



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR SHELBY COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

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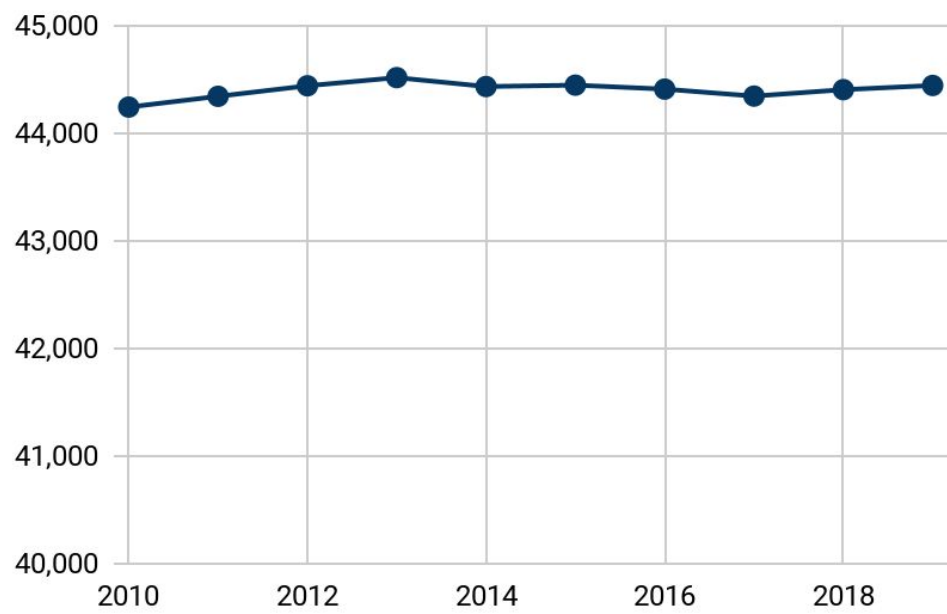
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

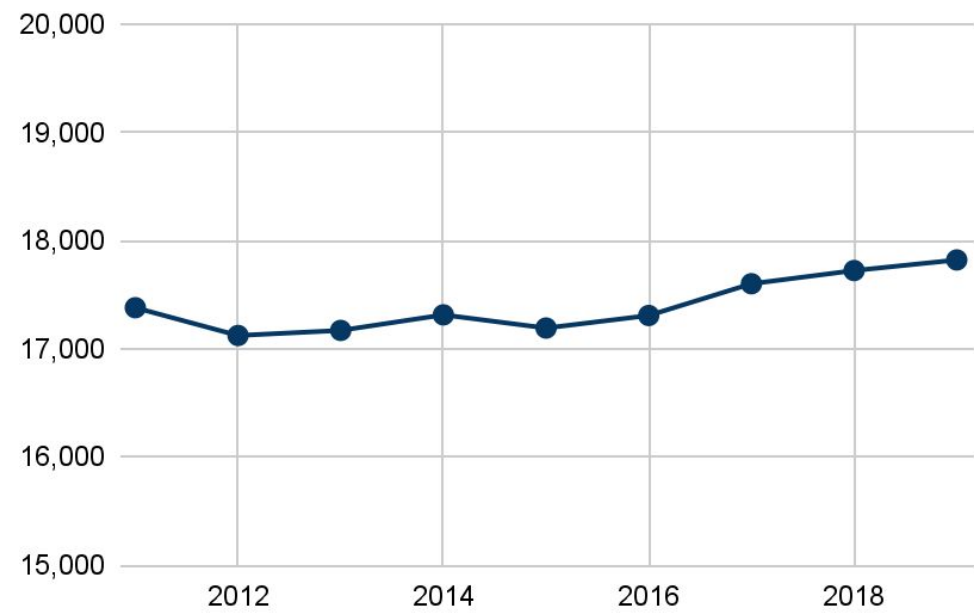
**POPULATION** | Shelby County’s population has increased by 0.45% (0 people) between 2010-2019. In the same time period, the total number of households increased by 4% (1,000 households).

**Resident Population**  
Shelby County | 2010-2019



Source: FRED, U.S. Census Bureau

**Households**  
Shelby County | 2010-2019

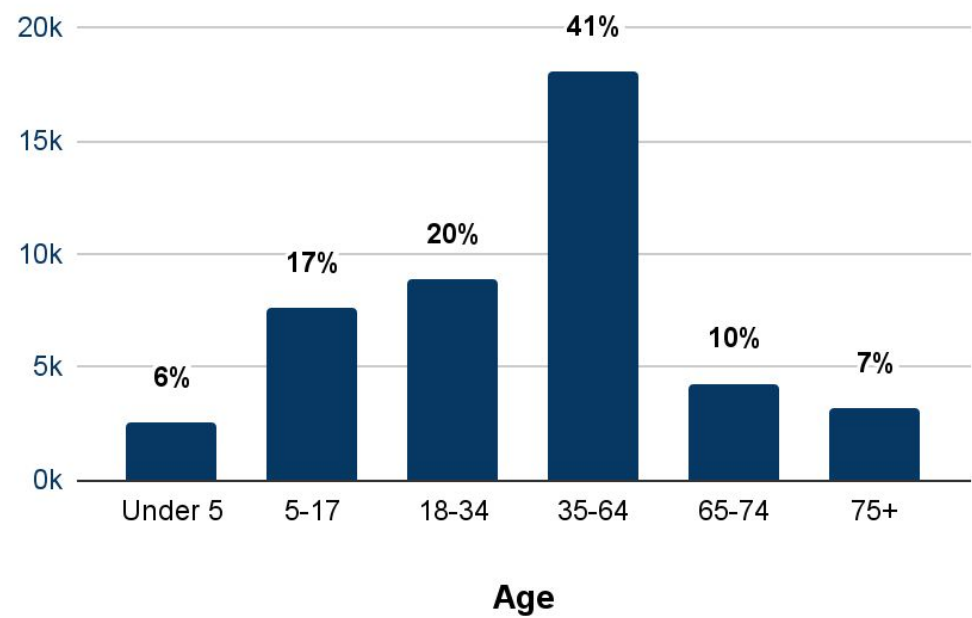


Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

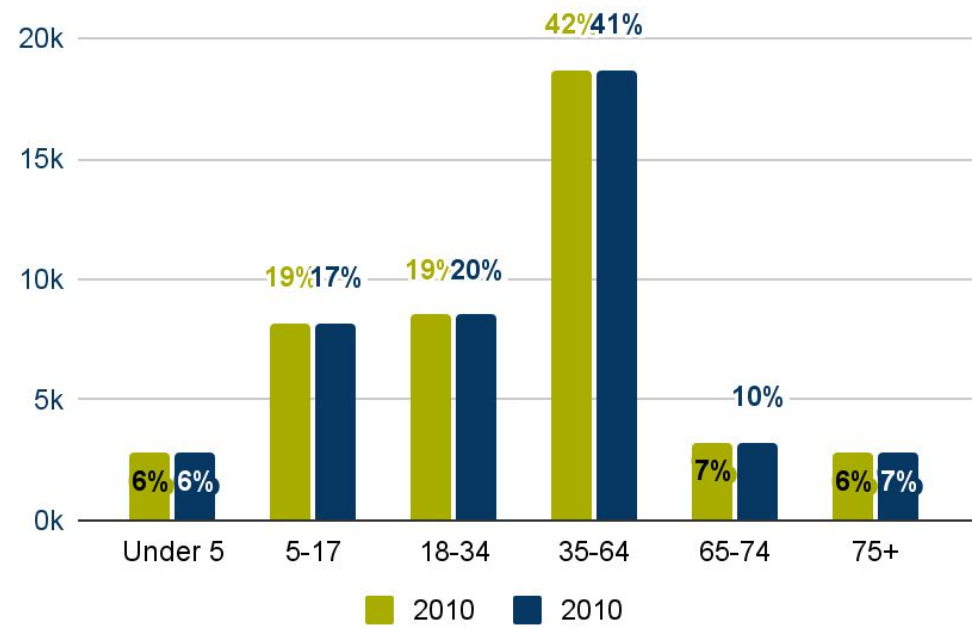
**AGE** | 17% of people in Shelby County are above the age of 65, while 23% are below 18.

**Population by Age**  
Shelby County | 2019



Source: ACS 2019 5-year estimates

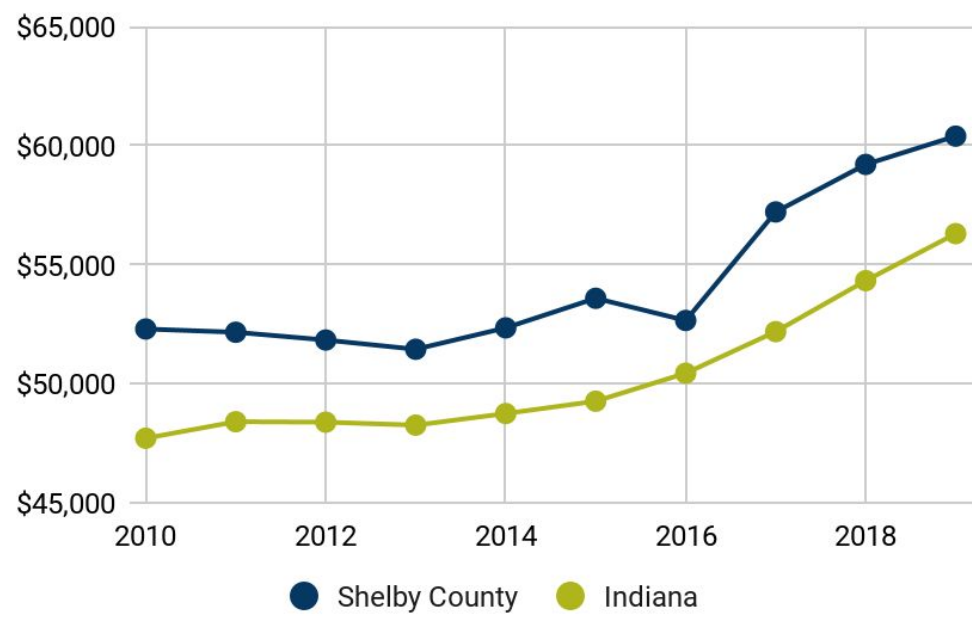
**Change in Share of Population**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

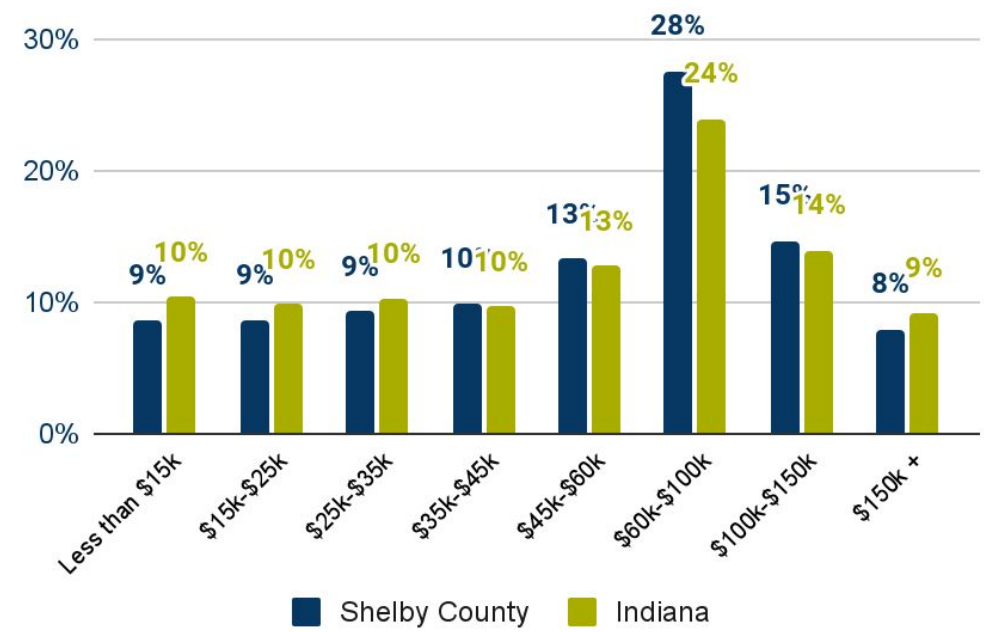
**HOUSEHOLD INCOMES** | Shelby County had a median income of \$60,404 in 2019, up 16% since 2010. 27% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**  
Shelby County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**  
Shelby County, State of Indiana | 2019

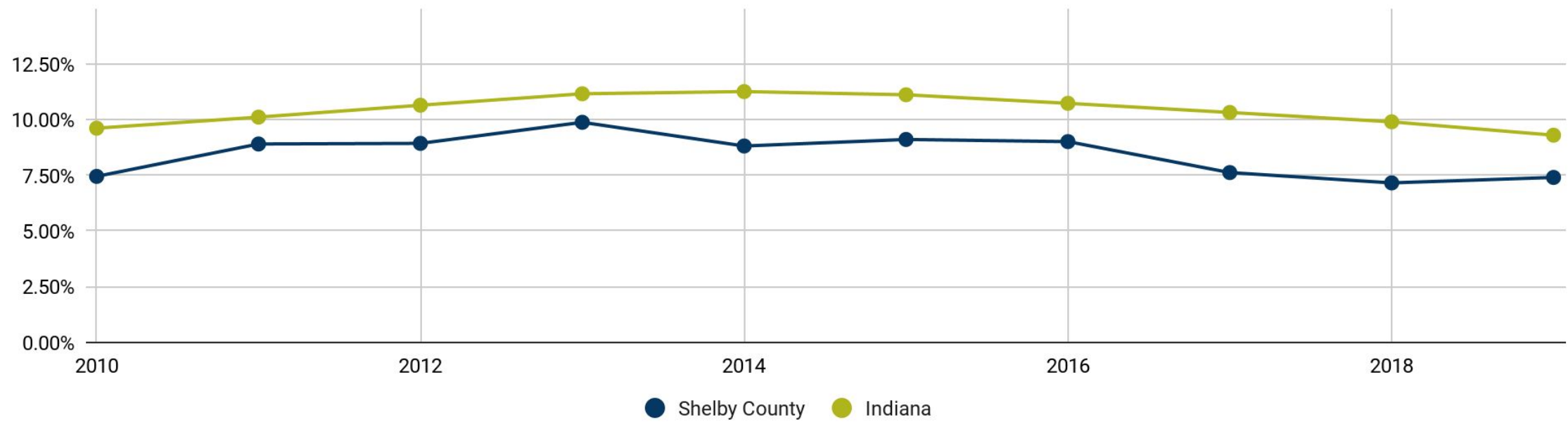


Source: ACS 2019 5-year estimates

**WORKING DRAFT**

**FAMILY POVERTY RATE** | 7.4% of families live in poverty conditions in Shelby County, down 0.0 points from 7.4% in 2010.

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

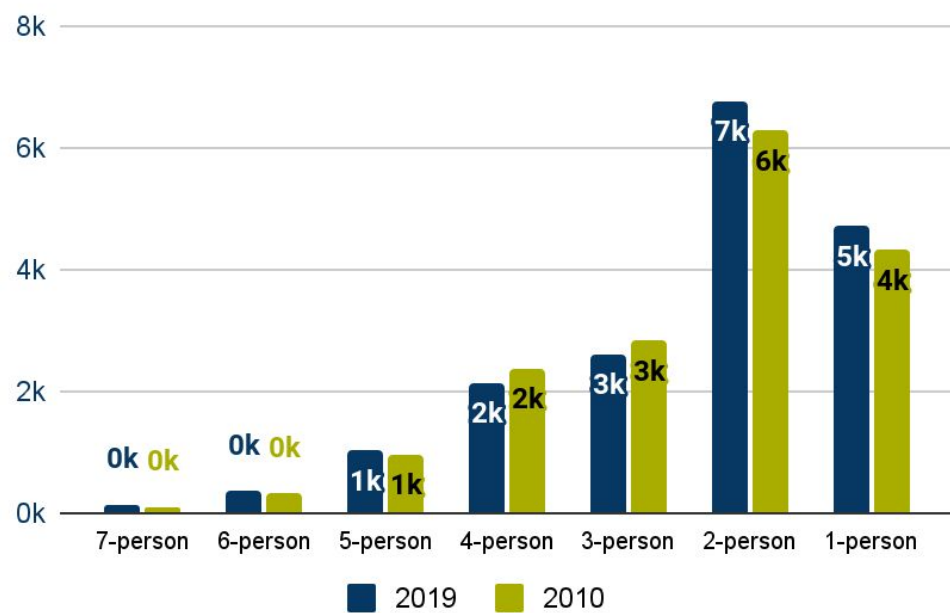


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**HOUSEHOLD SIZE |** The average household size is 2.45, compared to 2.52 statewide. The Shelby County average household has shrunk by 0.08 persons since 2010.

**Household Size**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

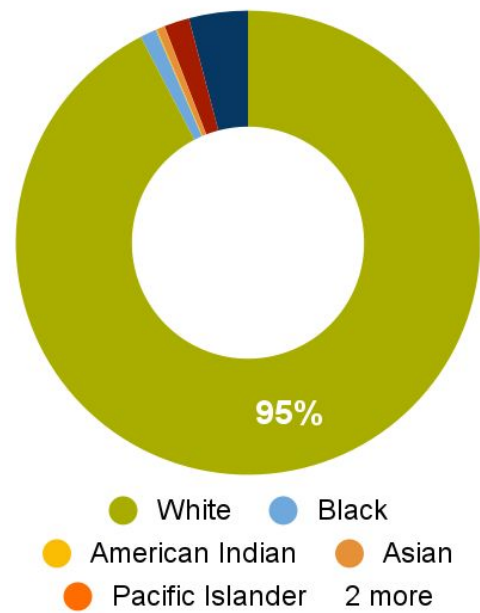
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Shelby County is 95% white, 1% Black, 4% Hispanic/Latino, 1% Asian, and 2% other.

**Racial Distribution**

Shelby County | 2019



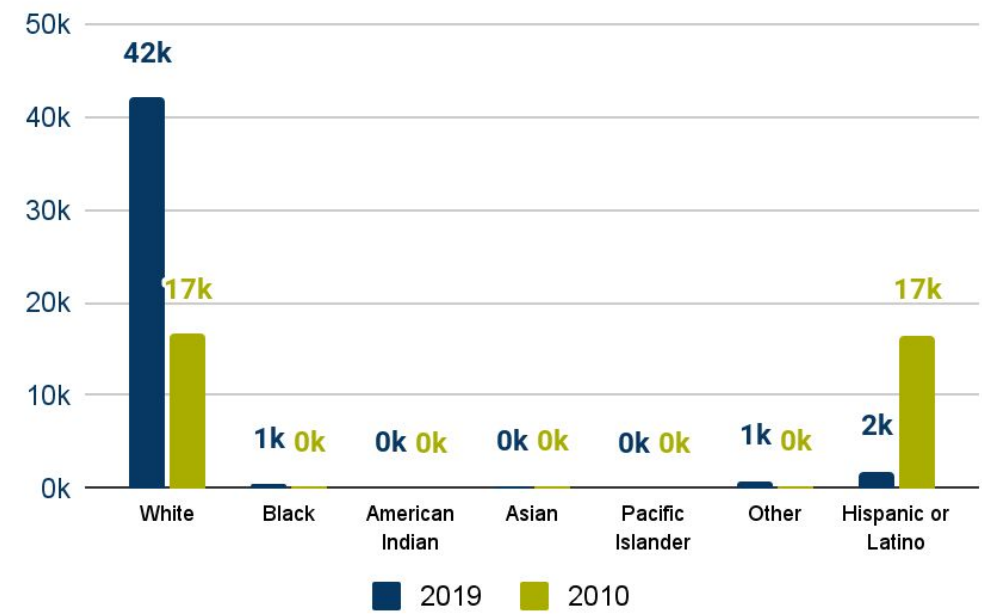
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

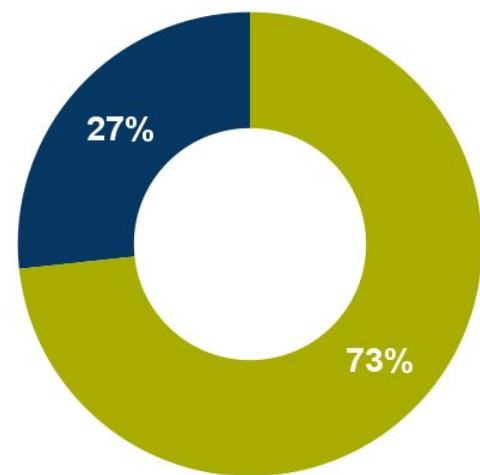
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 27% of households (4,759 households) in Shelby County were renters, while 73% are (13,064 households) owner households. The share of renters has increased by 1% since 2010.

**Housing Tenure**

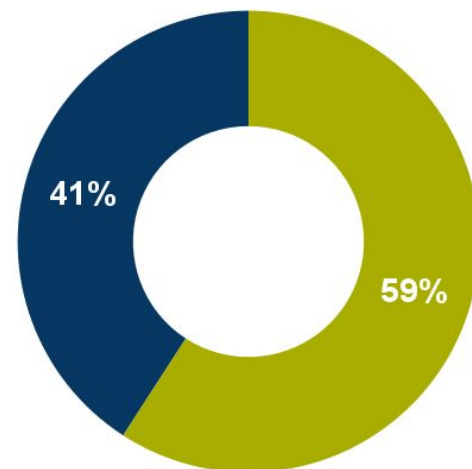
Shelby County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

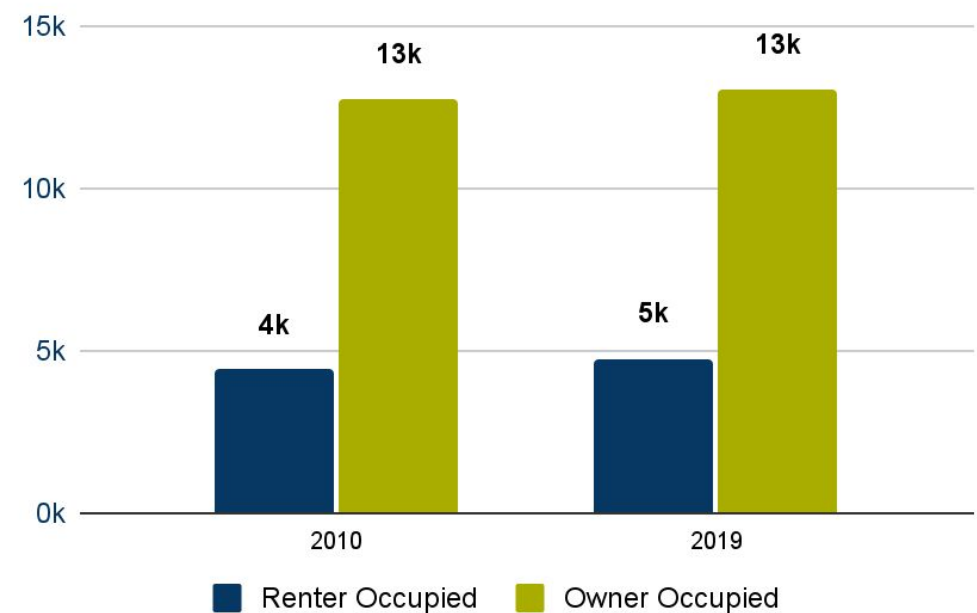
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Shelby County | 2010-2019



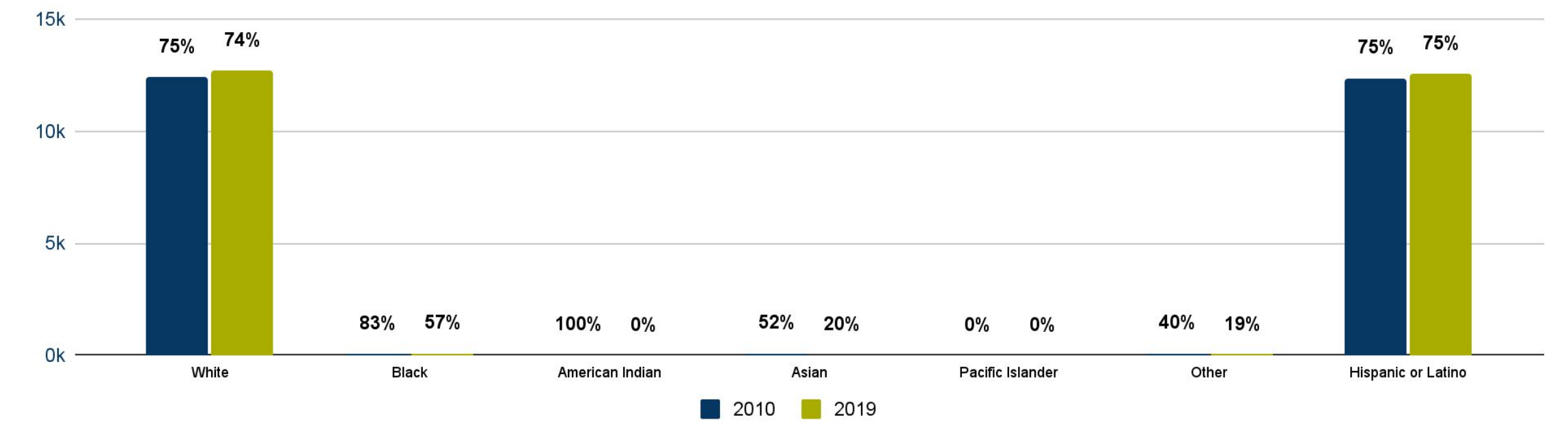
Source: ACS 2010-2019 5-year estimates

**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%, 57% for Black households, and 75% for Hispanic or Latino households.

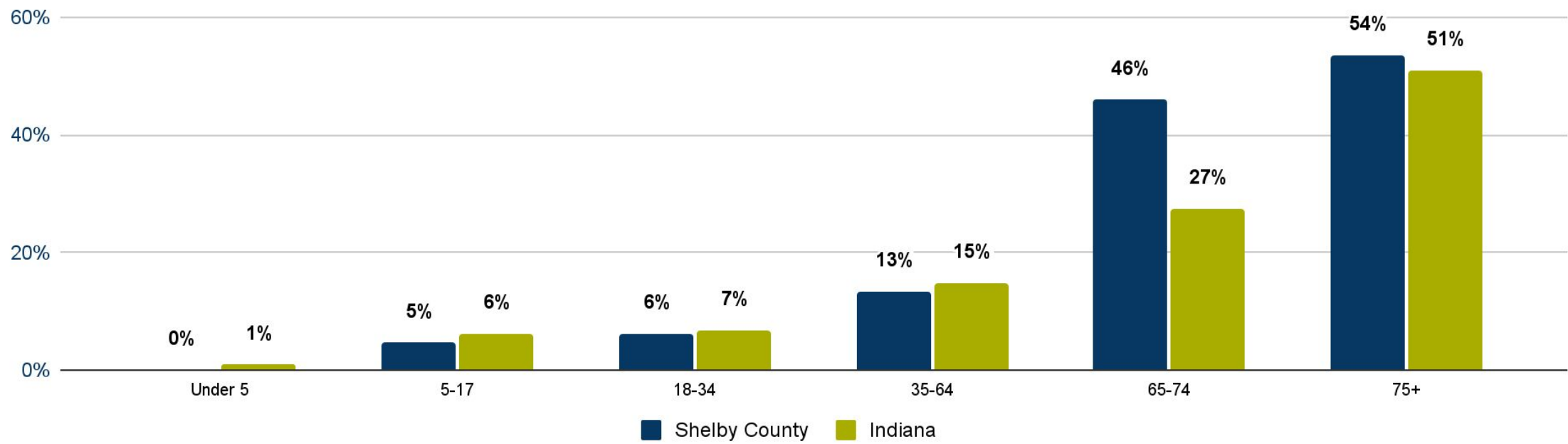
**Homeownership by Race**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 16% of people in Shelby County live with a disability. For people above 65, the share increases to 49%.

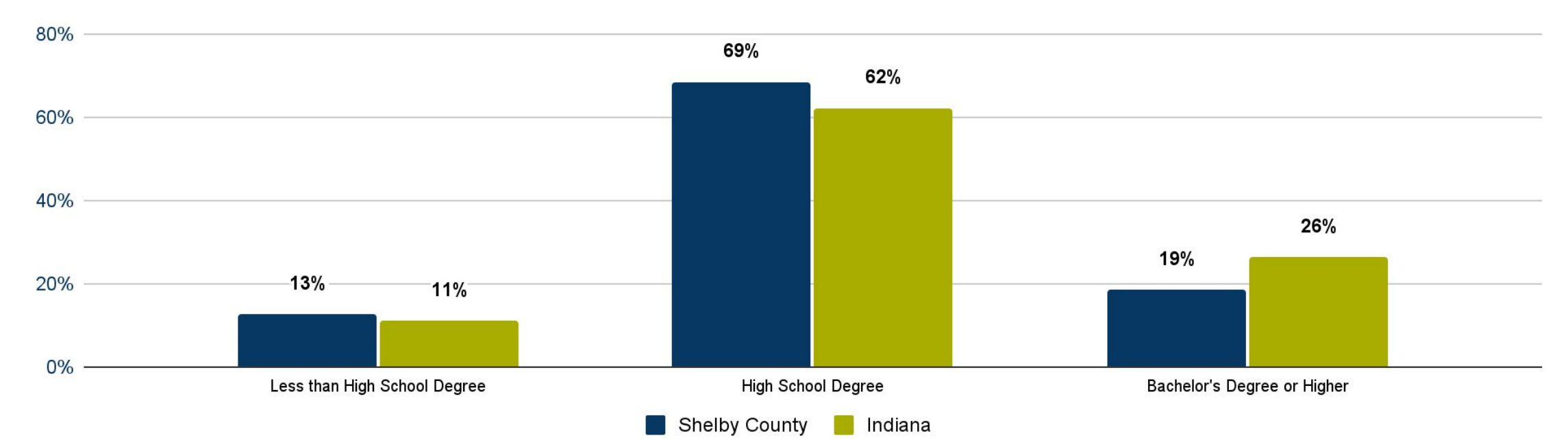
**Share of the Population with a Disability by Age**  
Shelby County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Shelby County, 69% of the population has at least a high school degree and 19% of the population has at least a Bachelor's degree.

**Educational Attainment**  
Shelby County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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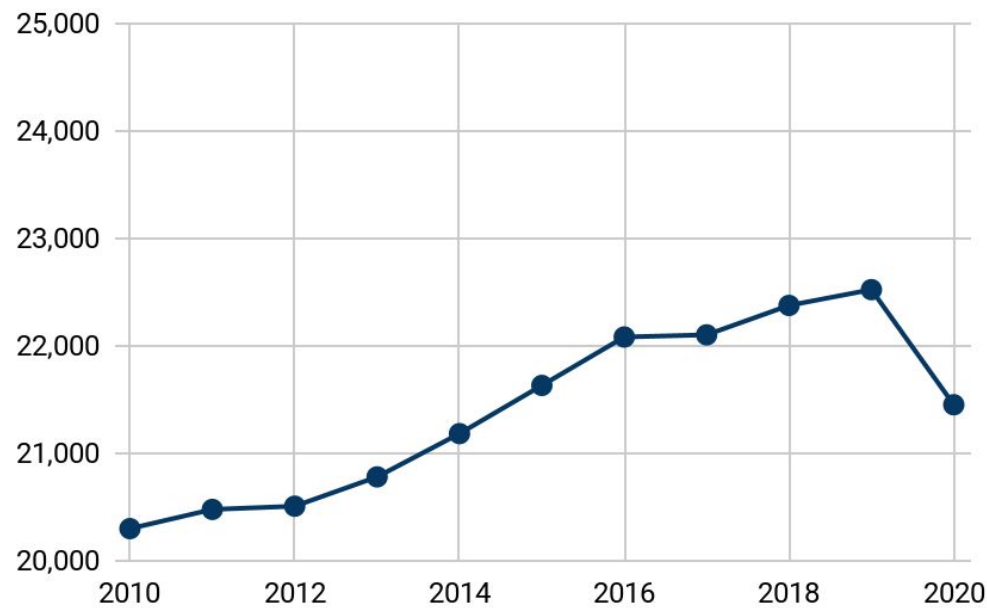
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

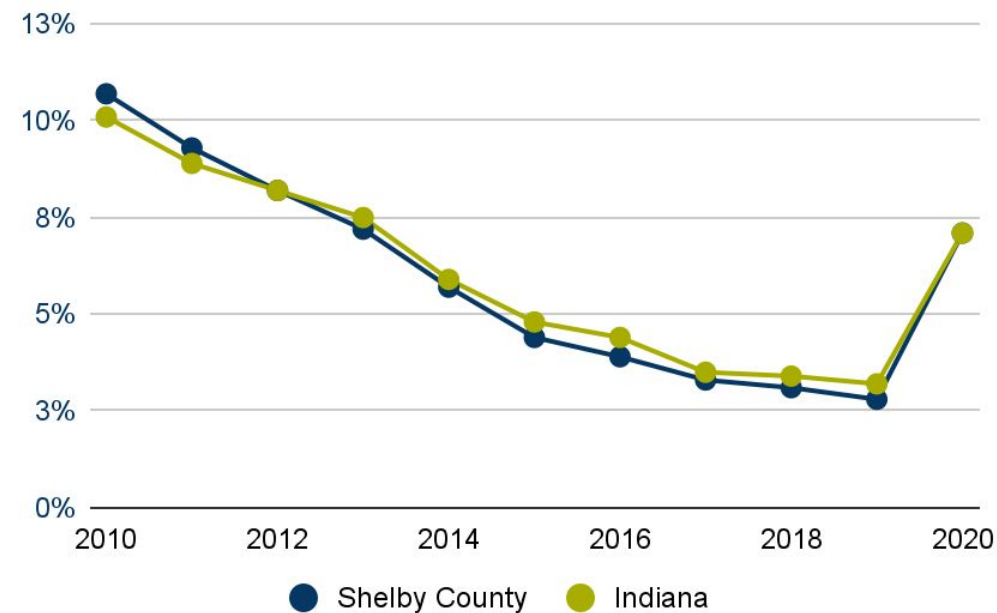
**EMPLOYMENT BASE |** There are currently 21,000 employed persons in Shelby County, up by 6% since 2010. The unemployment rate in 2020 was 7.10%, up 4.3 points from 2019.

**Total Employment**  
Shelby County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Unemployment Rate**  
Shelby County, Indiana | 2010-2019

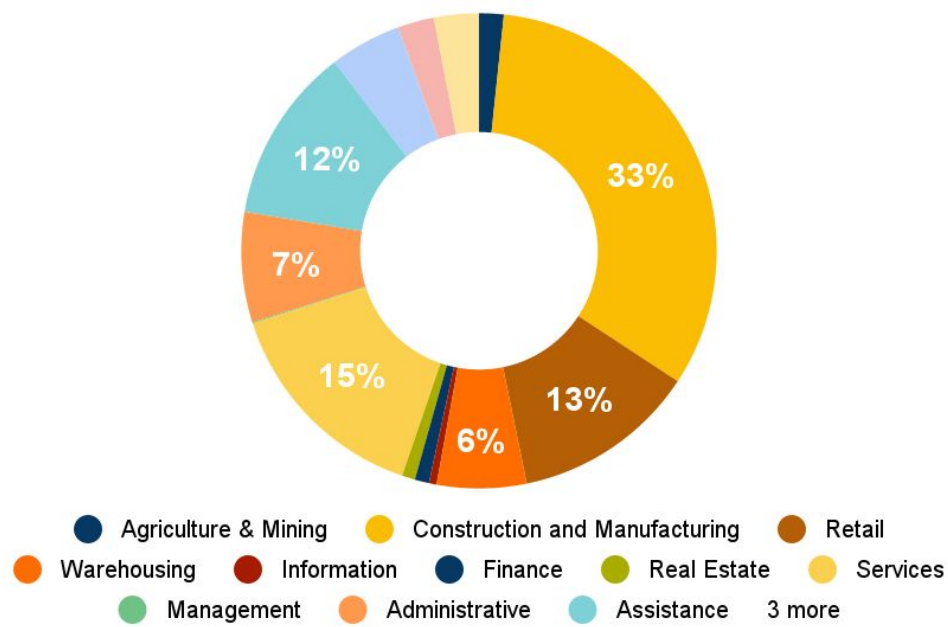


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Shelby County, accounting for 28% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

**Total Jobs by All Industries**  
Shelby County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$39,910
- 2. Trade, transportation, and utilities | \$42,688
- 3. Goods-producing | \$59,549
- 4. Professional and business services | \$37,392
- 5. Construction | \$58,729

Source: BLS

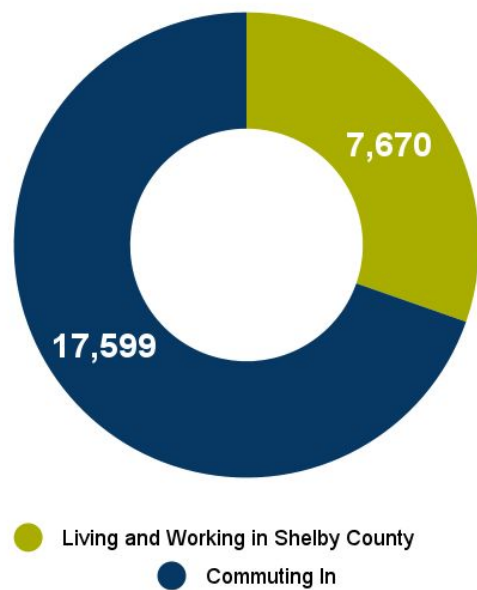
**Top 5 Employers**

- 1. Indiana Grand Racing & Casino (Shelbyville)
- 2. Knauf Insulation Inc (Shelbyville)
- 3. Penske Logistics (Shelbyville)
- 4. Ryobi Die Casting Usa Inc (Shelbyville)
- 5. Pilkington North America Inc (Shelbyville)

Source: BLS

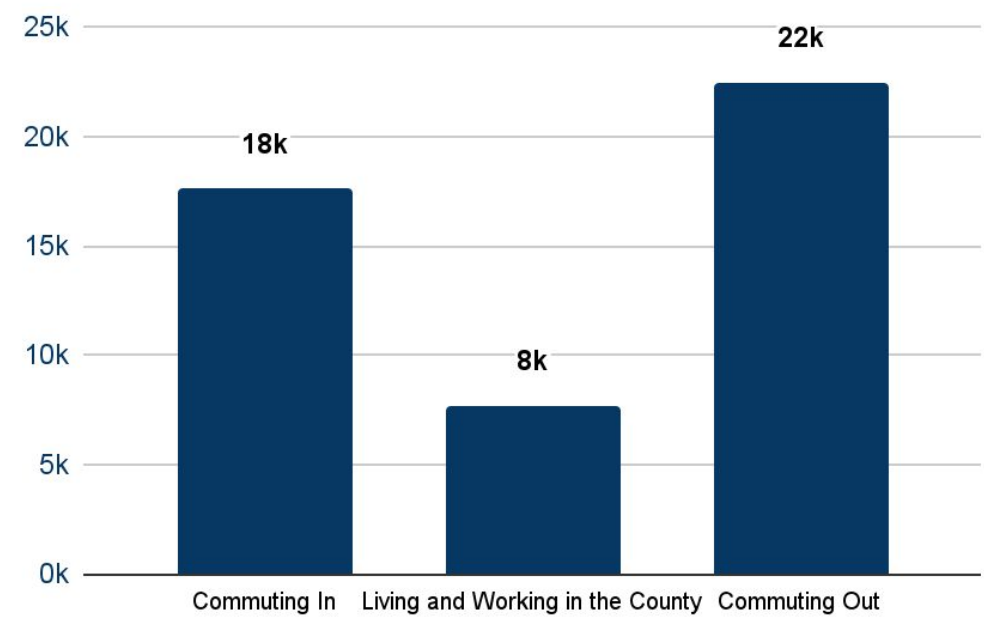
**COMMUTER INFLOW / OUTFLOW |** 18,000 commuters come into Shelby County for their jobs, while 22,000 employees travel outside for their jobs.

**Employment Inflow**  
Shelby County | 2018



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

**Commuting Patterns**  
Shelby County | 2018

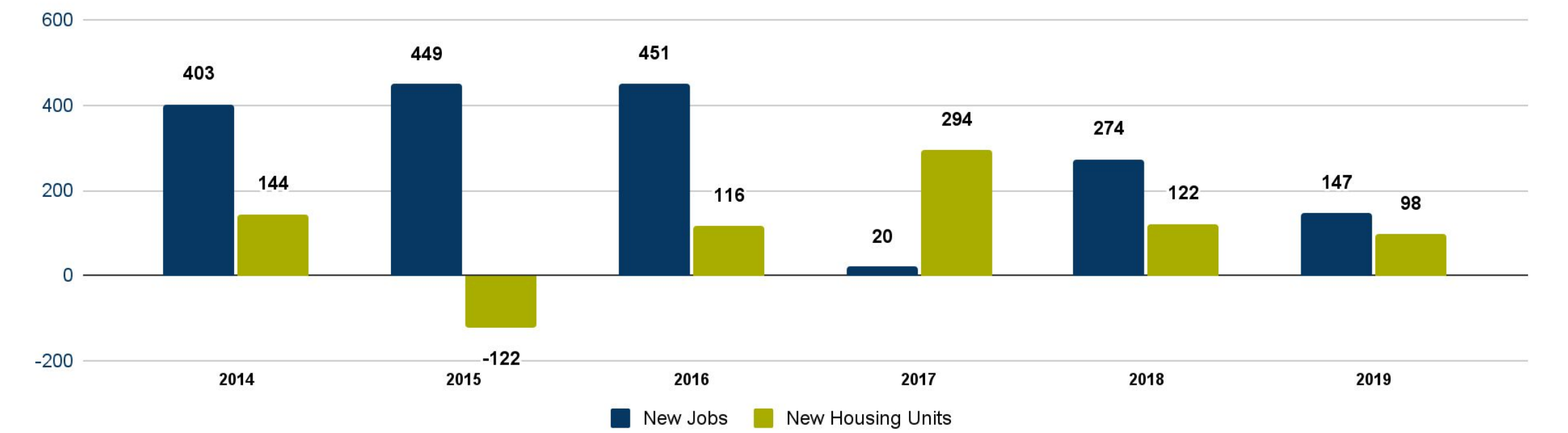


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 1744 between 2014-2019 and 652, or 37 units for every 100 jobs created.

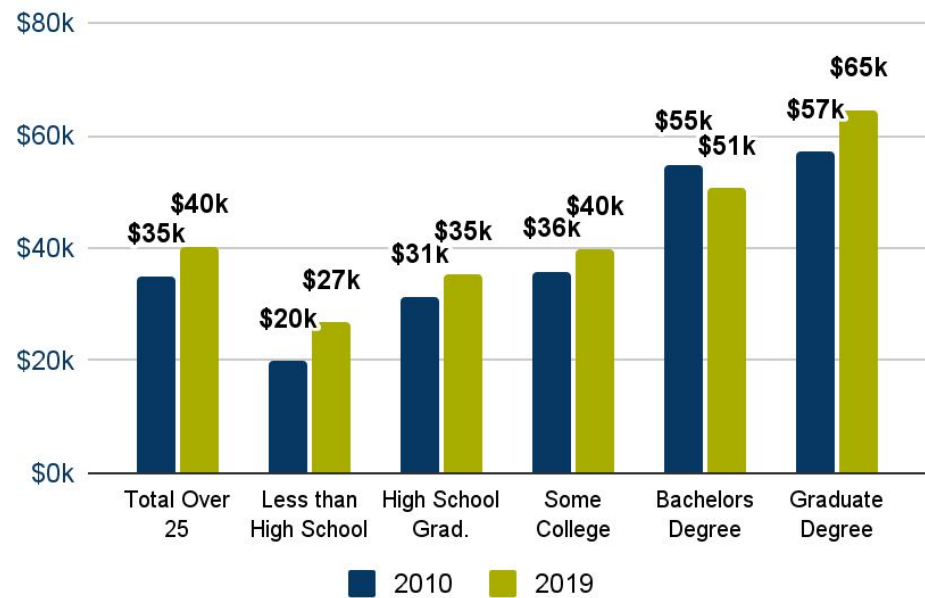
**Job Growth and Housing Production**  
Shelby County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

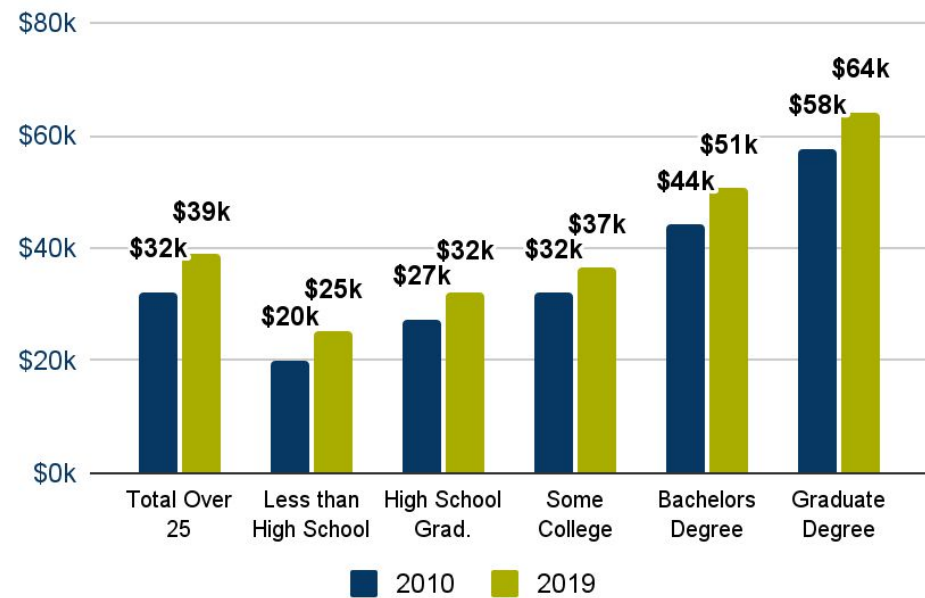
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 15% since 2010 for the total population and increased 13% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Shelby County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

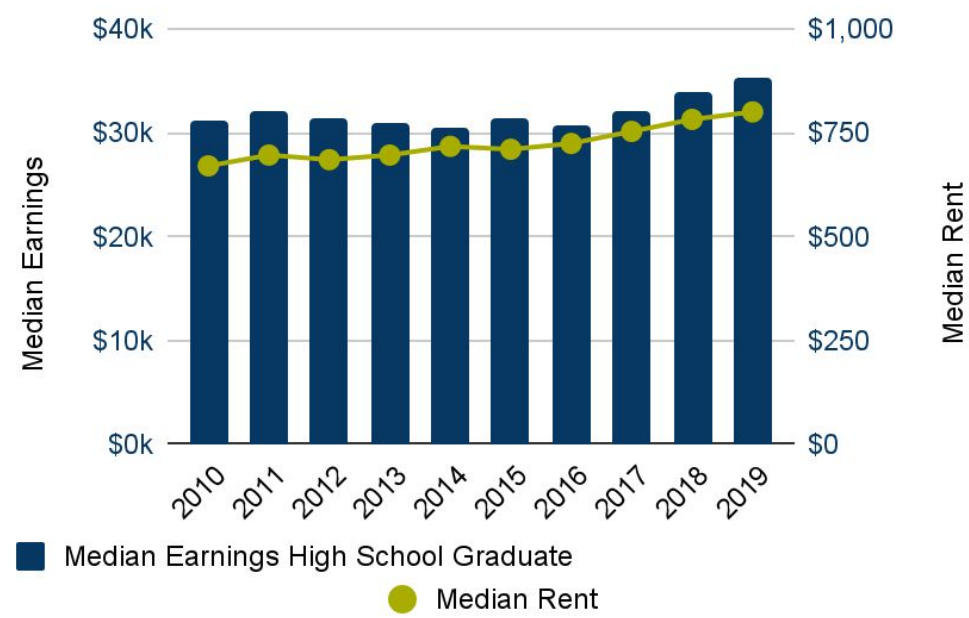
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 19.4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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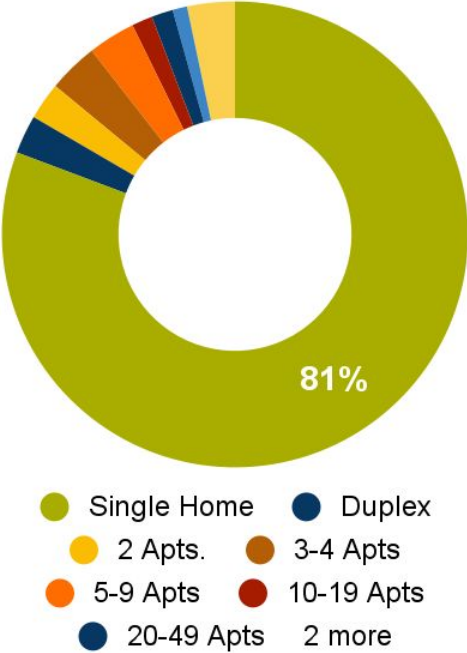
# HOUSING TRENDS

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**HOUSING TYPOLOGY |** 81% of homes in Shelby County are single-family, while 16% are multifamily. The share of multifamily housing has decreased by 196 homes since 2010.

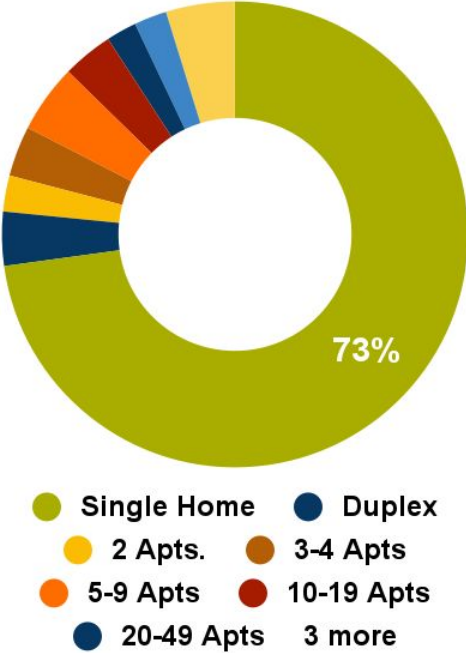
**Housing Typology**

Shelby County | 2019



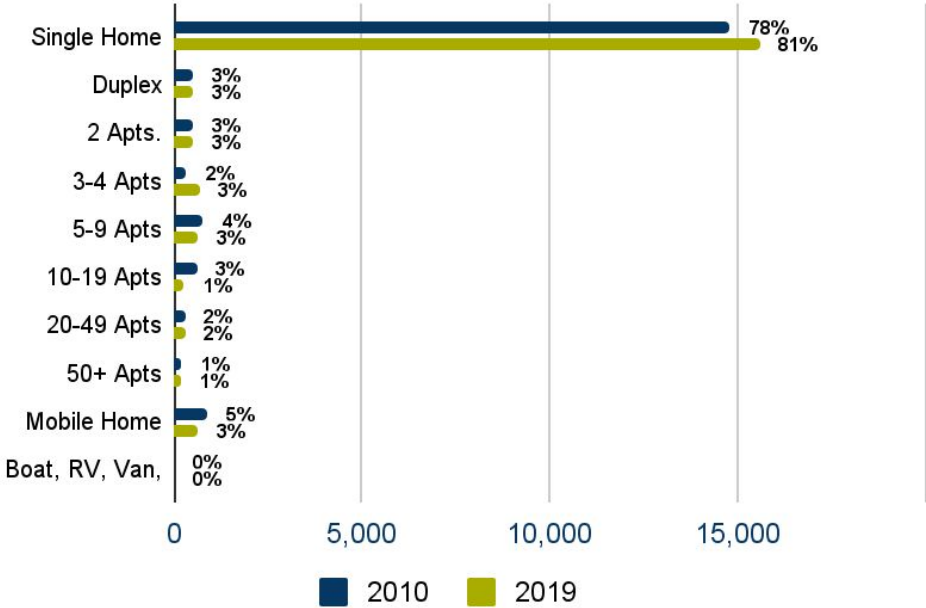
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Typology**

Shelby County | 2010, 2019



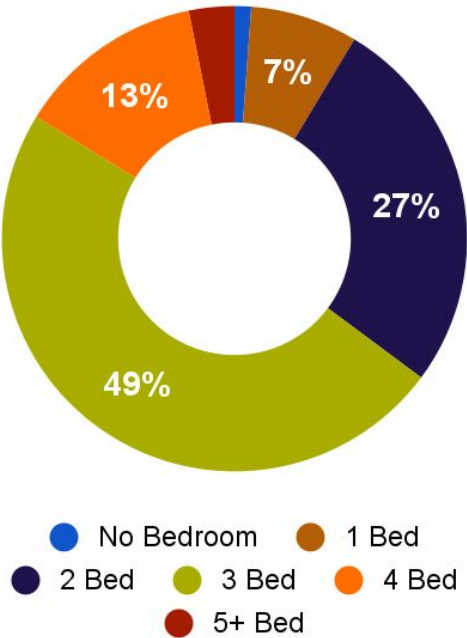
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**HOUSING TYPOLOGY |** Most units in Shelby County are 2.45, with 65% of units 3 bedroom or more.

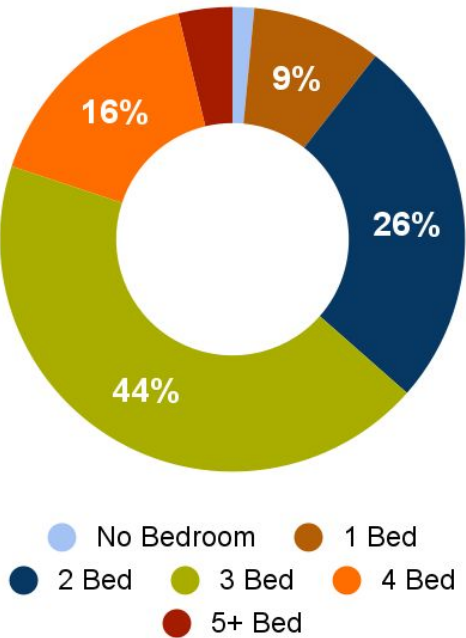
**Housing Stock by Bedrooms**

Shelby County | 2019



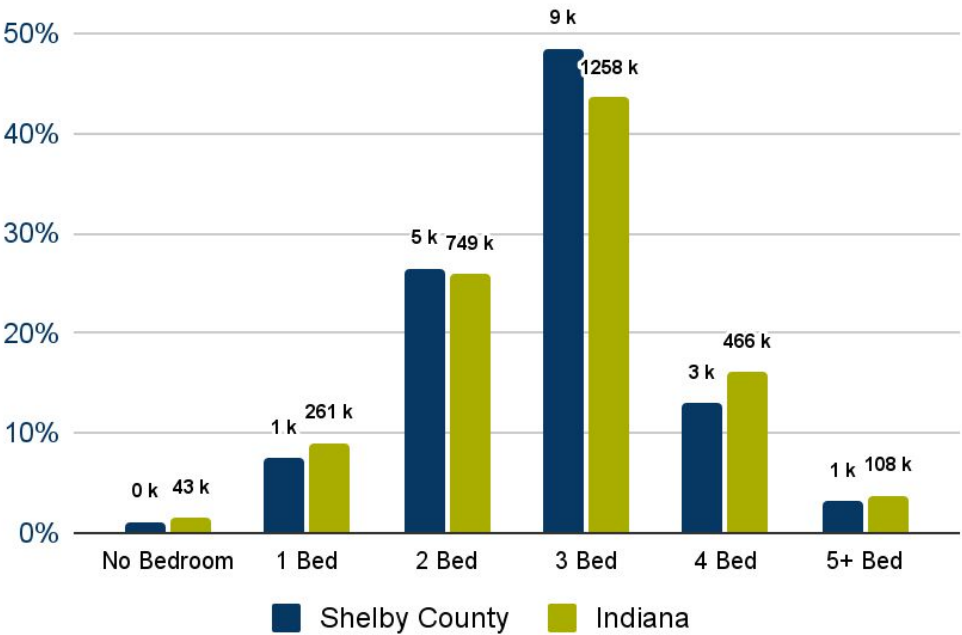
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Stock by Bedroom**

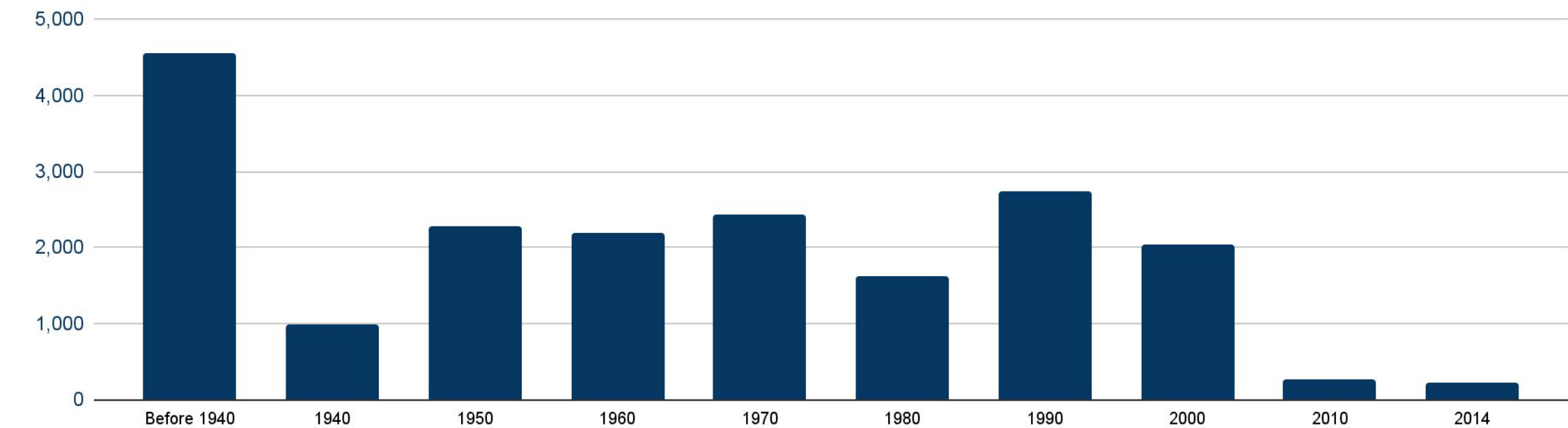
Shelby County, Indiana | 2019



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**  
Shelby County | 2019

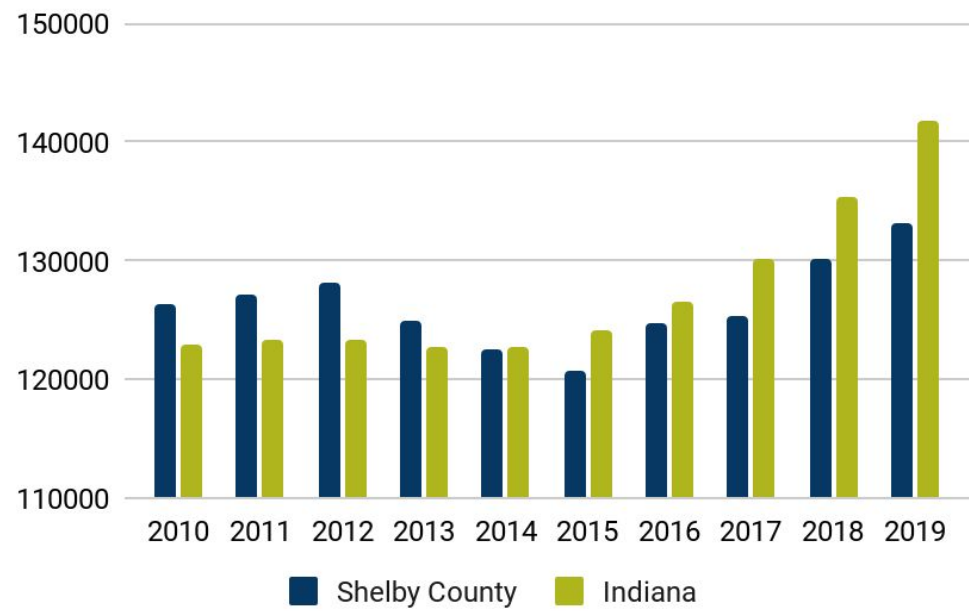


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

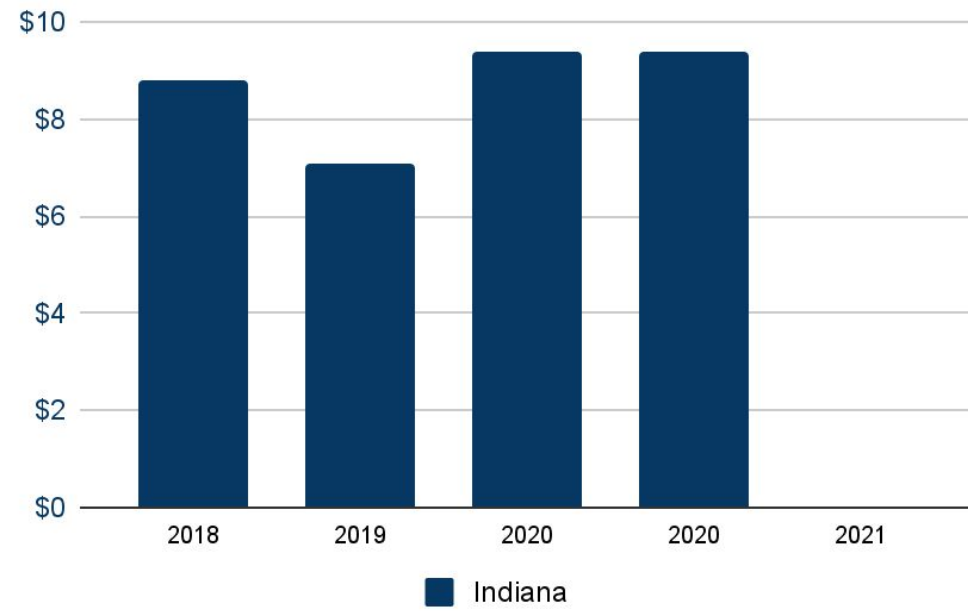
**MEDIAN LISTING PRICE |** Homes in Shelby County have a median listing price of \$133,200, compared to \$141,700 statewide. Home prices have increased by 5% since 2010.

**Median Listing Price**  
Shelby County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

**Median Listing Price per Square Foot**  
Shelby County | 2017-2020



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

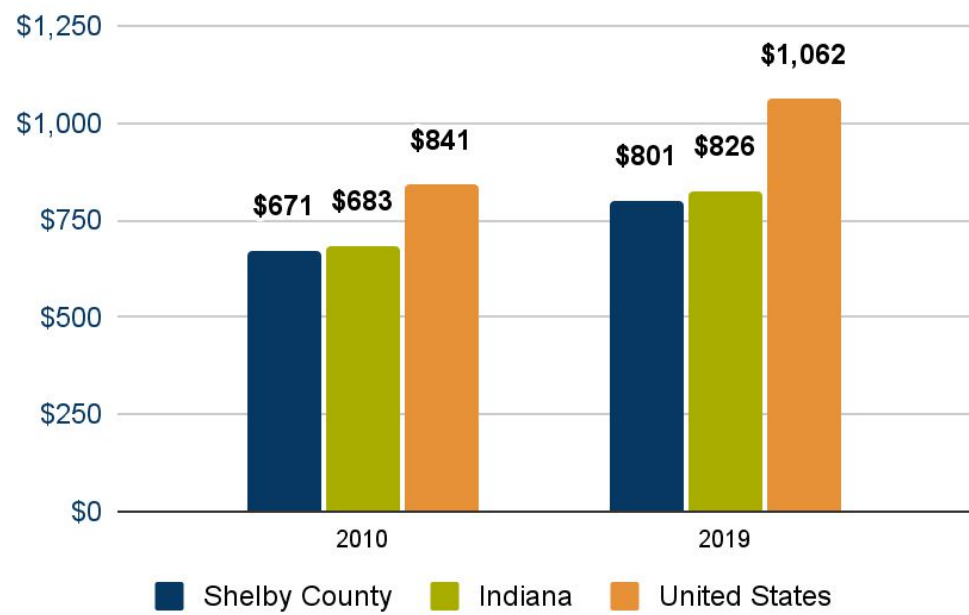
**Note: Some data are placeholders, and not representative of actual conditions.**



**MEDIAN RENTS |** Median rents have increased by 19% since 2010, with average rents at \$801.

**Median Rent**

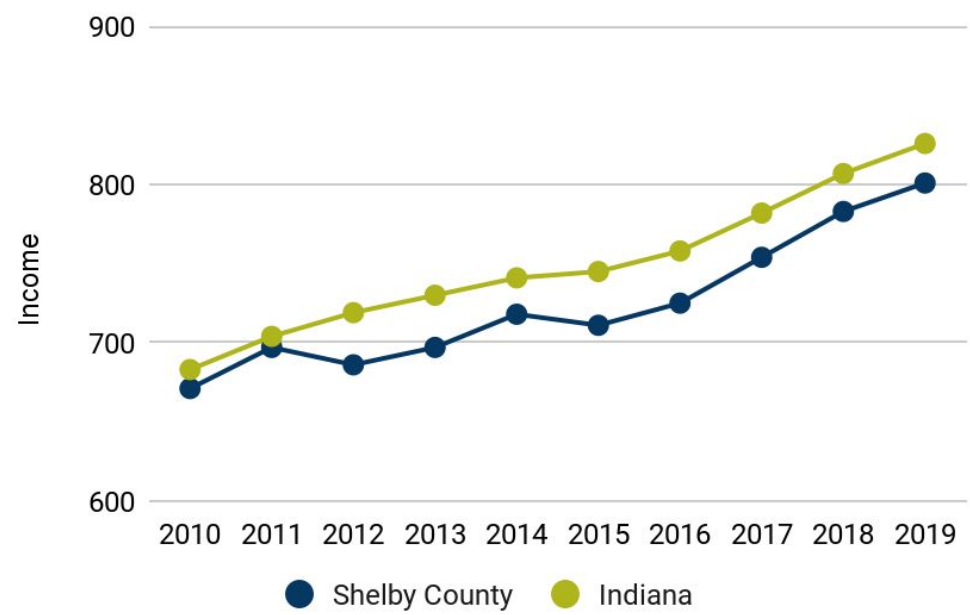
Shelby County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Shelby County, Indiana | 2010 - 2019

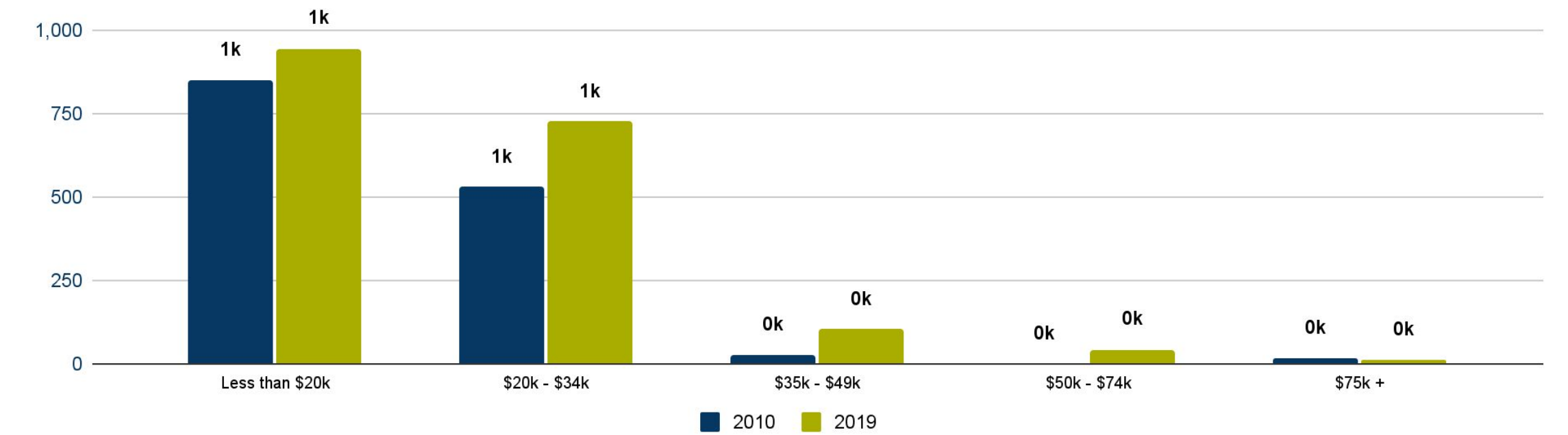


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**COST BURDEN |** 42% of households are housing cost burdened in Shelby County, up 21% since 2010. 51% of households earning below \$50,000 are housing cost burdened.

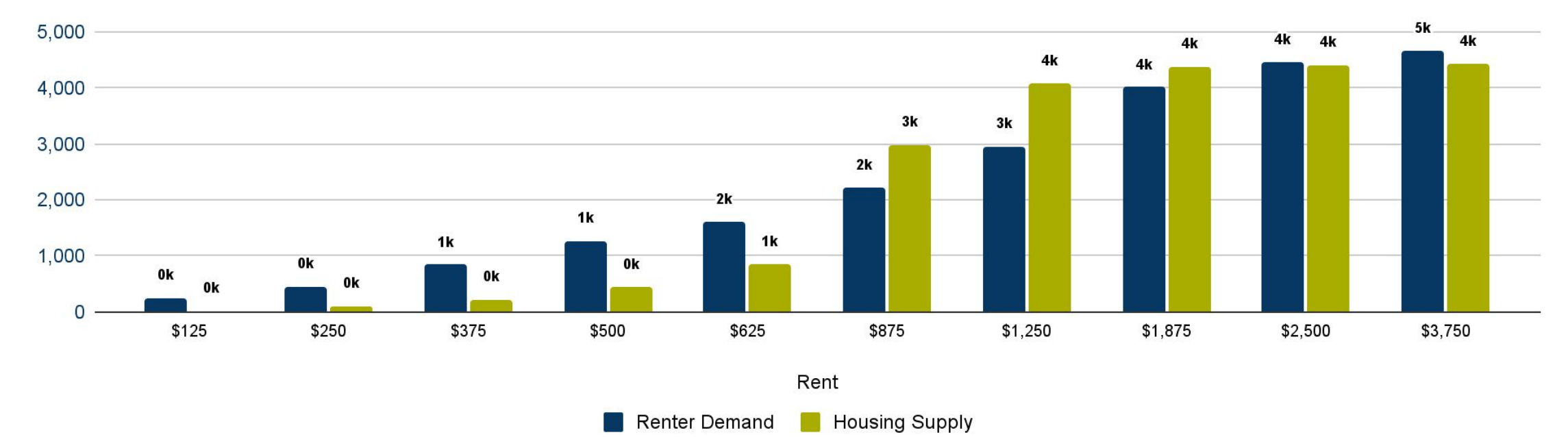
**Renter Housing Cost Burden**  
Shelby County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

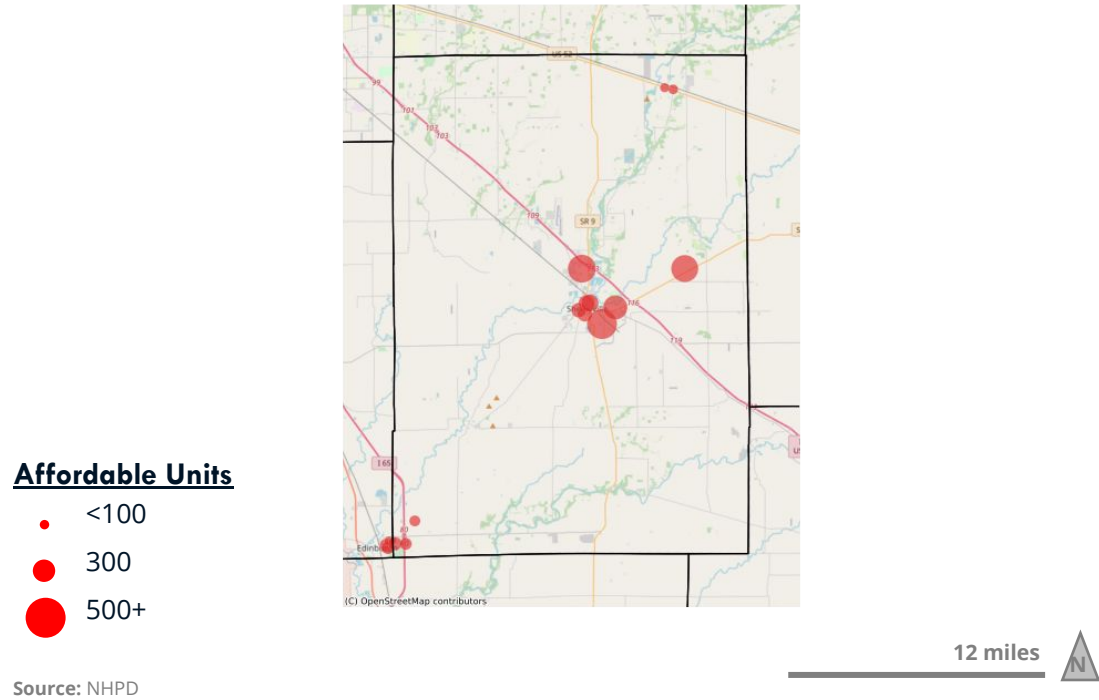
**Cumulative Housing Gap**  
Shelby County, Indiana | 2010-2019



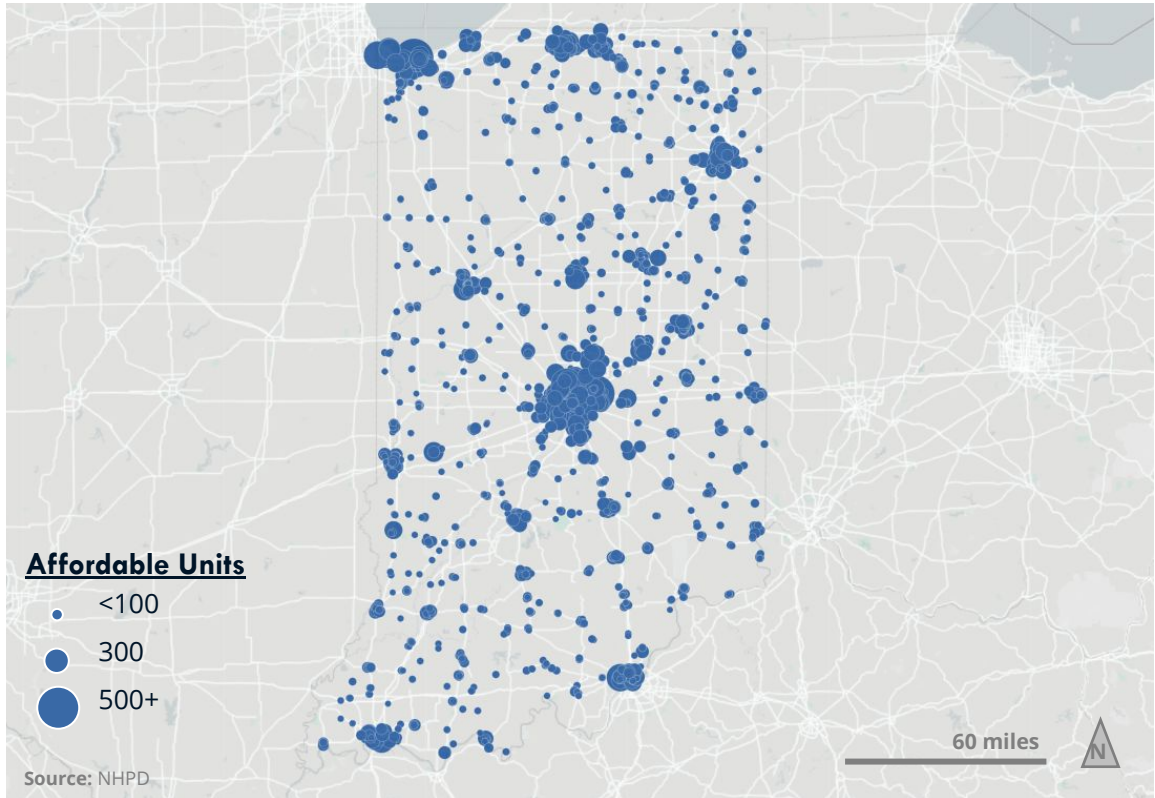
Source: ACS 2010-2019 5-year estimates

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

**Affordable Housing Inventory**  
Shelby County | 2020

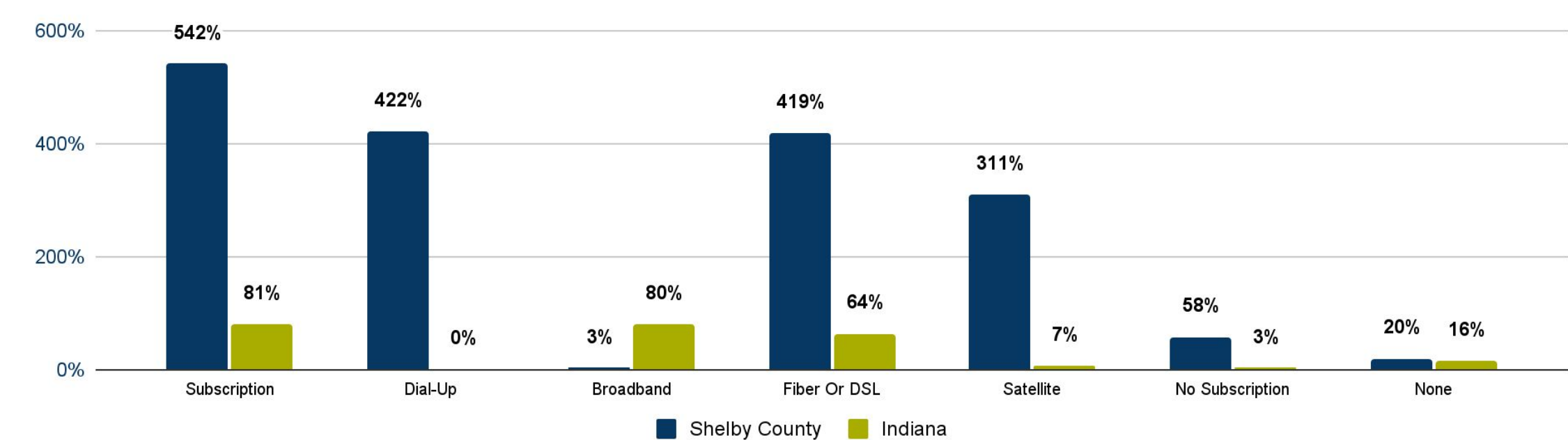


**Affordable Housing Inventory**  
State of Indiana | 2020



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

## Broadband Access Shelby County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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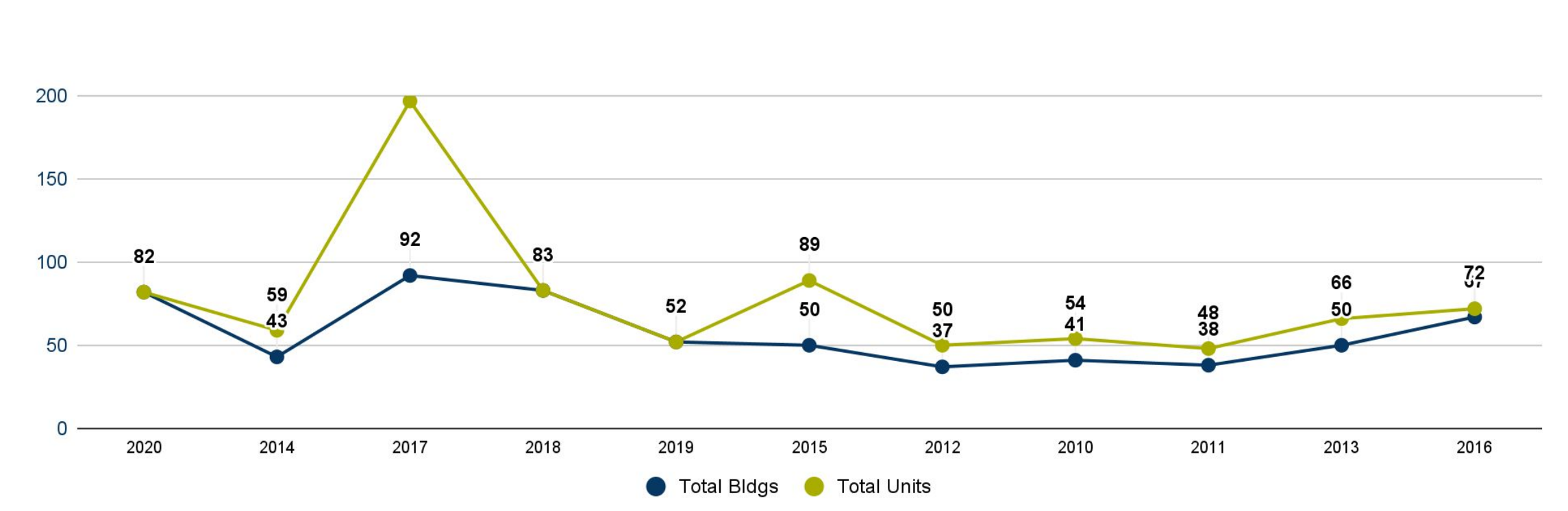
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS |** There have been 67 new housing starts in 2016 in Shelby County, with 635 total building permits authorized since 2020.

**New Housing Structures Authorized by Building Permits**  
Shelby 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

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