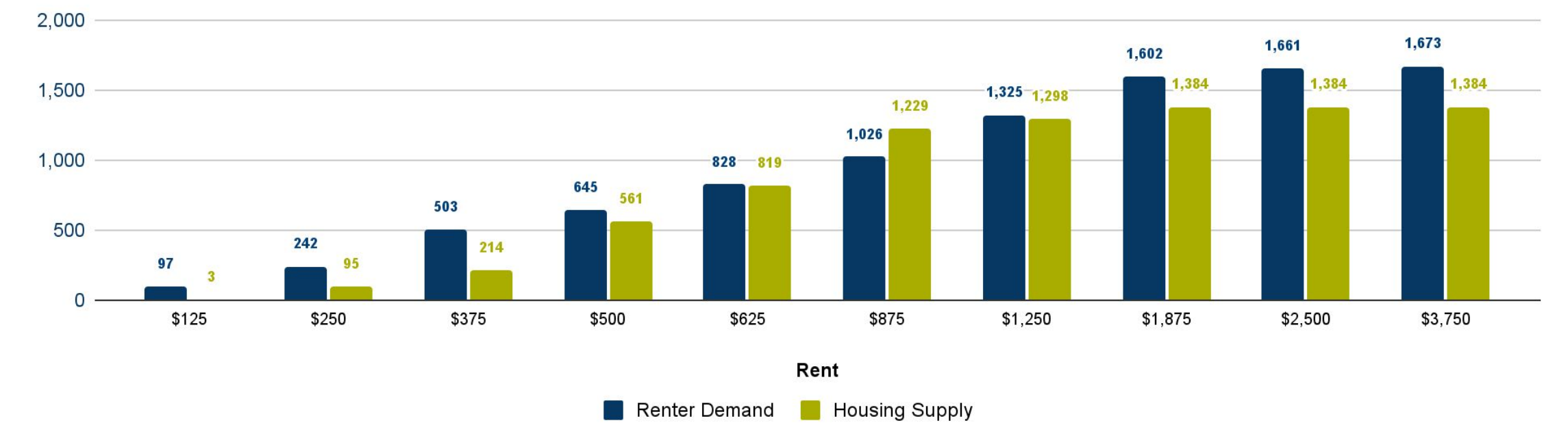
Renter Housing Cost Burden
Perry County, Indiana | 2010 - 2019



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 0 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
Perry County, Indiana | 2010-2019

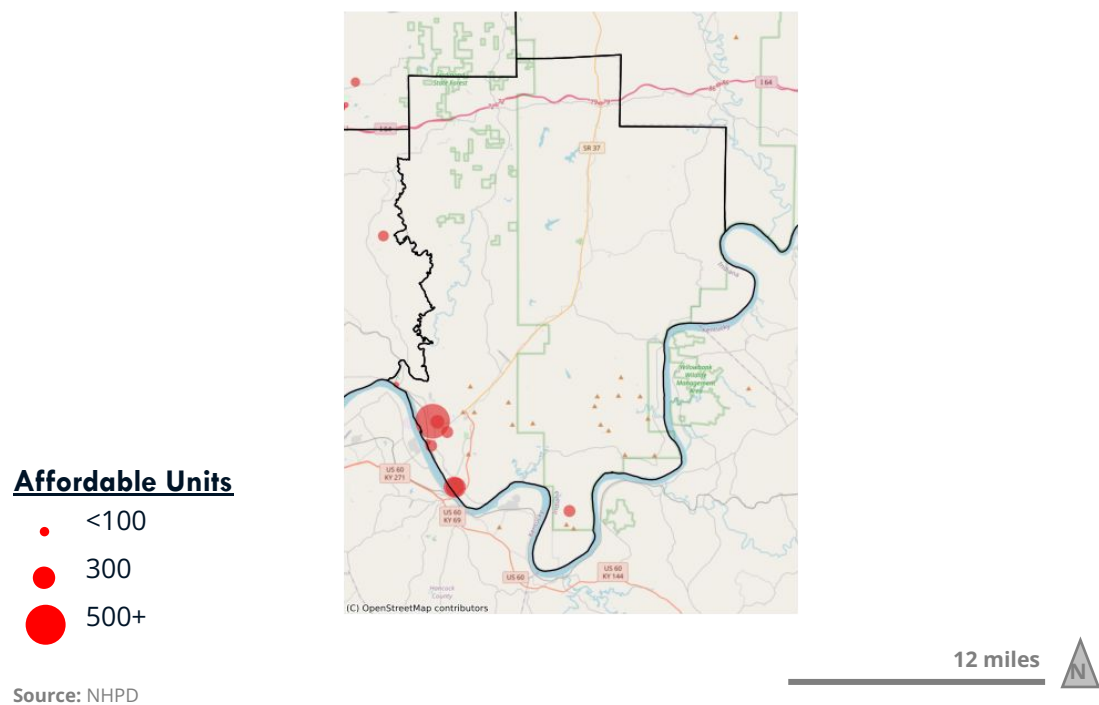


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Perry County | 2020



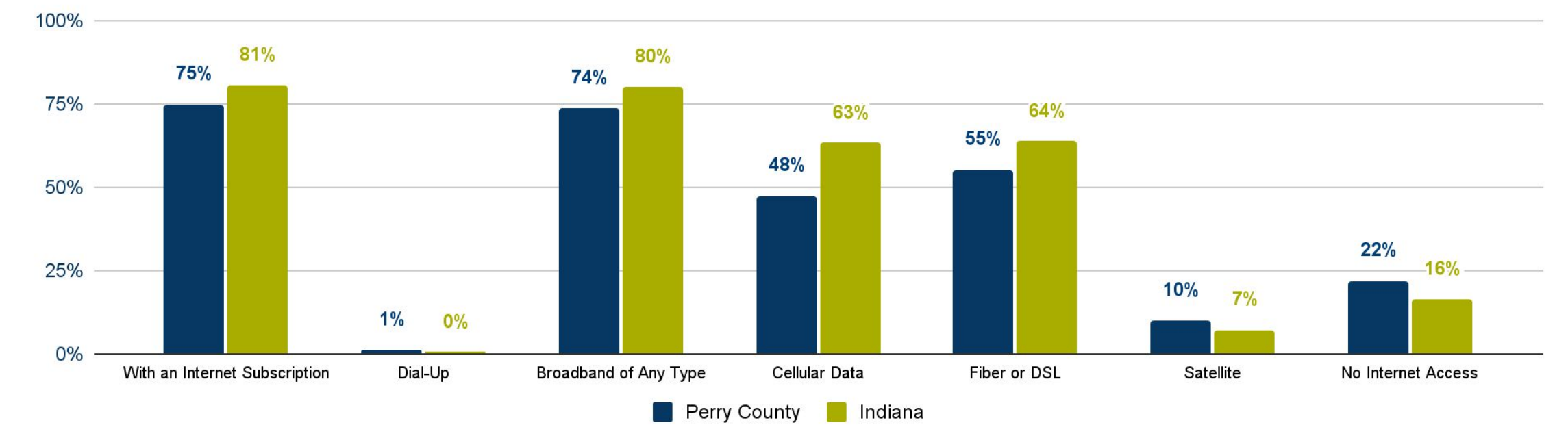
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 74% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Perry County | 2020

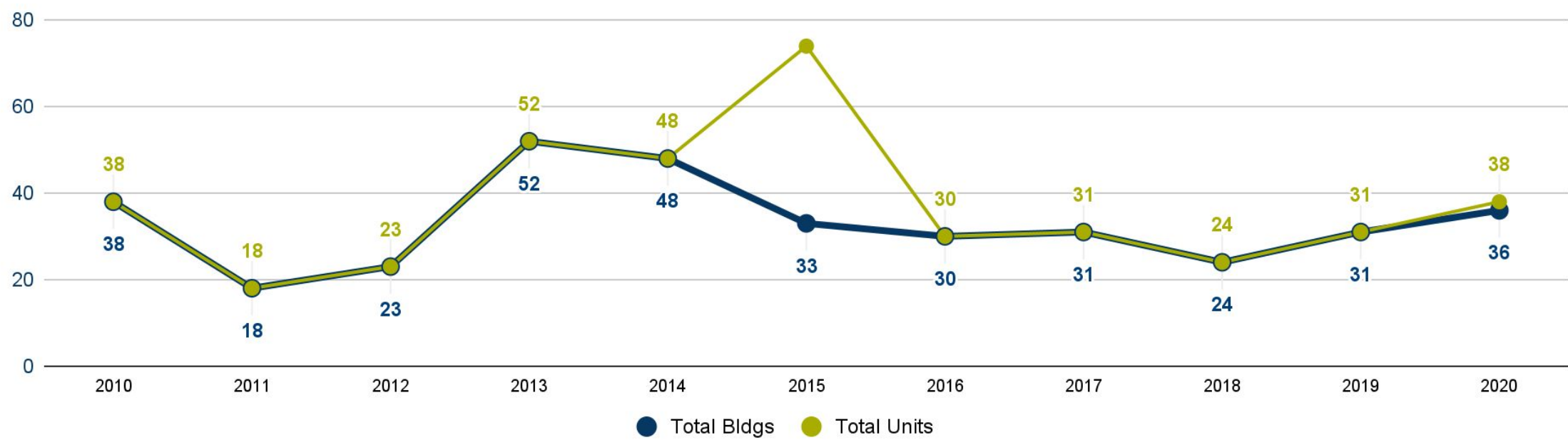


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 36 new housing starts in 2020 in Perry County, with 364 total building permits authorized since 2010.

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



Source: St. Louis Fed.

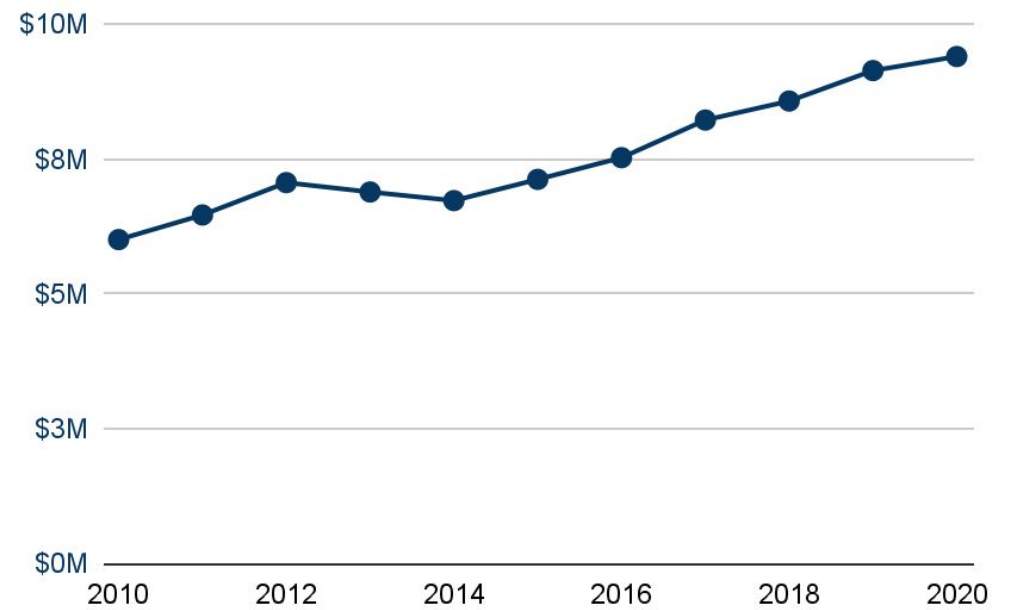
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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