



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR HENRY COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

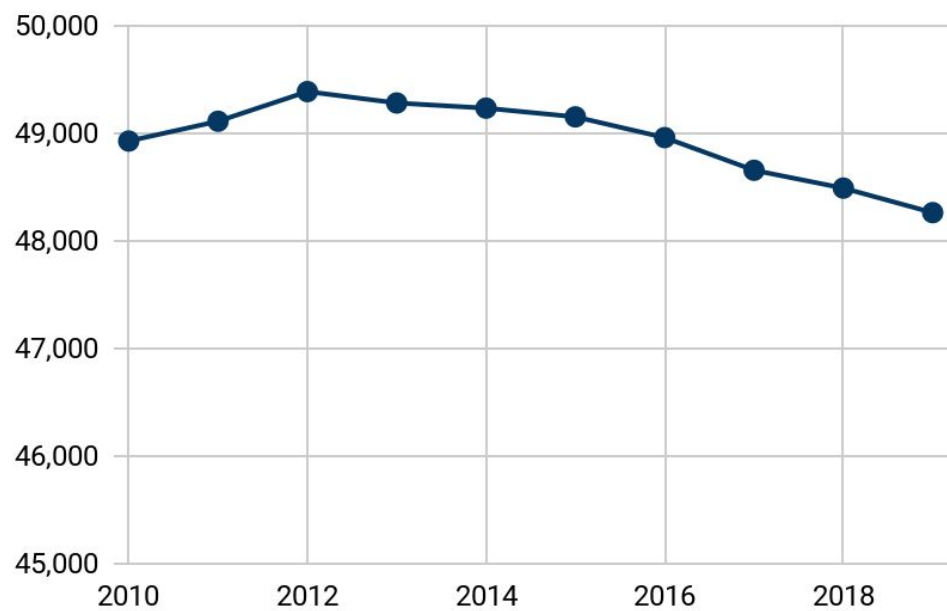
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

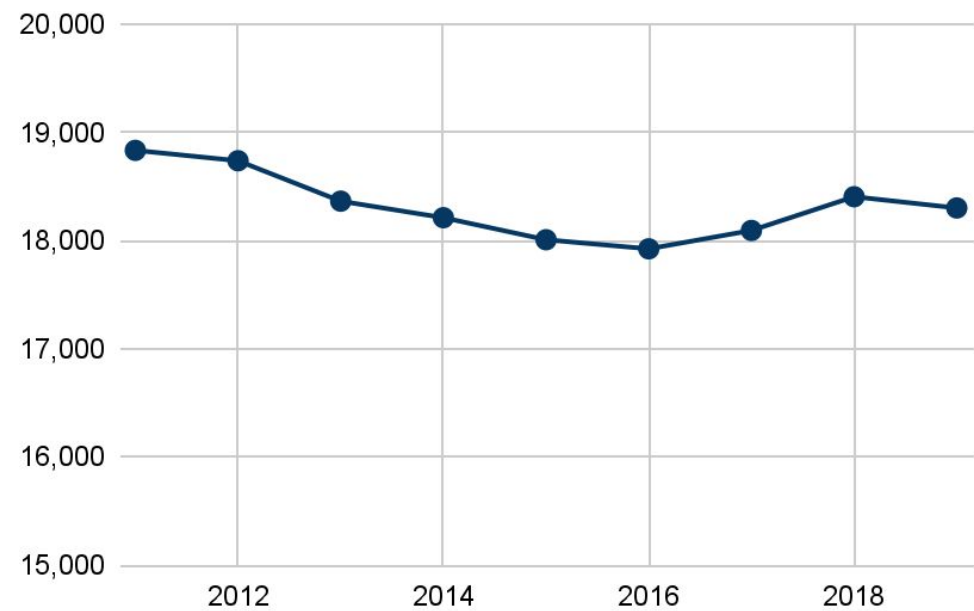
POPULATION | Henry County’s population has decreased by 1.36% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 4% (1,000 households).

Resident Population
Henry County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Henry County | 2010-2019



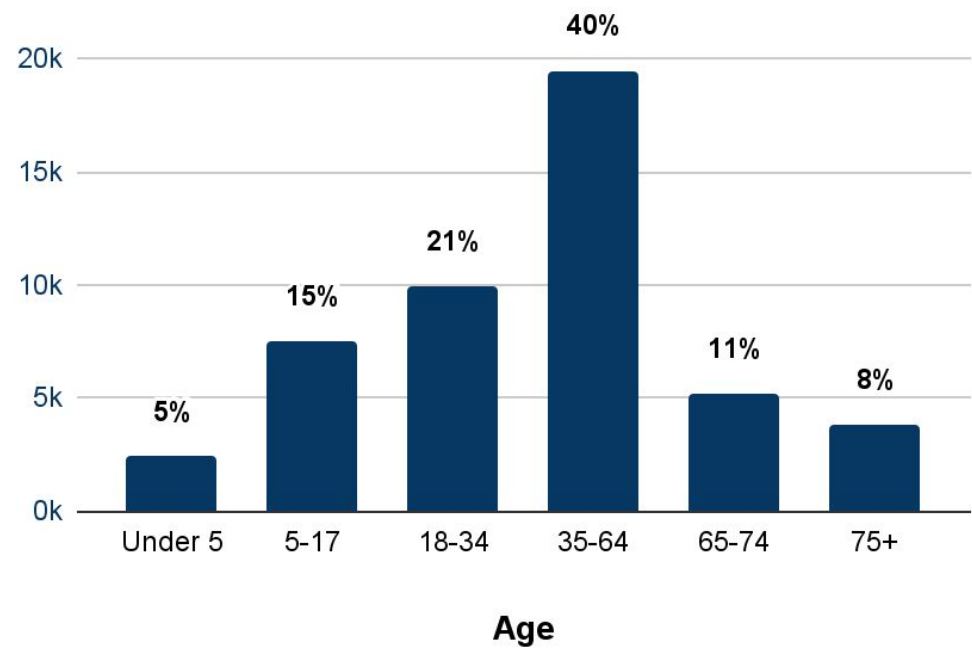
Source: FRED, U.S. Census Bureau

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

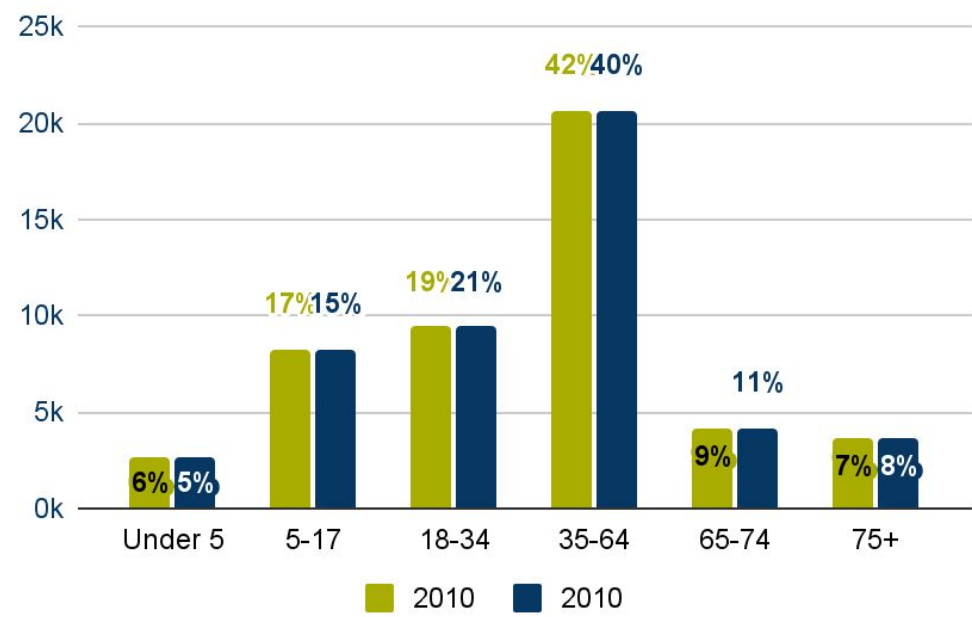
AGE | 19% of people in Henry County are above the age of 65, while 20% are below 18.

Population by Age
Henry County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Henry County | 2010, 2019

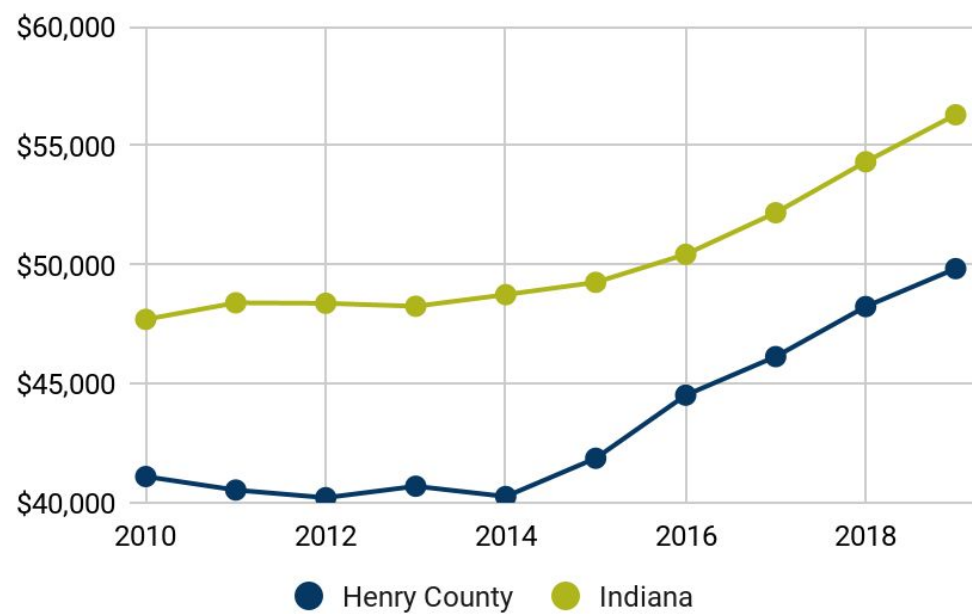


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Henry County had a median income of \$49,832 in 2019, up 21% since 2010. 34% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

Median Income

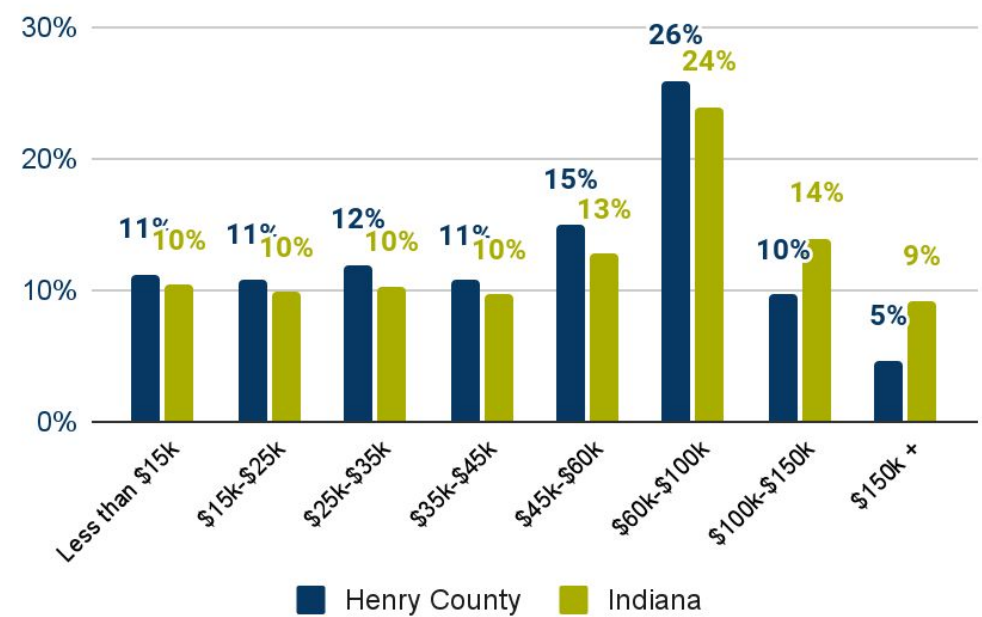
Henry County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Henry County, State of Indiana | 2019



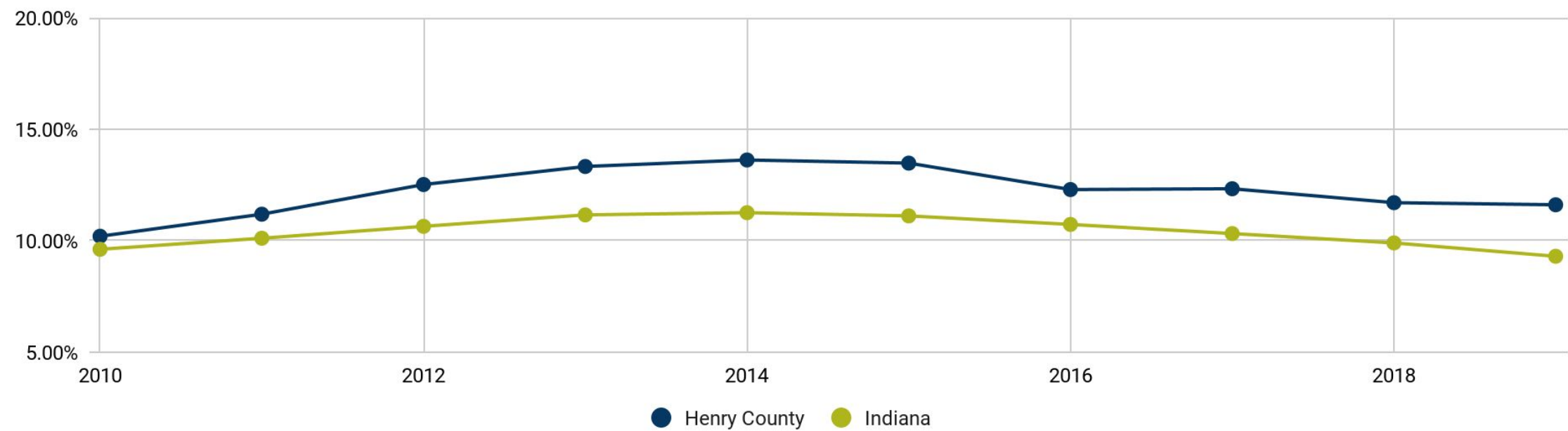
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 11.6% of families live in poverty conditions in Henry County, up 1.4 points from 10.2% in 2010.

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

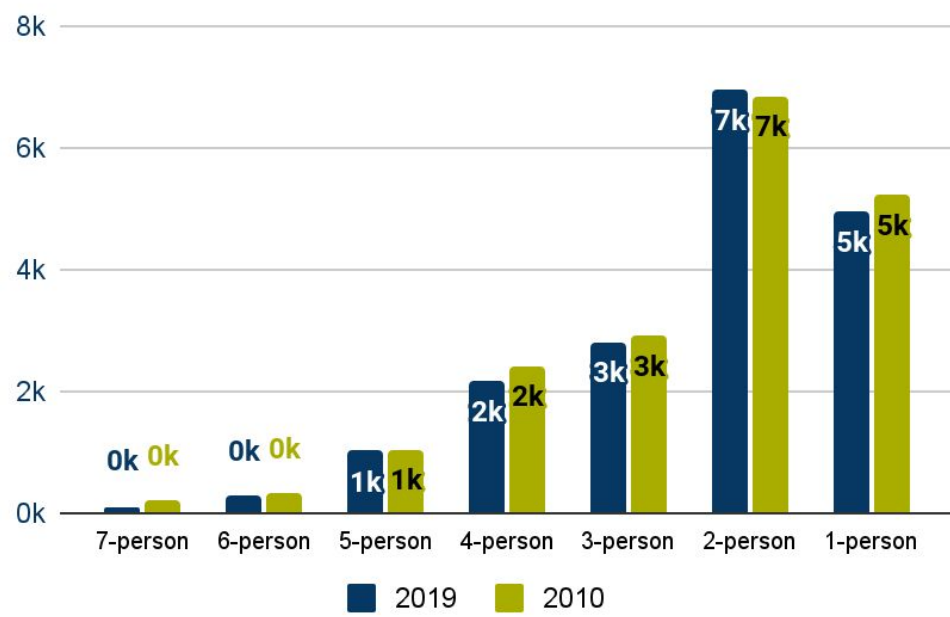


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

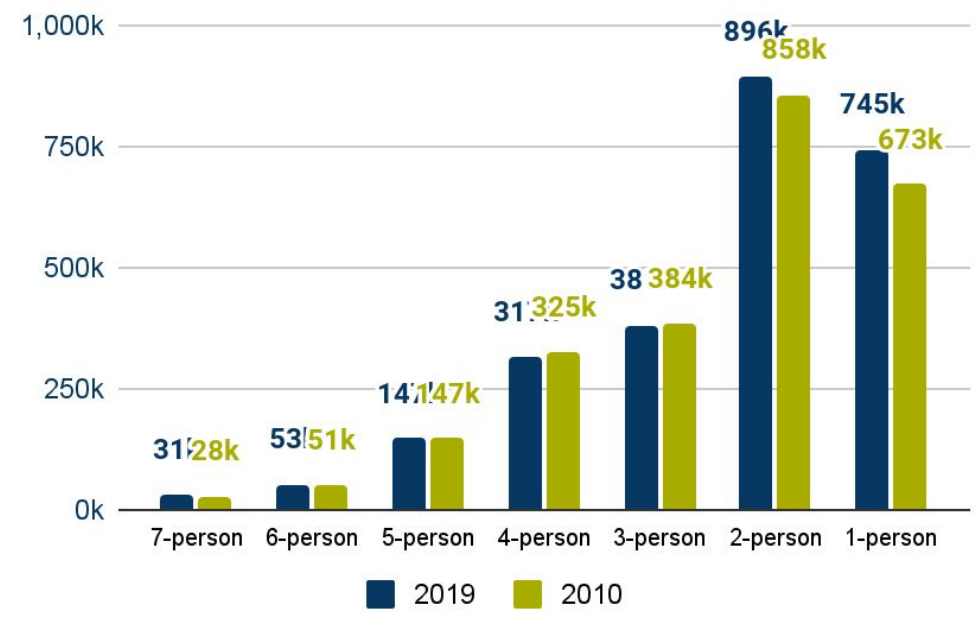
HOUSEHOLD SIZE | The average household size is 2.45, compared to 2.52 statewide. The Henry County average household has grown by 0.02 persons since 2010.

Household Size
Henry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

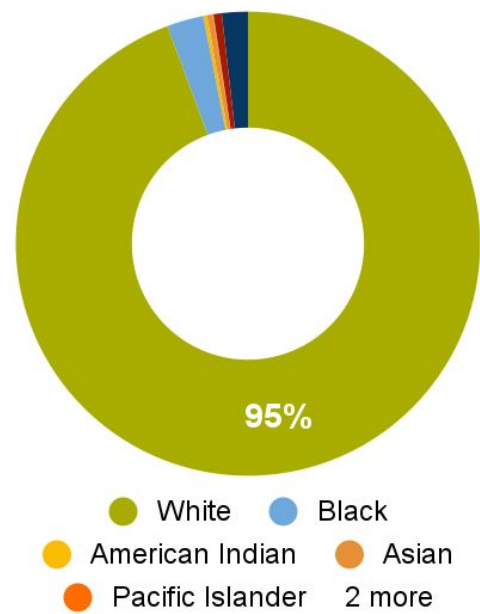
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Henry County is 95% white, 3% Black, 2% Hispanic/Latino, 0% Asian, and 1% other.

Racial Distribution

Henry County | 2019



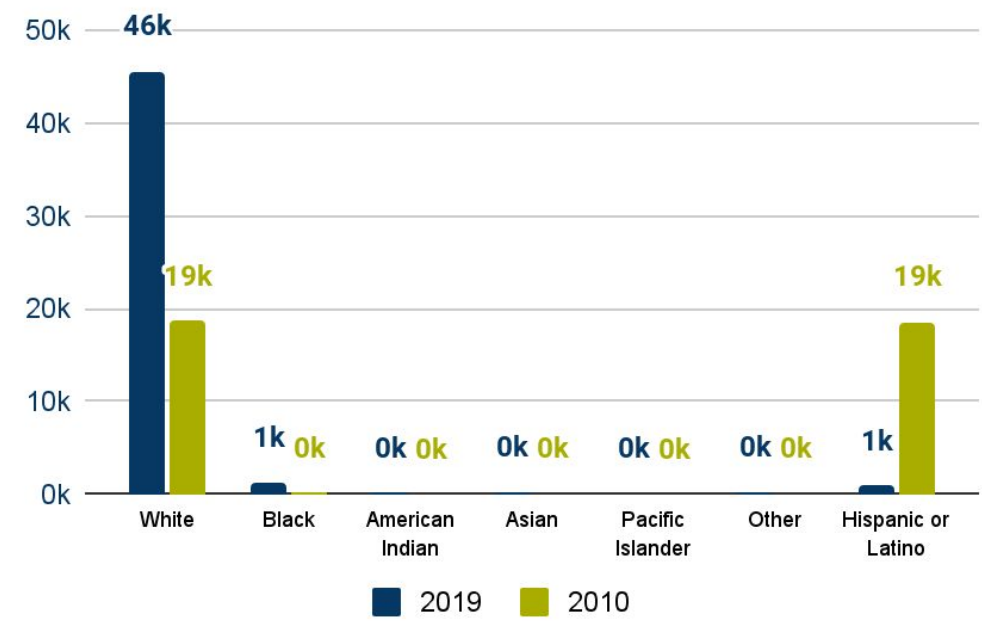
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Henry County | 2010, 2019



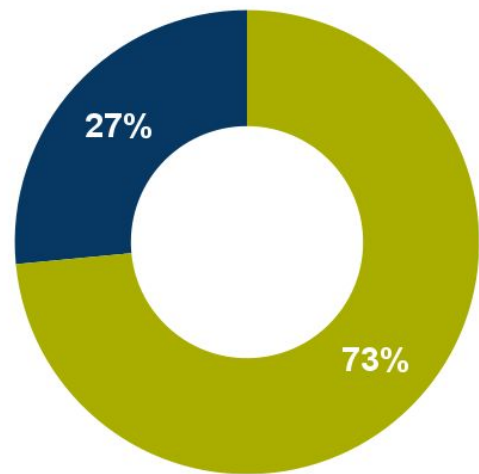
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 27% of households (4,853 households) in Henry County were renters, while 73% are (13,451 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

Henry County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

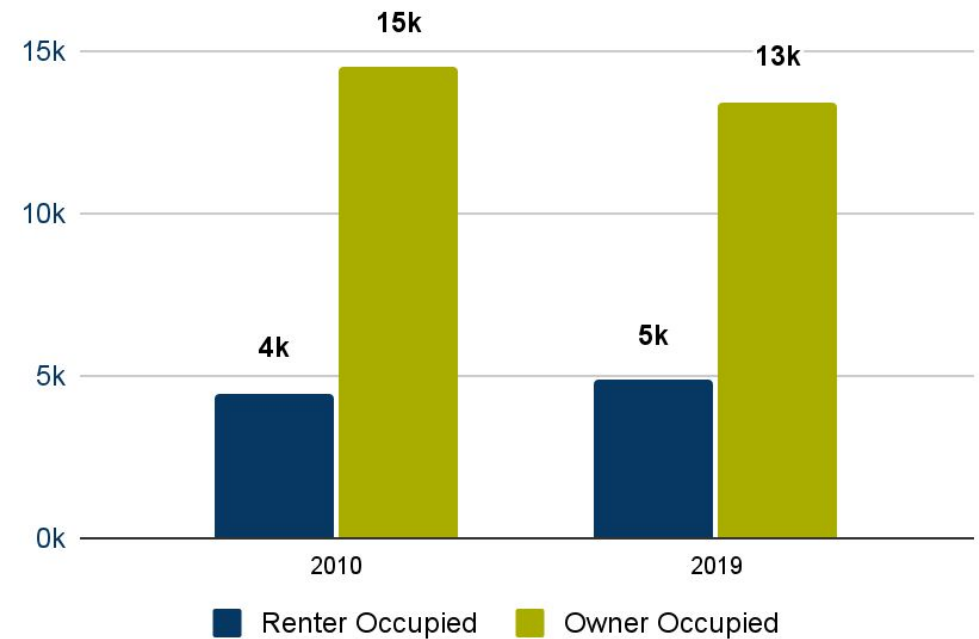
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Henry County | 2010-2019



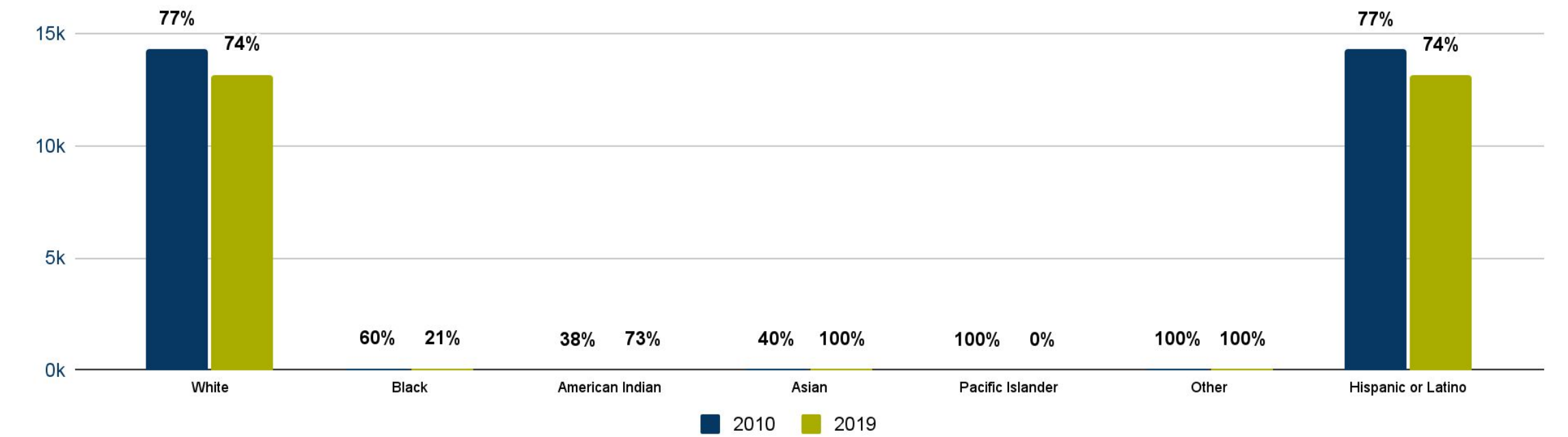
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 73%, among non-Hispanic White households' homeownership is 74%, 21% for Black households, and 74% for Hispanic or Latino households.

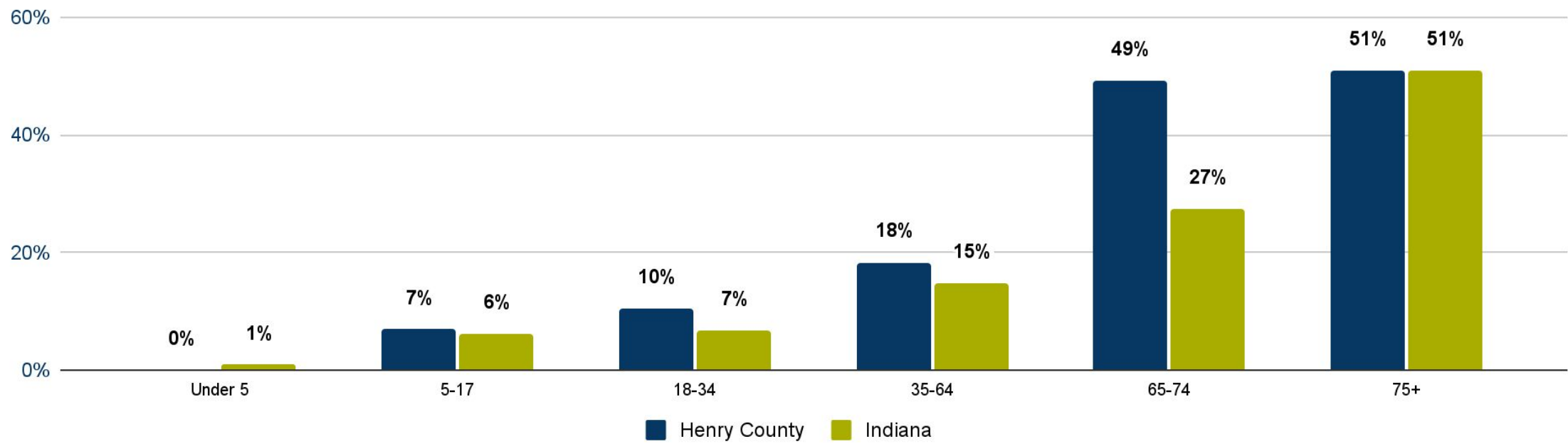
Homeownership by Race
Henry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 20% of people in Henry County live with a disability. For people above 65, the share increases to 50%.

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

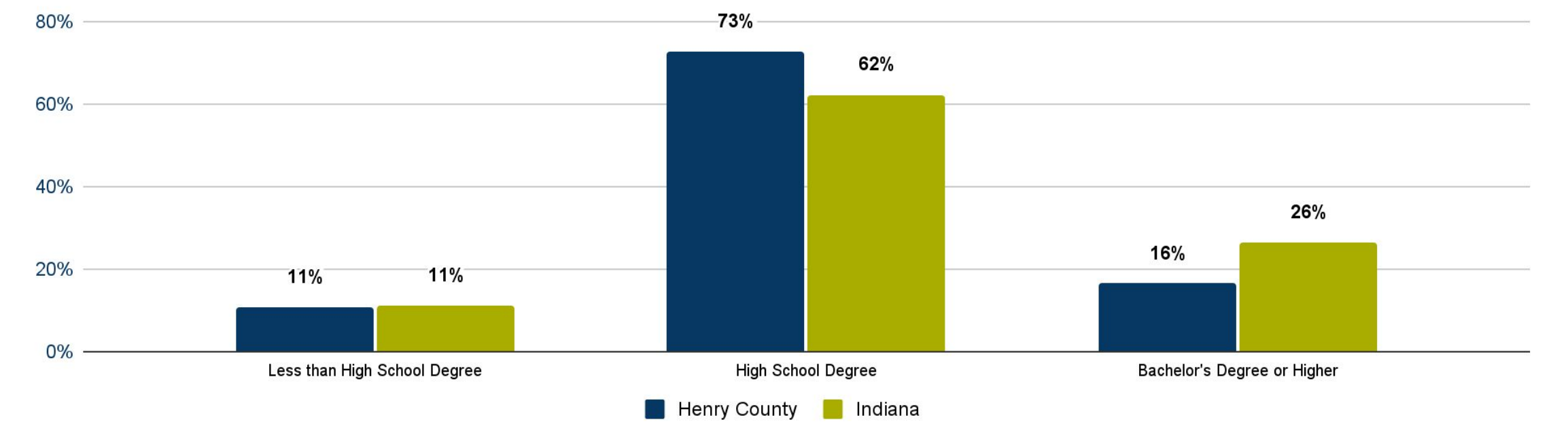


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EDUCATIONAL ATTAINMENT | In Henry County, 73% of the population has at least a high school degree and 16% of the population has at least a Bachelor’s degree.

Educational Attainment
Henry County, Indiana | 2019



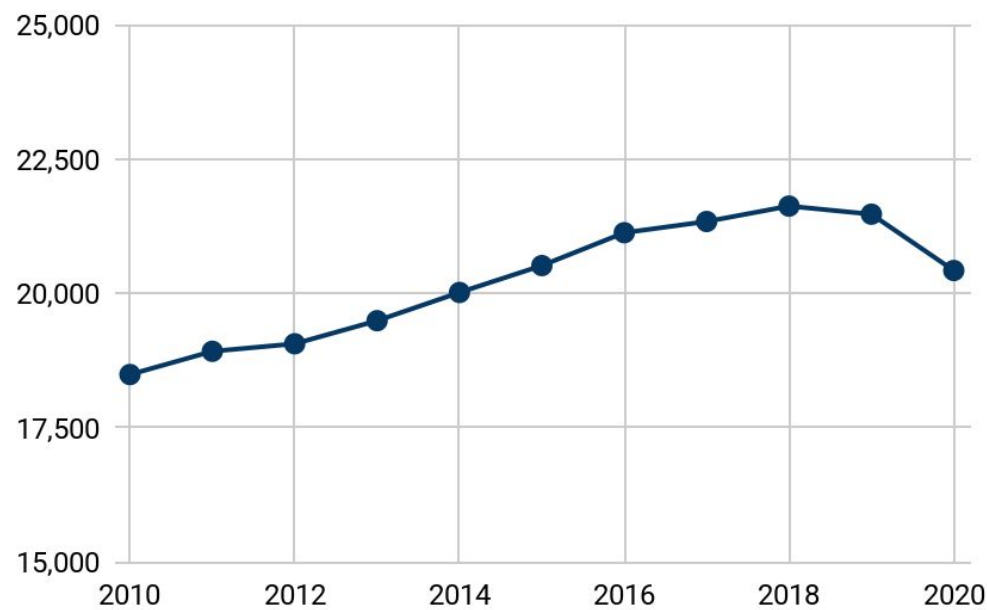
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

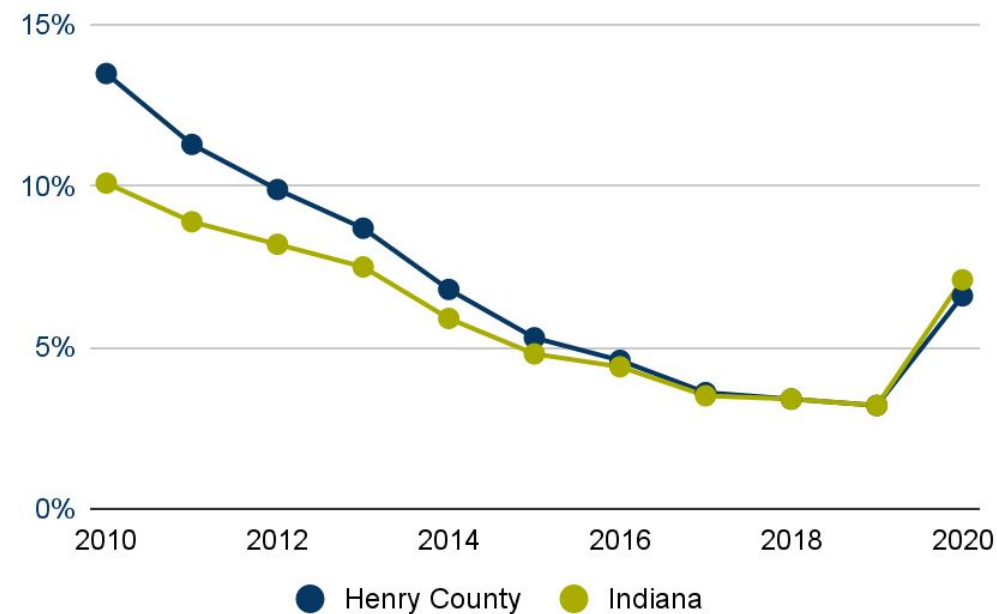
EMPLOYMENT BASE | There are currently 20,000 employed persons in Henry County, up by 10% since 2010. The unemployment rate in 2020 was 6.60%, up 3.4 points from 2019.

Total Employment
Henry County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Henry County, Indiana | 2010-2019

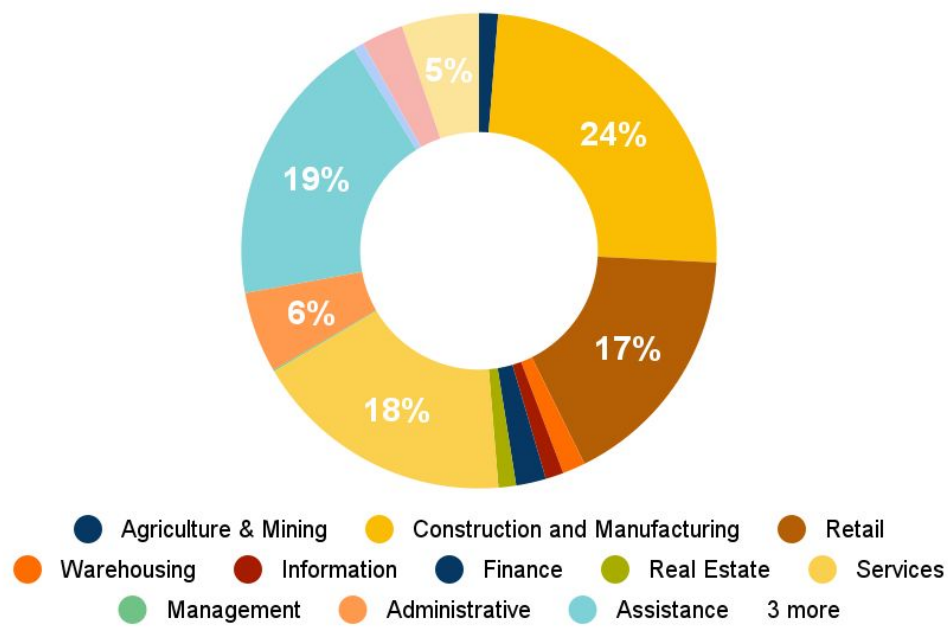


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Henry County, accounting for 20% of all jobs, followed by Health Care and Social Assistance (19% of all jobs).

Total Jobs by All Industries
Henry County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$36,336**
2. Trade, transportation, and utilities | **\$35,172**
3. Goods-producing | **\$48,365**
4. Construction | **\$49,024**
5. Professional and business services | **\$44,333**

Source: BLS

Top 5 Employers

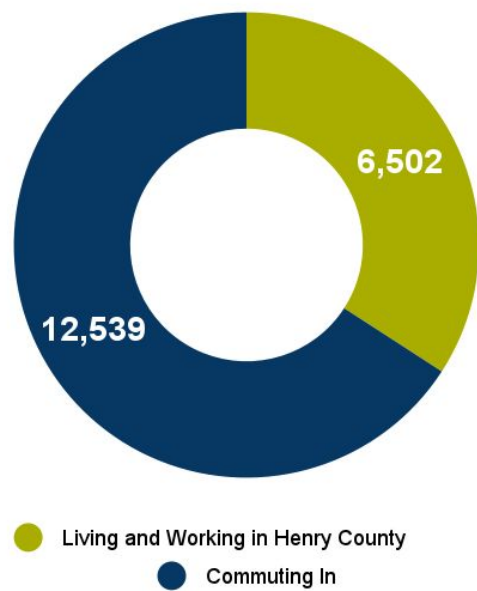
1. Lifeline Personal Response (New Castle)
2. Draper Inc (Spiceland)
3. Henry Community Health (New Castle)
4. New Castle Correctional Fclty (New Castle)
5. Walmart Supercenter (New Castle)

Source: BLS

WORKING DRAFT

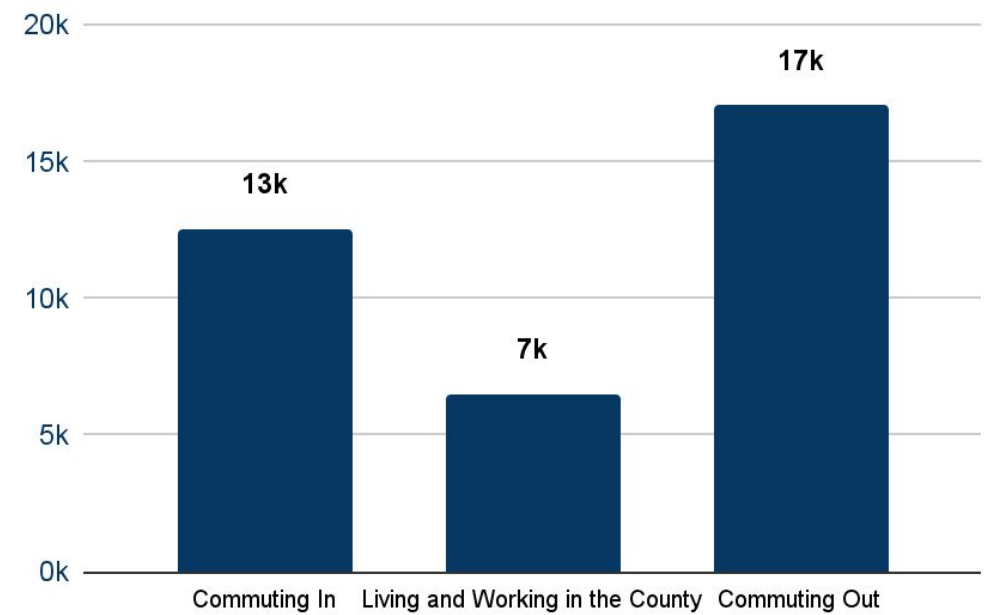
COMMUTER INFLOW / OUTFLOW | 13,000 commuters come into Henry County for their jobs, while 17,000 employees travel outside for their jobs.

Employment Inflow
Henry County | 2018



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

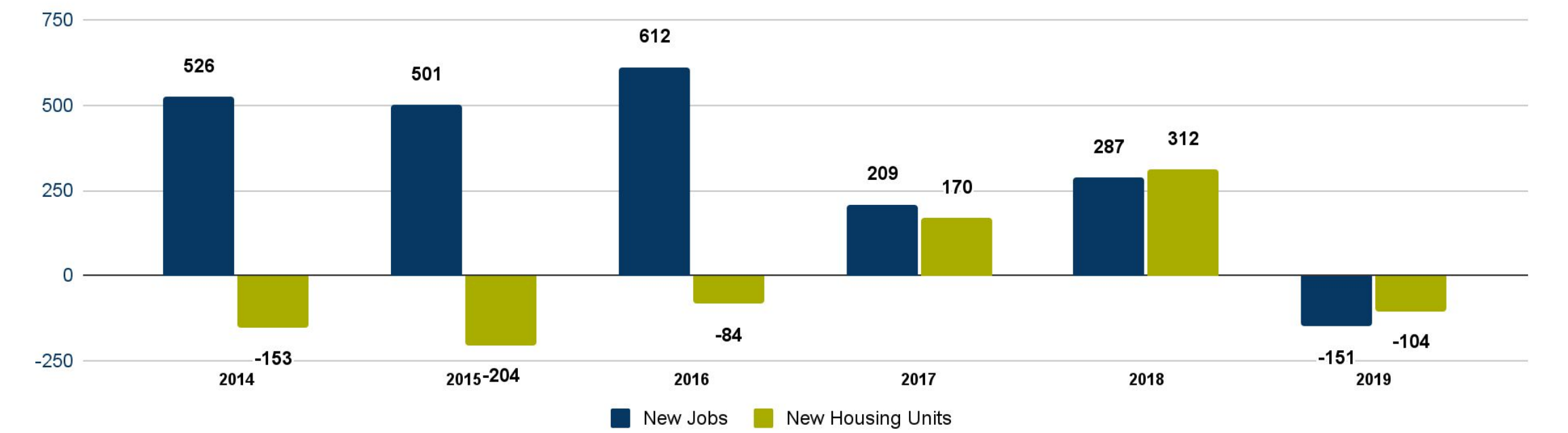
Commuting Patterns
Henry County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1984 between 2014-2019 and -63, or -3 units for every 100 jobs created.

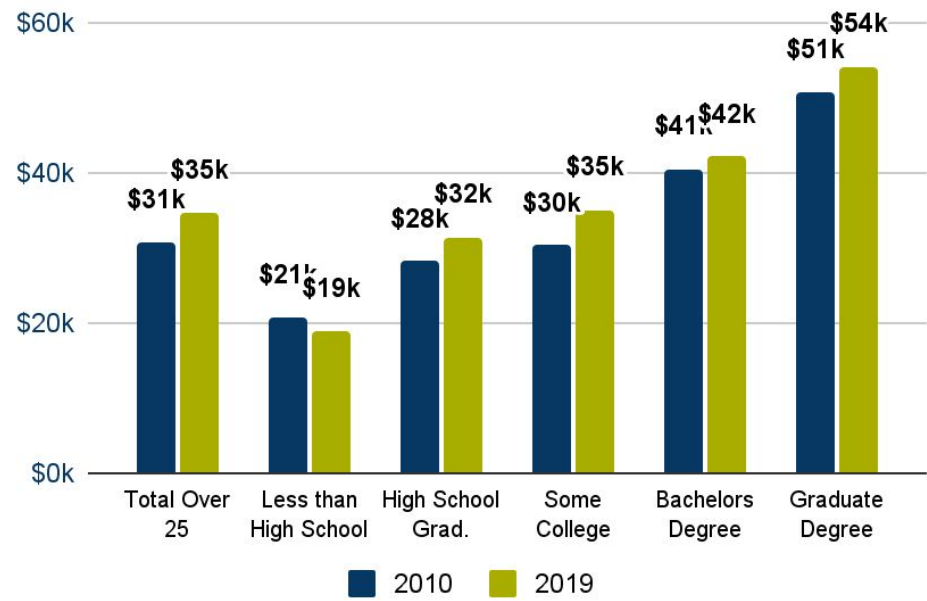
Job Growth and Housing Production Henry County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

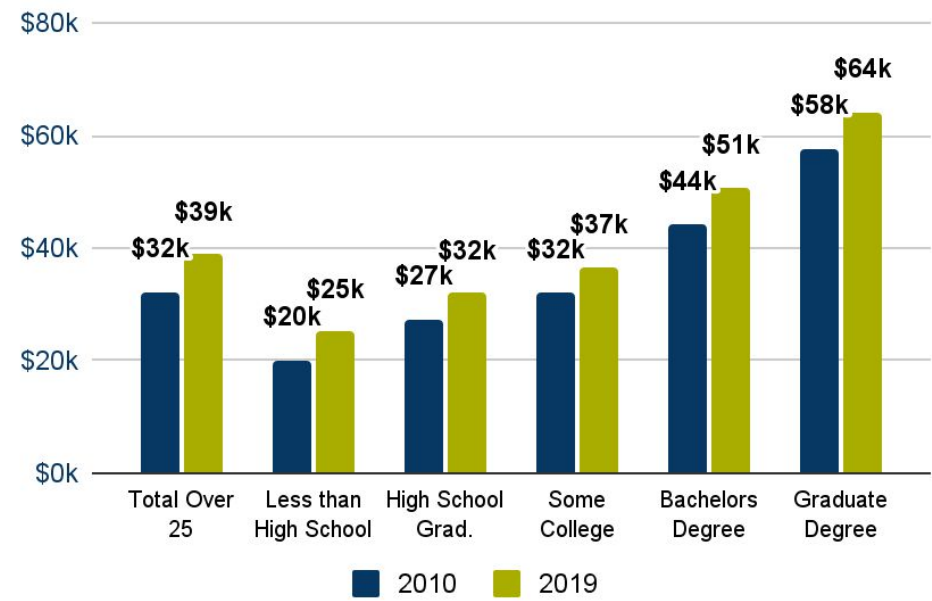
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 13% since 2010 for the total population and increased 12% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Henry County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

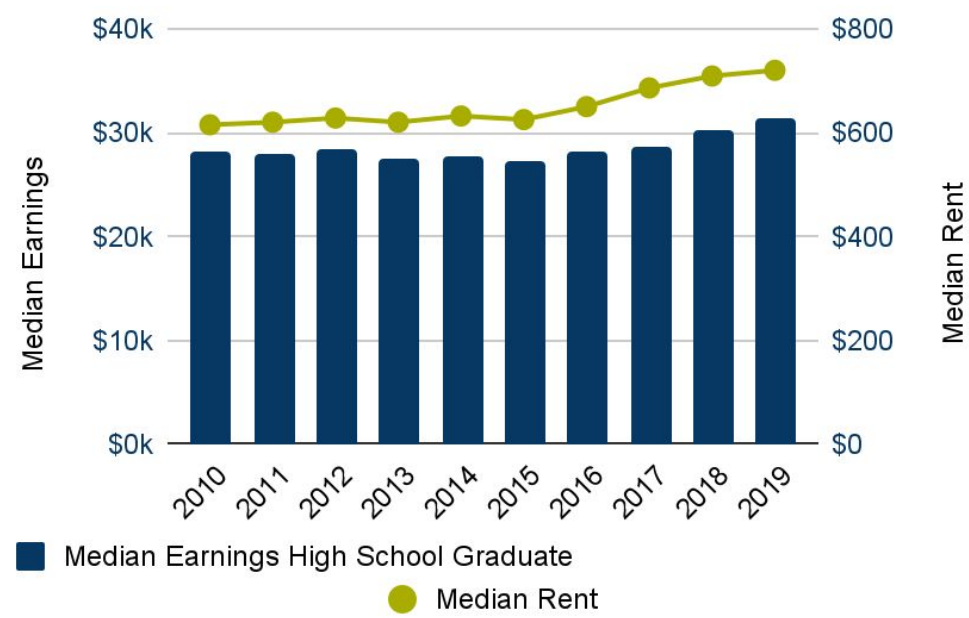
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 17.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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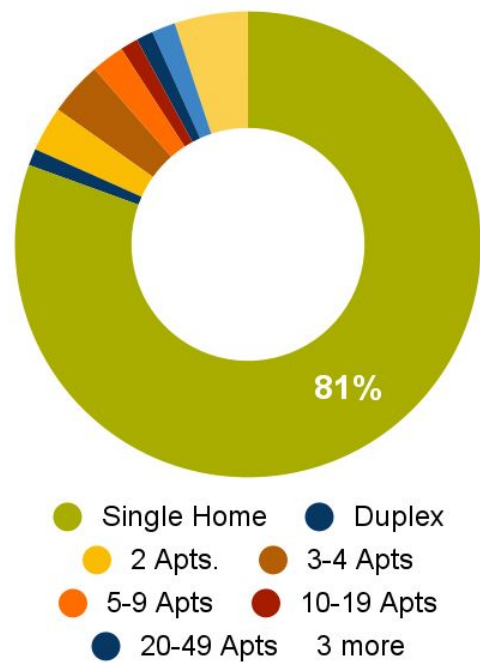
HOUSING TRENDS

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HOUSING TYPOLOGY | 81% of homes in Henry County are single-family, while 14% are multifamily. The share of multifamily housing has increased by 165 homes since 2010.

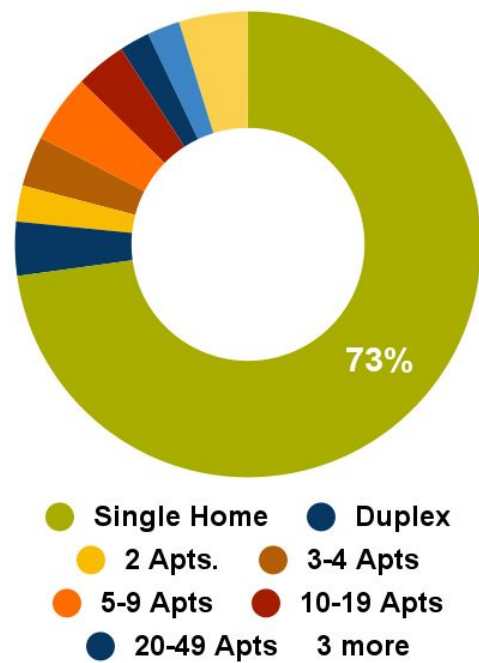
Housing Typology

Henry County | 2019



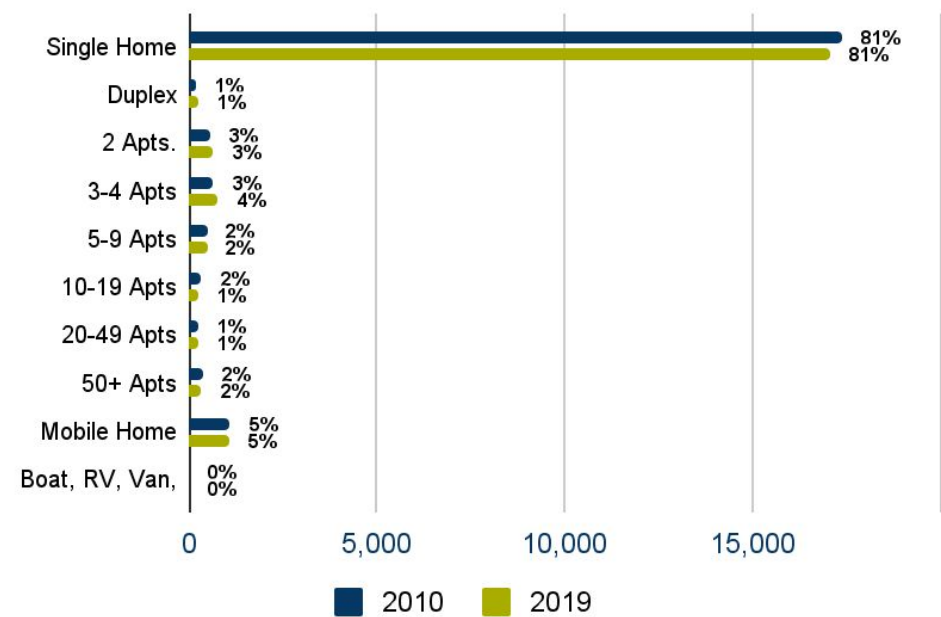
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Henry County | 2010, 2019



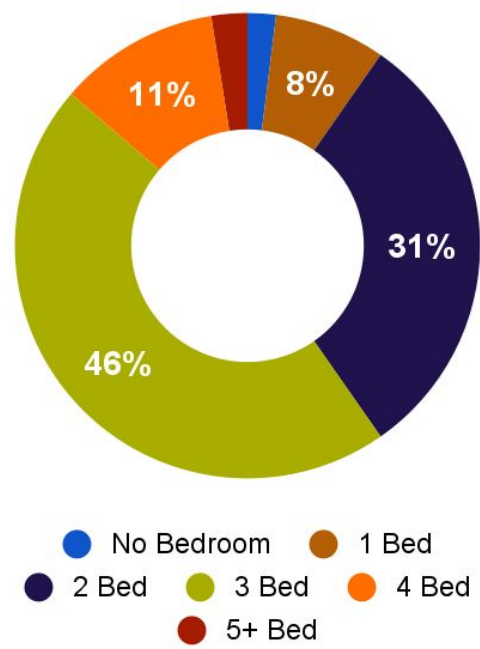
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Henry County are 2.45, with 60% of units 3 bedroom or more.

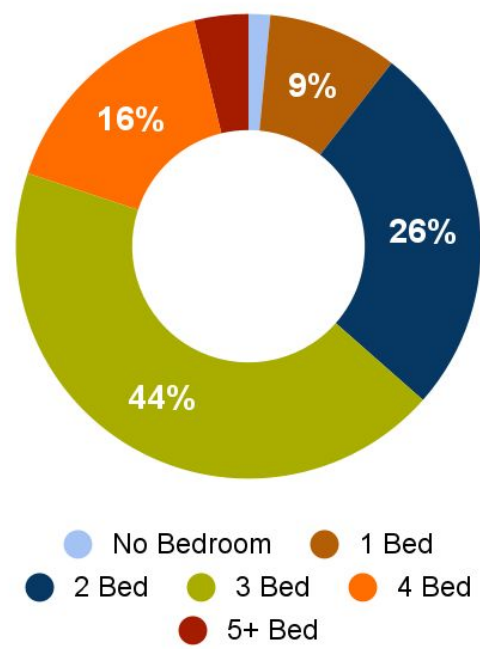
Housing Stock by Bedrooms

Henry County | 2019



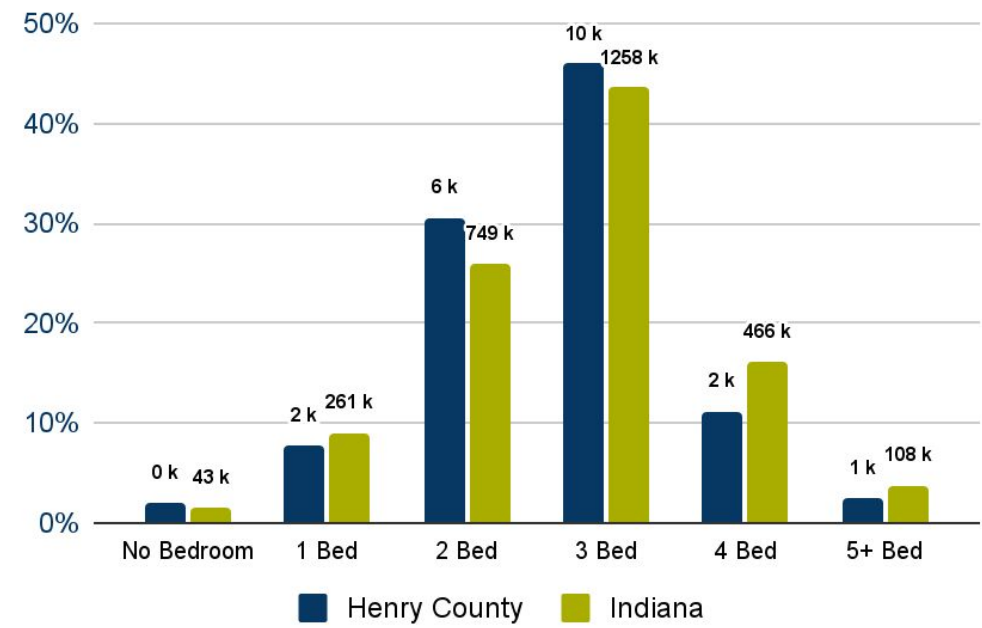
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

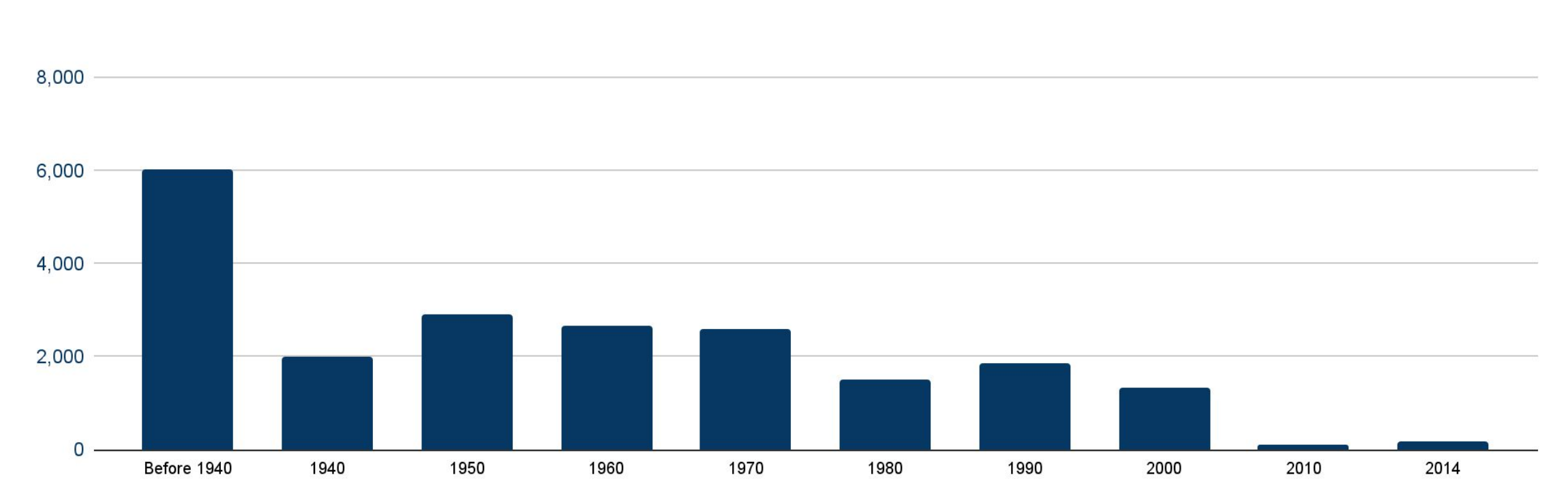
Henry County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

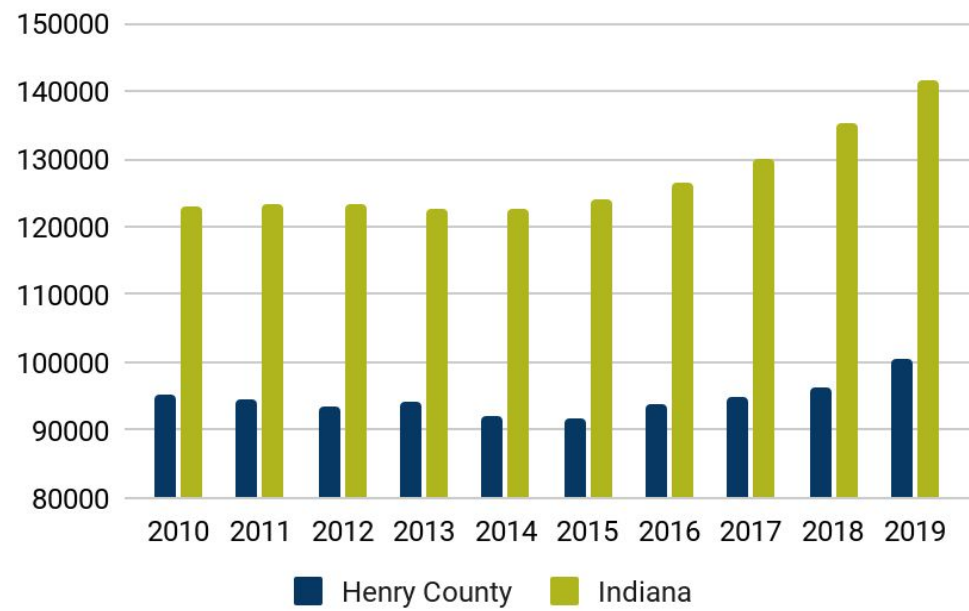
Homes by Year Built
Henry County | 2019



Source: ACS 2010-2019 5-year estimates

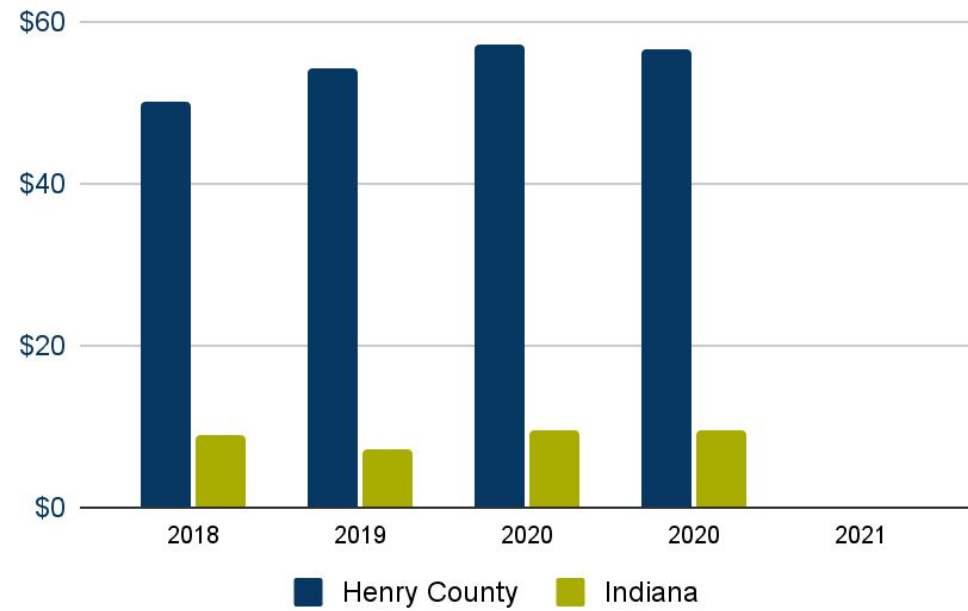
MEDIAN LISTING PRICE | Homes in Henry County have a median listing price of \$100,400, compared to \$141,700 statewide. Home prices have increased by 5% since 2010.

Median Listing Price
Henry County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

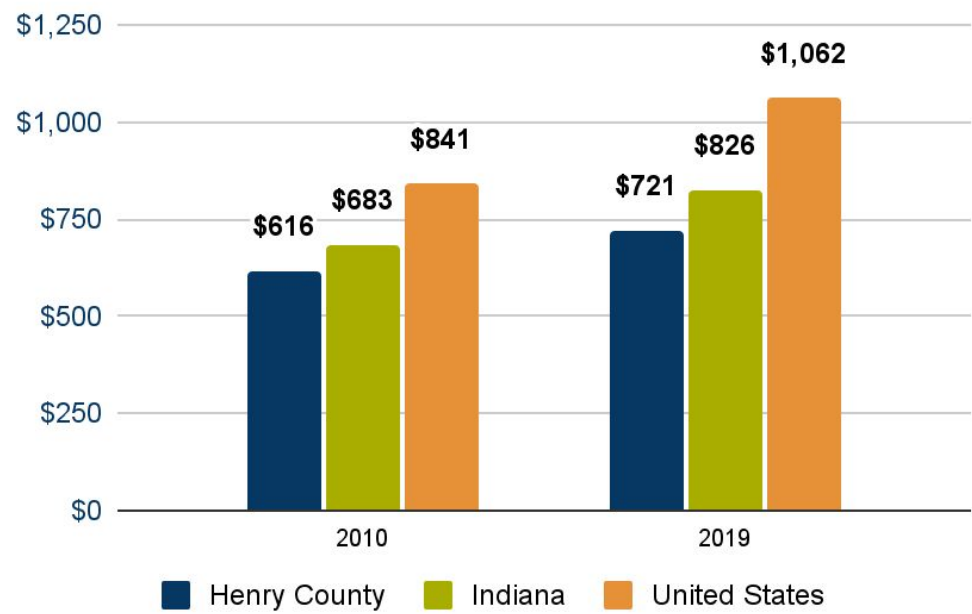


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$721.

Median Rent

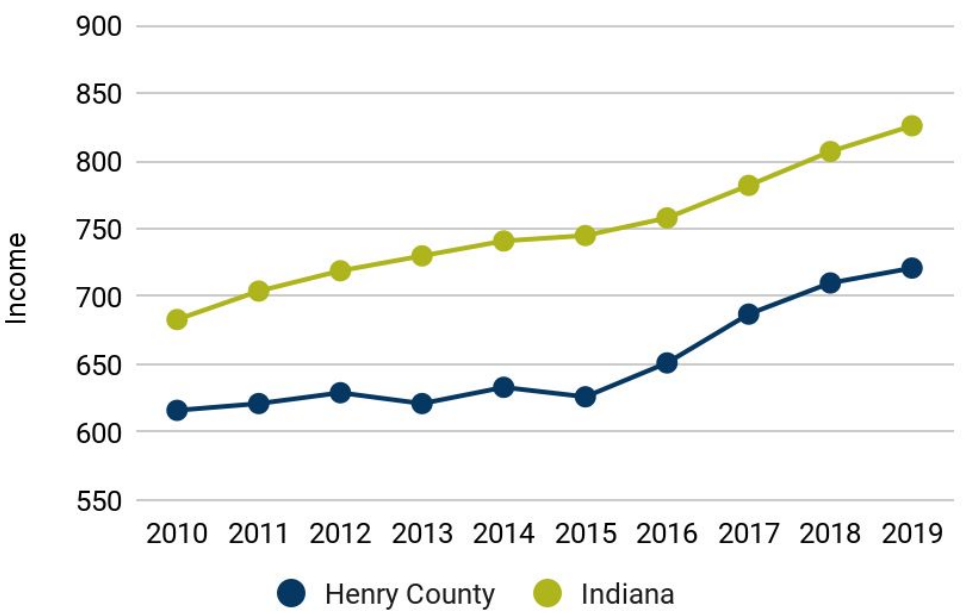
Henry County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

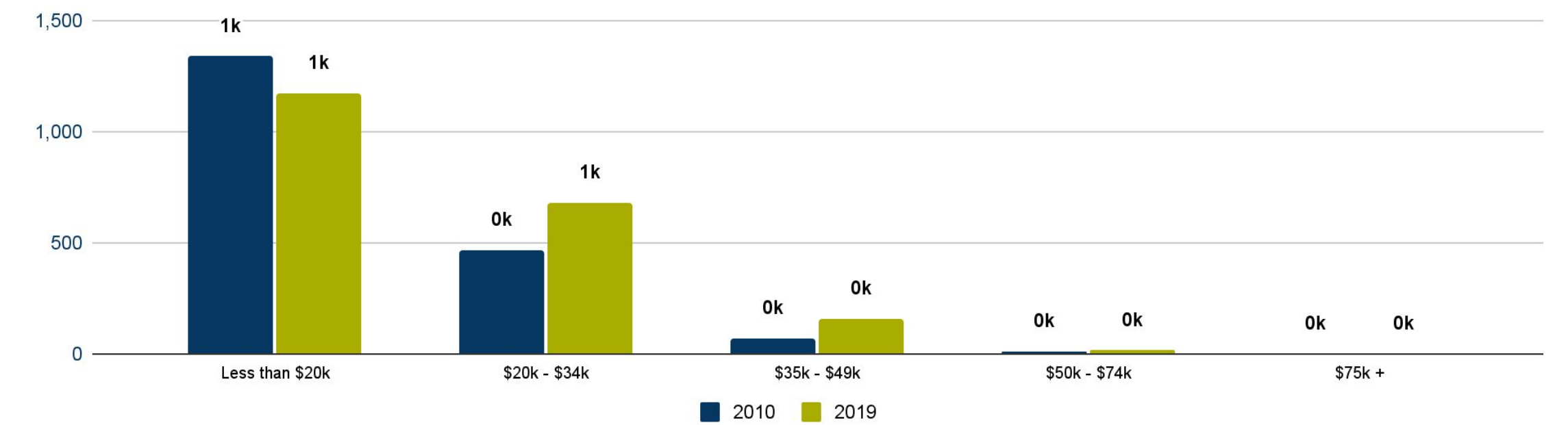
Henry County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 46% of households are housing cost burdened in Henry County, down -4% since 2010. 56% of households earning below \$50,000 are housing cost burdened.

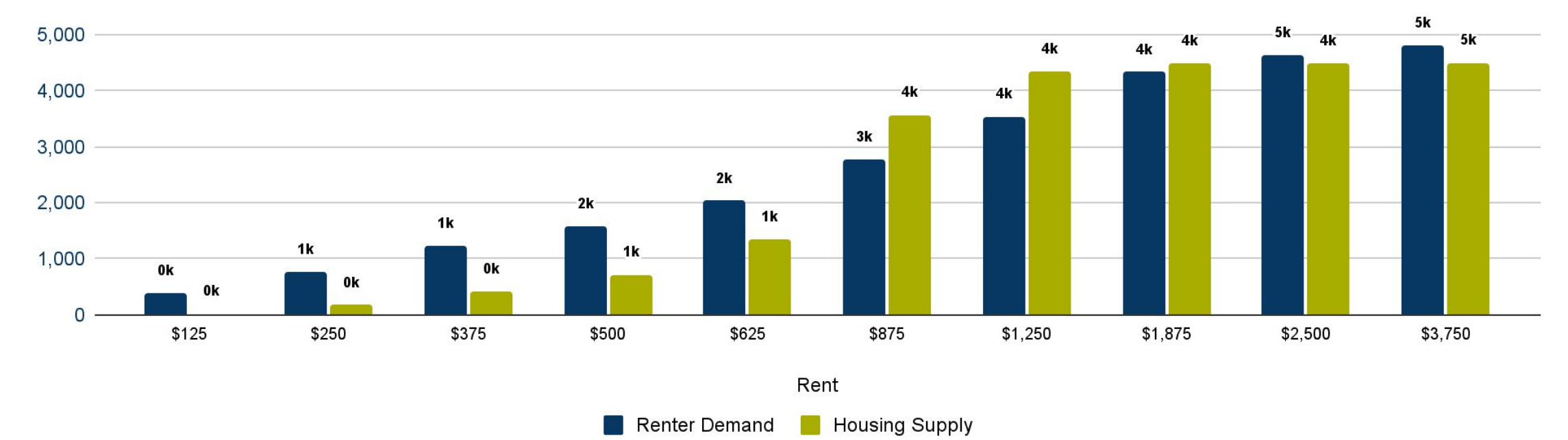
Renter Housing Cost Burden
Henry County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Henry County, Indiana | 2010-2019

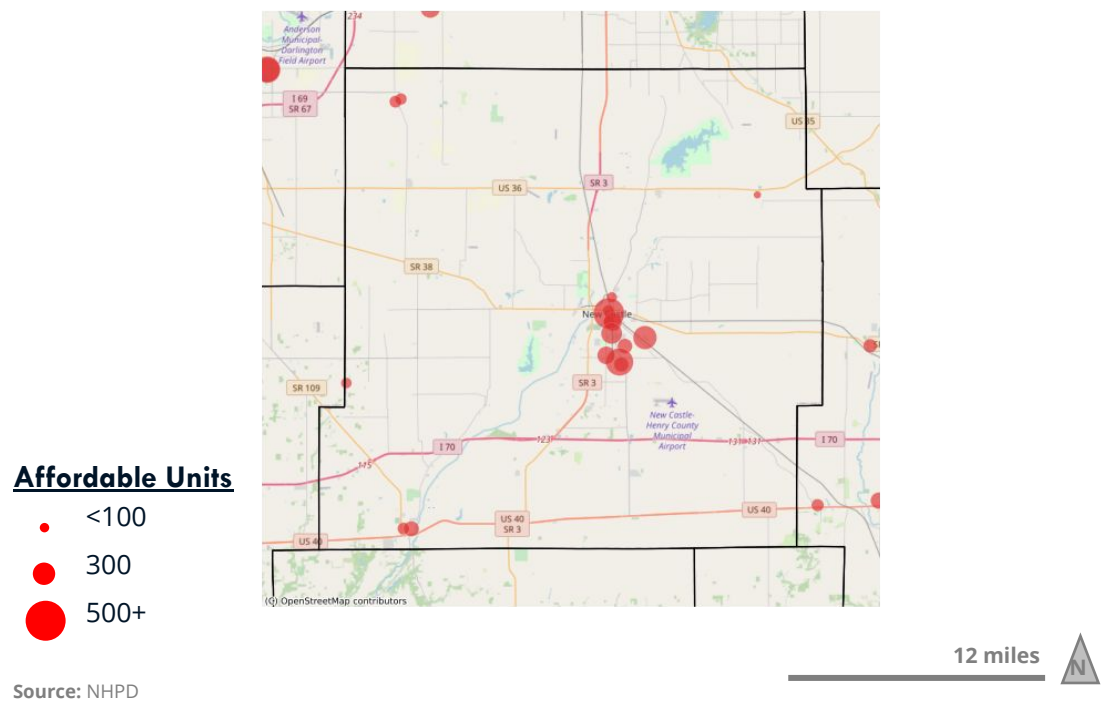


Source: ACS 2010-2019 5-year estimates

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

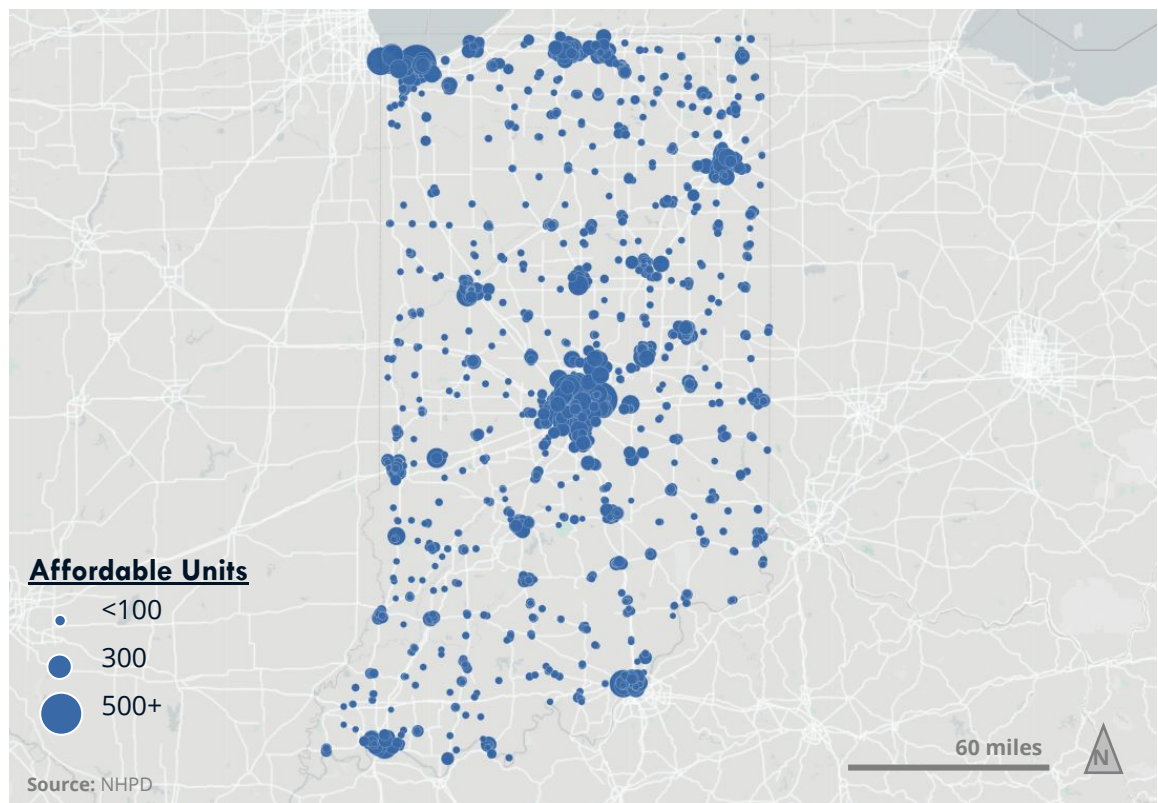
Affordable Housing Inventory

Henry County | 2020



Affordable Housing Inventory

State of Indiana | 2020

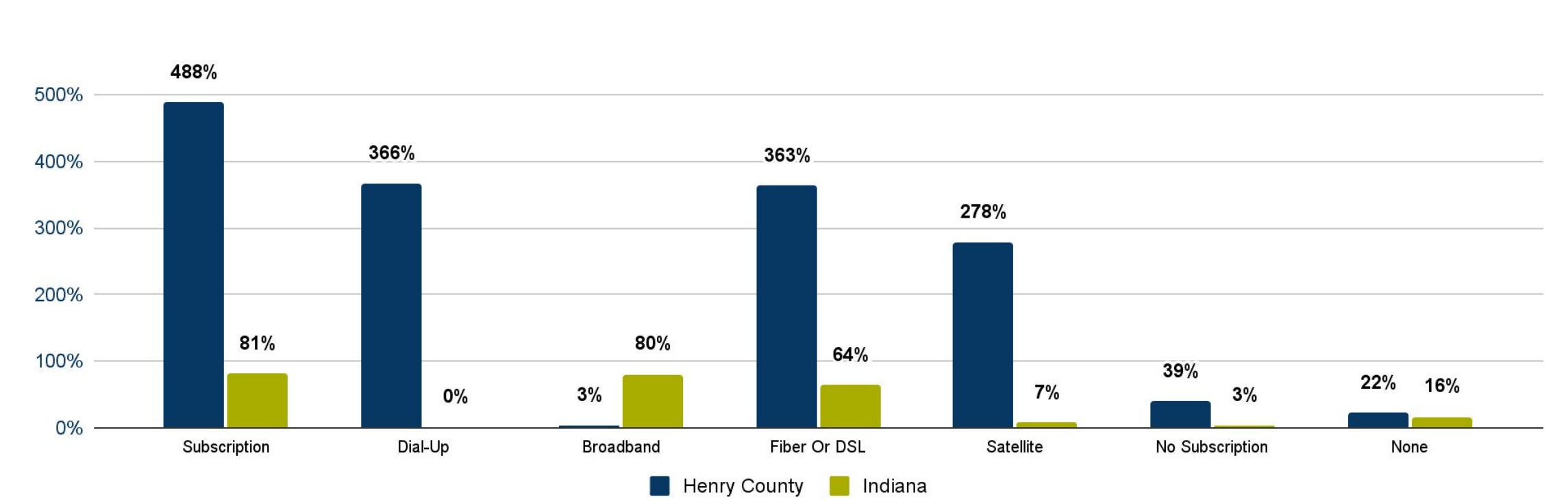


WORKING DRAFT

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HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Henry County | 2017-2020



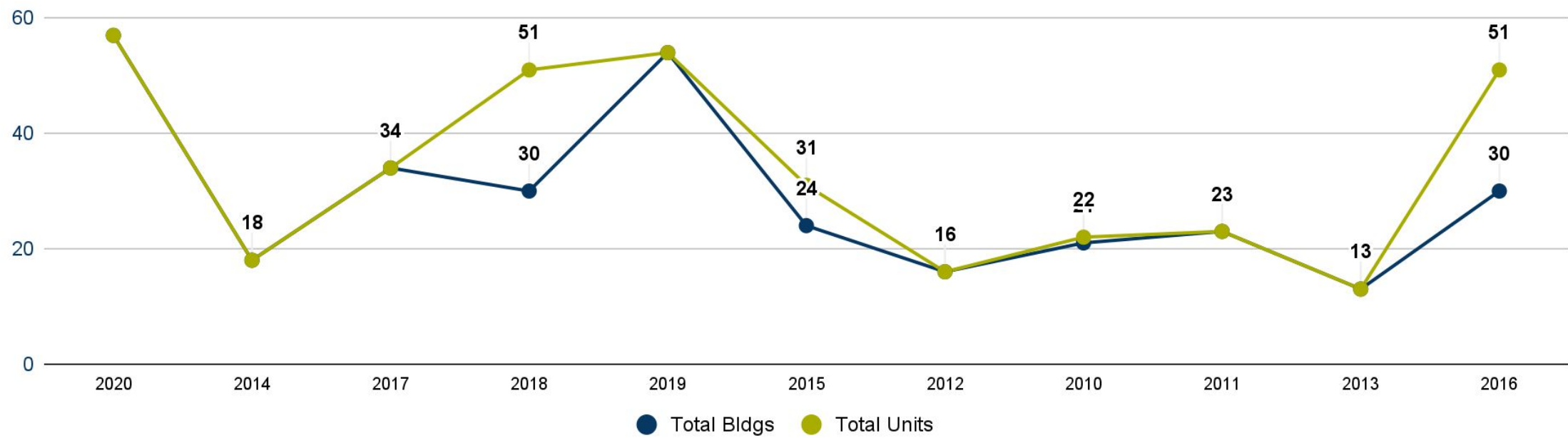
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 30 new housing starts in 2016 in Henry County, with 320 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Henry 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.