

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MIAMI 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.

Desma Belsaas
David Bottorff
Megan Coler-Hasser
Rhonda Cook
Dax Denton
Carmen Files
Carol Gassen
Jodi Golden
Ryan Hoff
Gina Leckron
Charyl Luth

Mike McQuillen
Maggie McShane
Lynne Peterson
Annette Richard
John Roeder
Erin Sheridan
Jacob Sipe
Rick Wajdarick
Jeffrey Whiting
Mary Beth Wott

This report utilizes the following **data sources**:

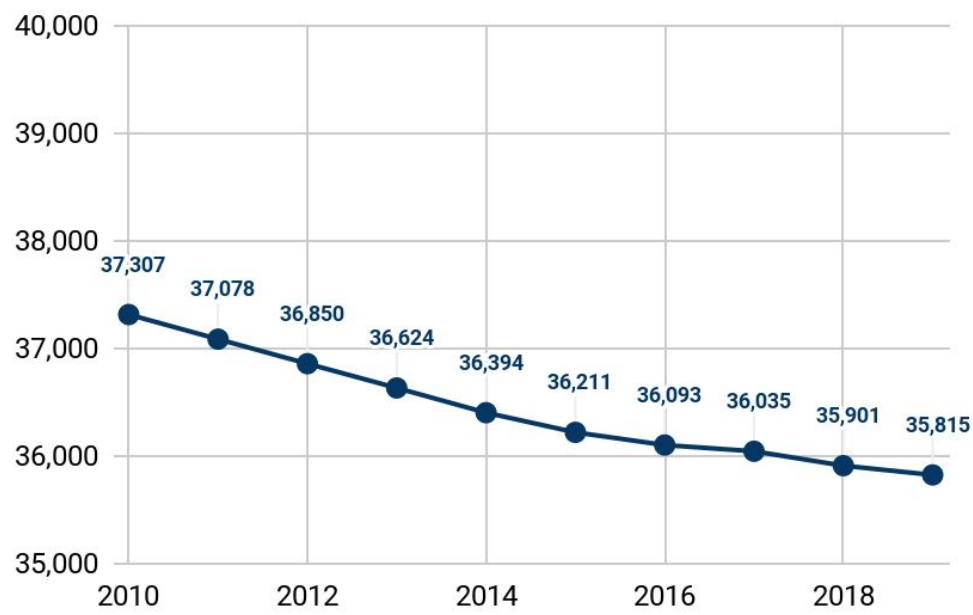
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

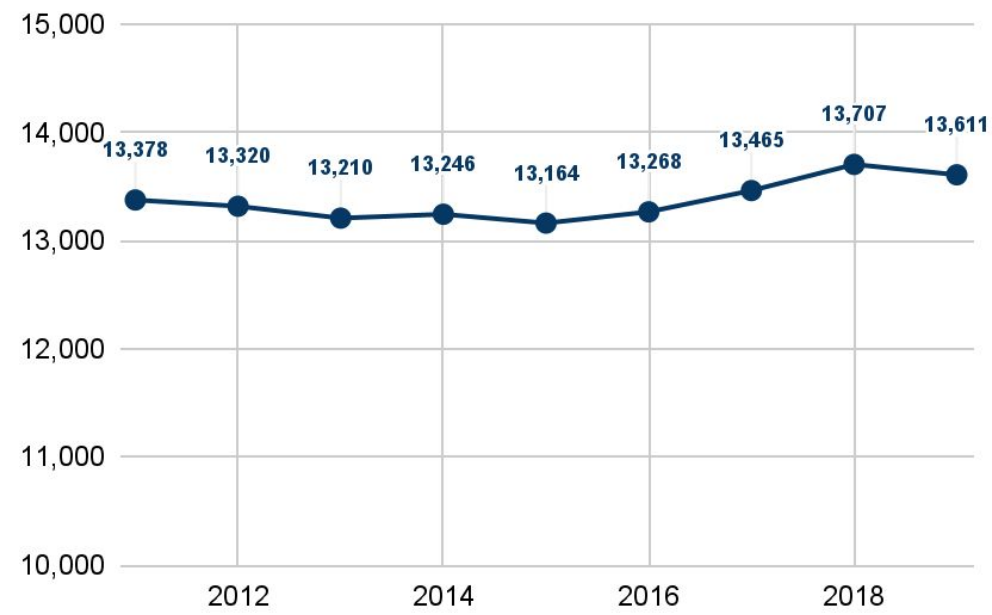
POPULATION | Miami County's population has decreased by 4.00% (1,492 people) between 2010-2019. In the same time period, the total number of households increased by 0.78% (105 households).

Resident Population
Miami County | 2010-2019



Source: FRED, U.S. Census Bureau

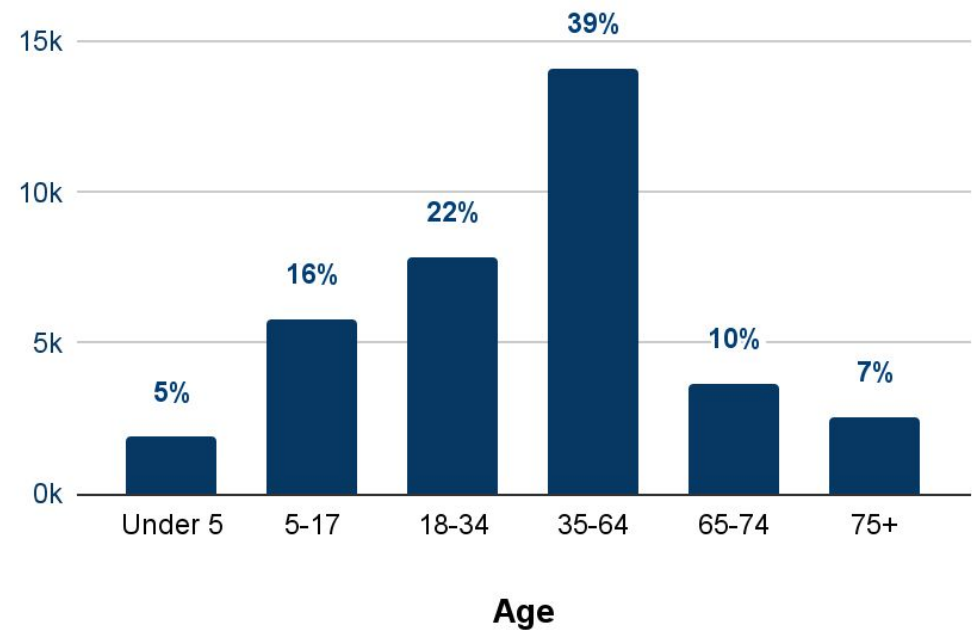
Households
Miami County | 2010-2019



Source: FRED, U.S. Census Bureau

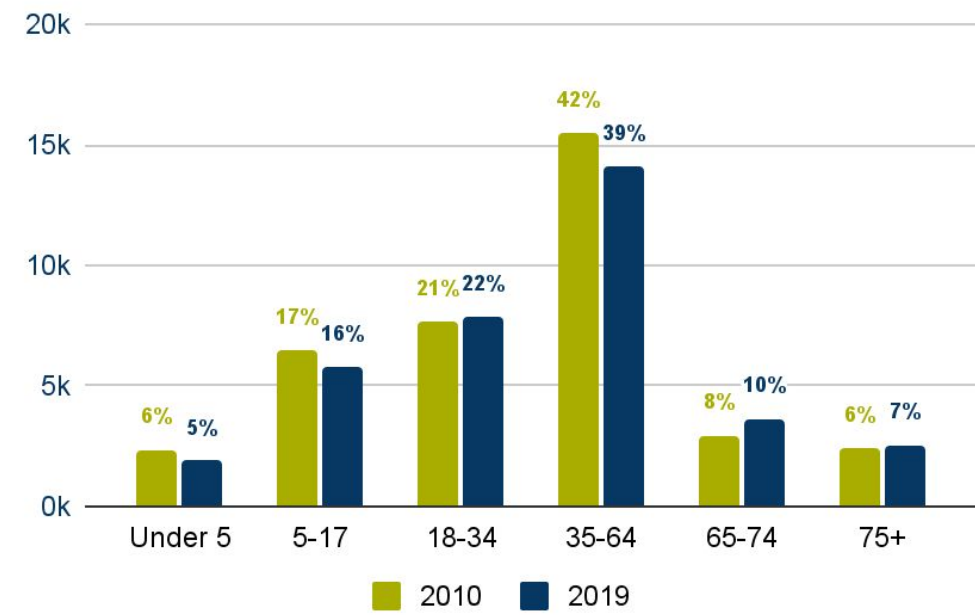
AGE | 17% of people in Miami County are above the age of 65, while 21% are below 18.

Population by Age
Miami County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Miami County | 2010, 2019

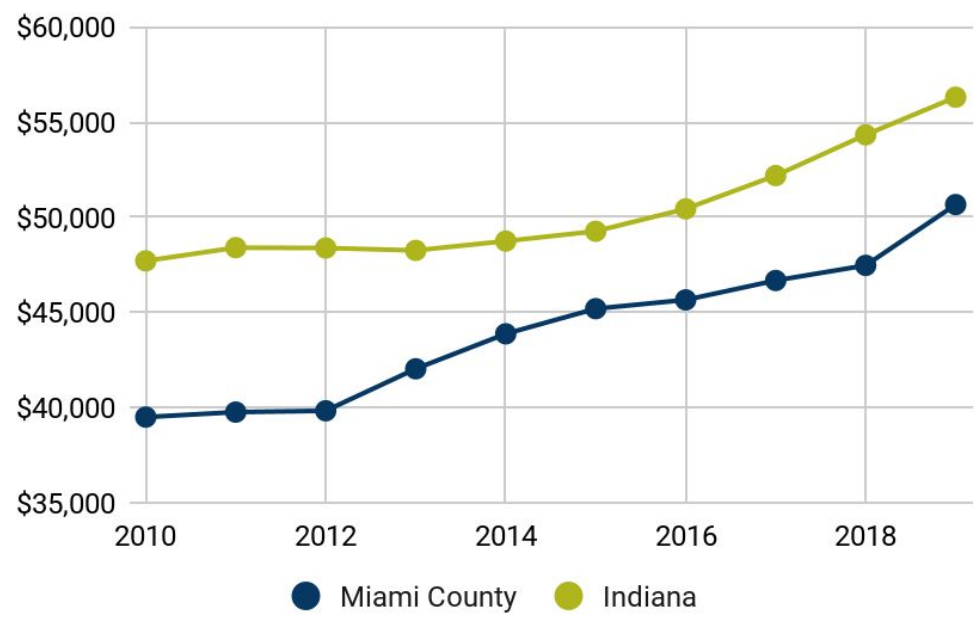


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Miami County had a median income of \$50,657 in 2019, up 28% since 2010. 34% of households have incomes below \$35,000, while 15% have incomes above \$100,000.

Median Income

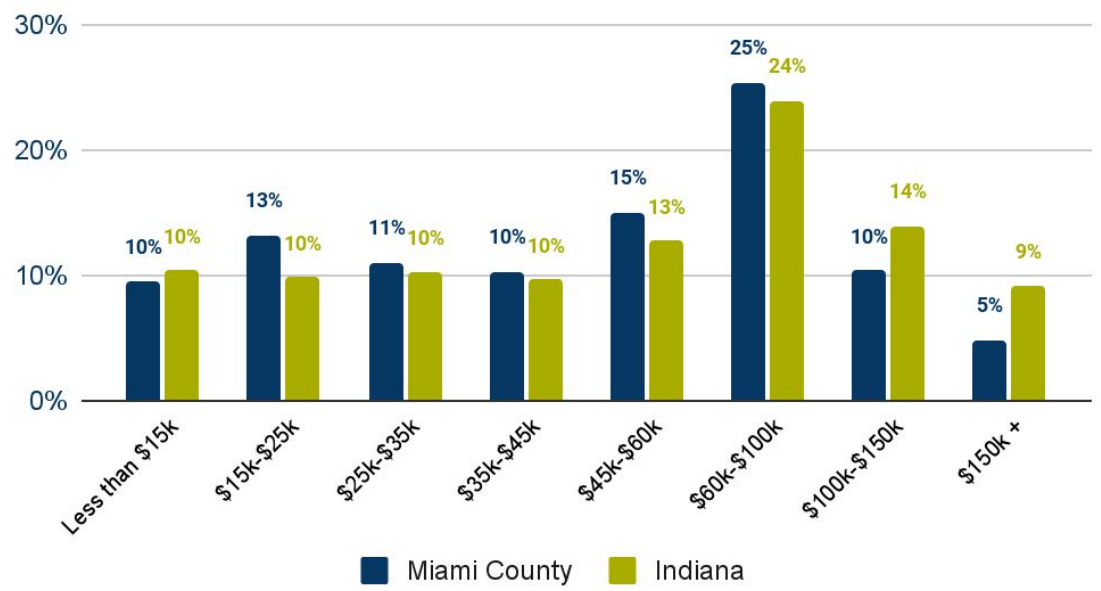
Miami County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

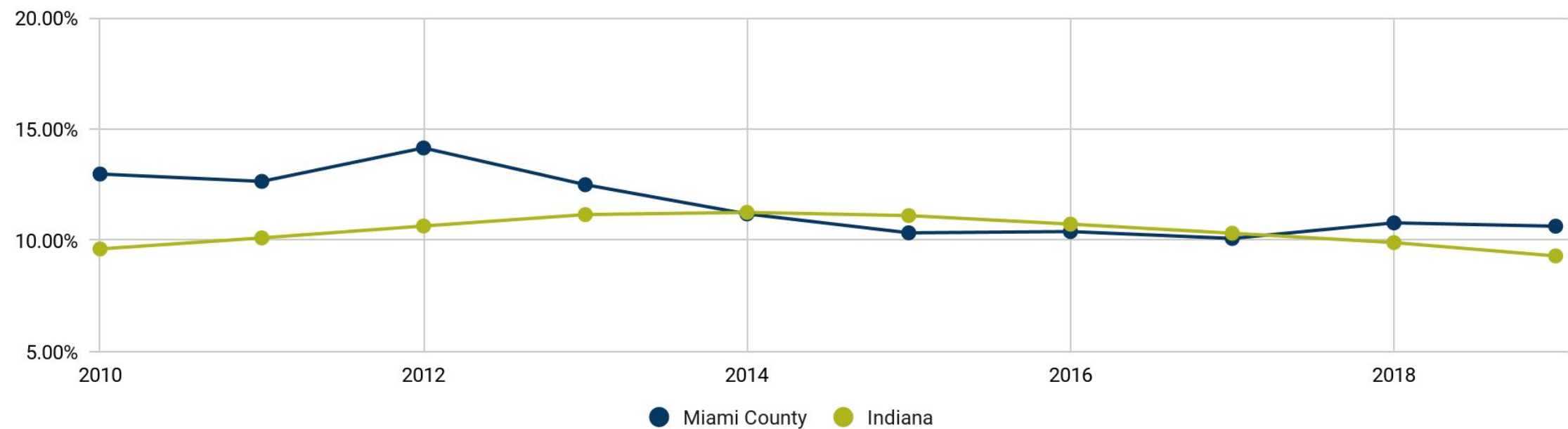
Miami County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 10.6% of families live in poverty conditions in Miami County, down 2.35 percentage points from 13.0% in 2010.

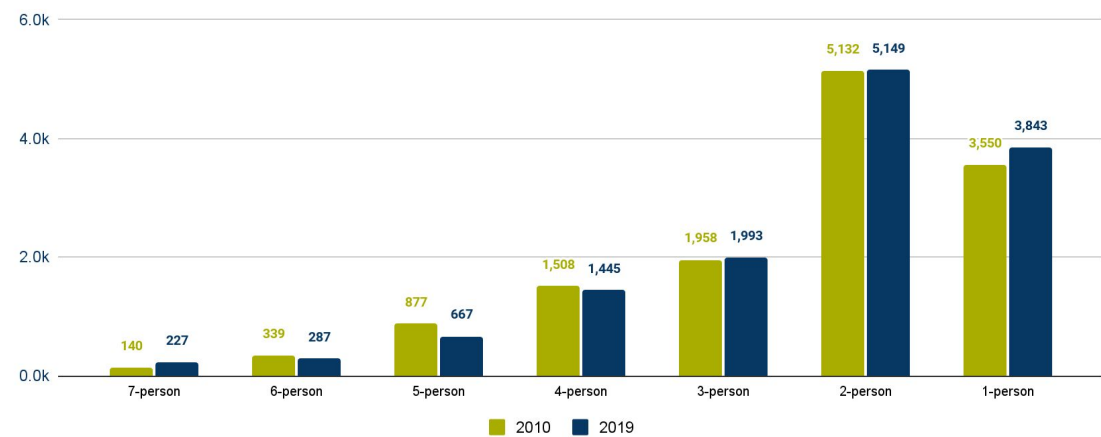
Family Poverty Rate
Miami County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.47 people, compared to 2.52 statewide. The Miami County average household has shrunk by 0.16 persons since 2010.

Household Size
Miami County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

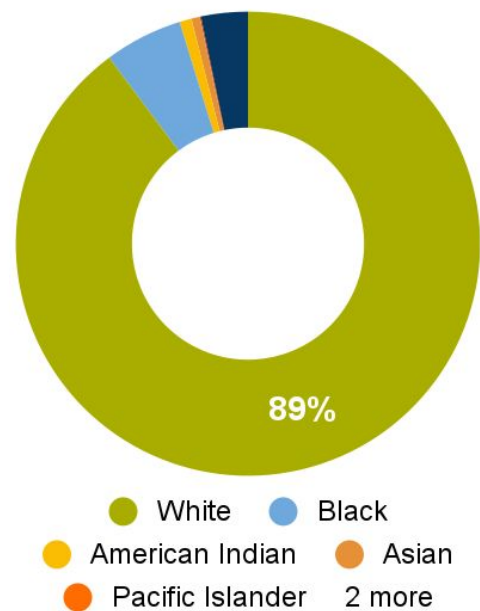


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Miami County is 89% white, 5% Black, 3% Hispanic/Latino, 1% Asian, and 0% other.

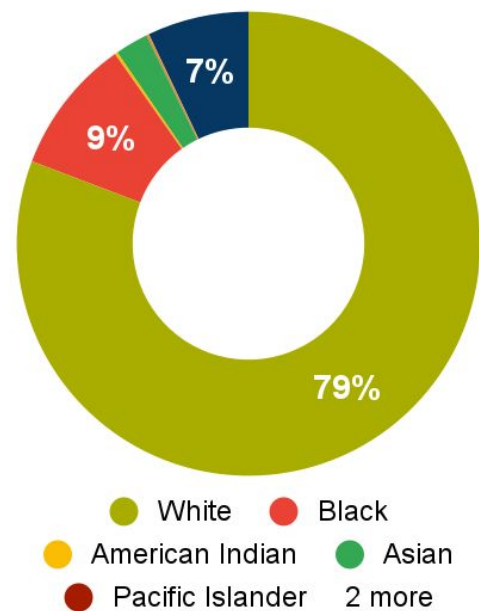
Racial/Ethnic Distribution

Miami County | 2019



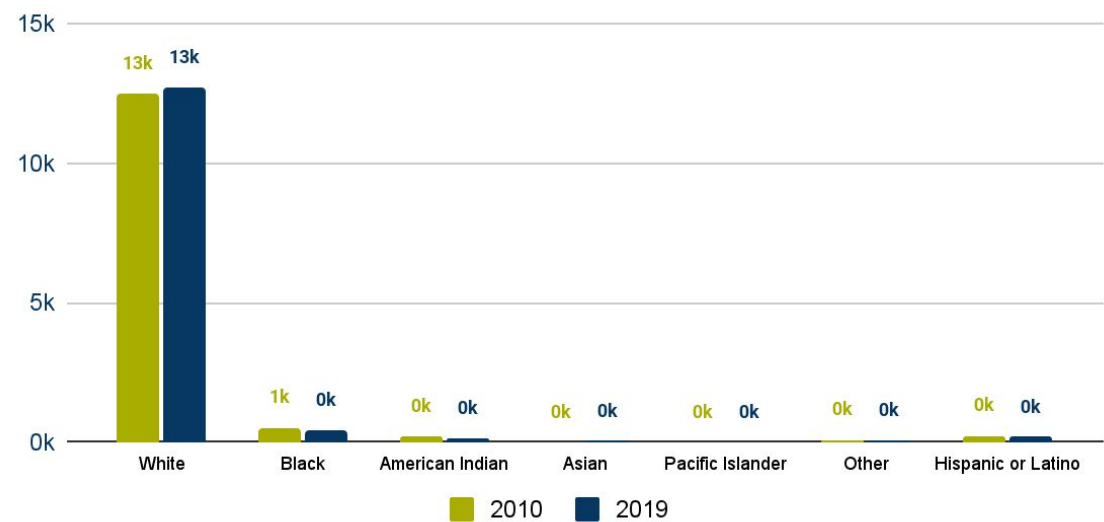
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Miami County | 2010, 2019

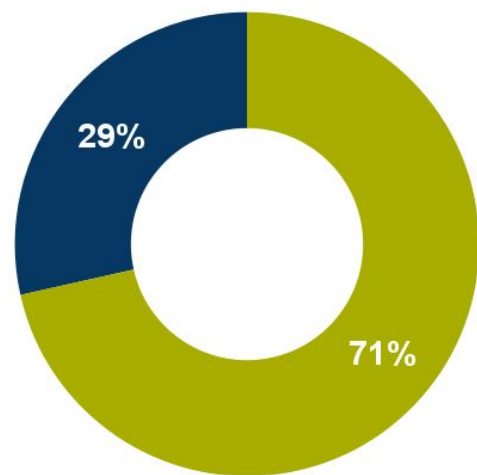


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 29% of households (3,881 households) in Miami County were renters, while 71% (9,730 households) were owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

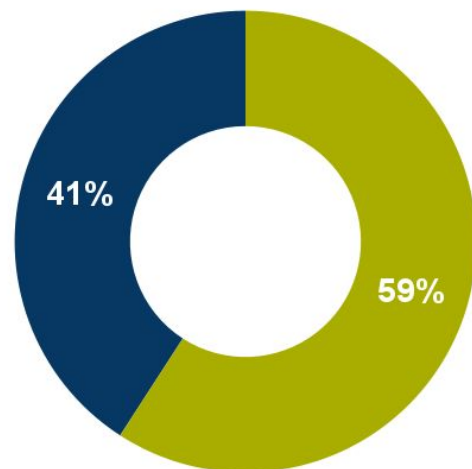
Miami County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

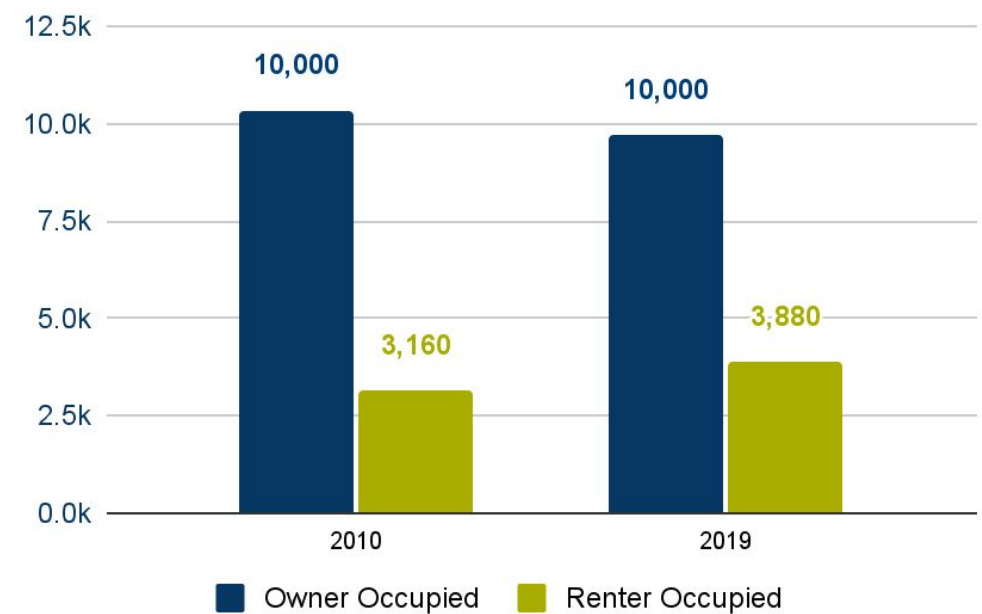
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

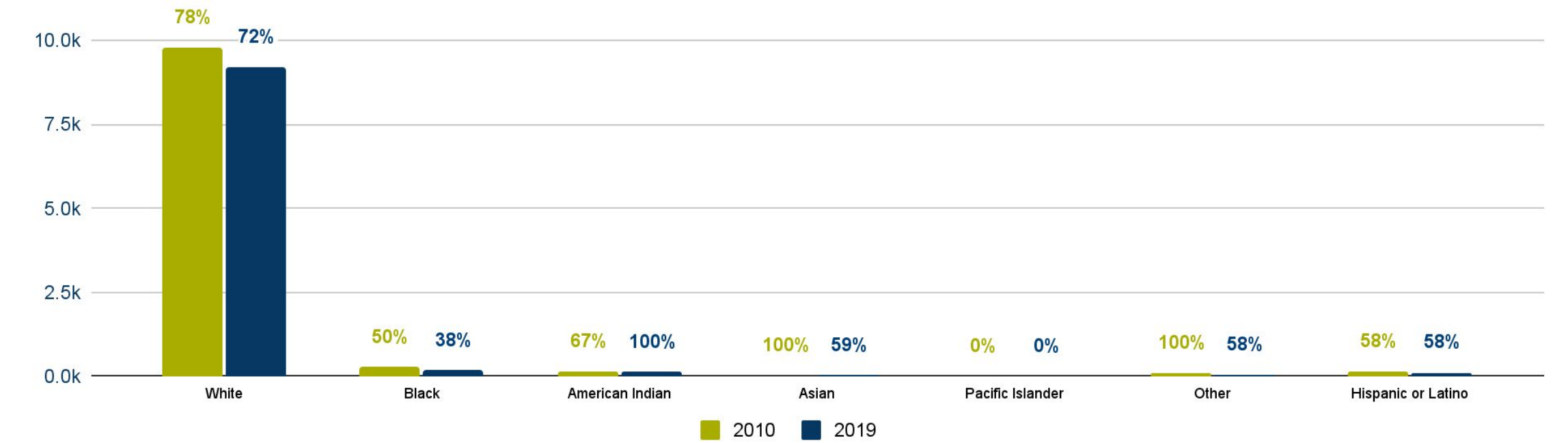
Miami County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 71%, homeownership is 72% among non-Hispanic White households, 38% for Black households, and 58% for Hispanic or Latino households.

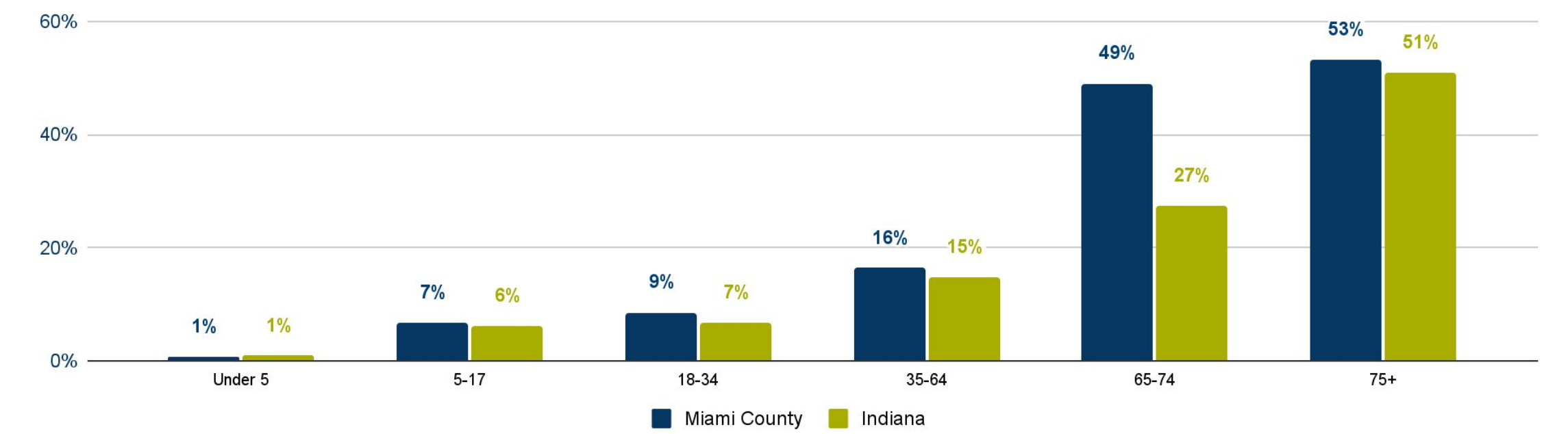
Homeownership by Race
Miami County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 18% of people in Miami County live with a disability. For people above 65, the share increases to 51%.

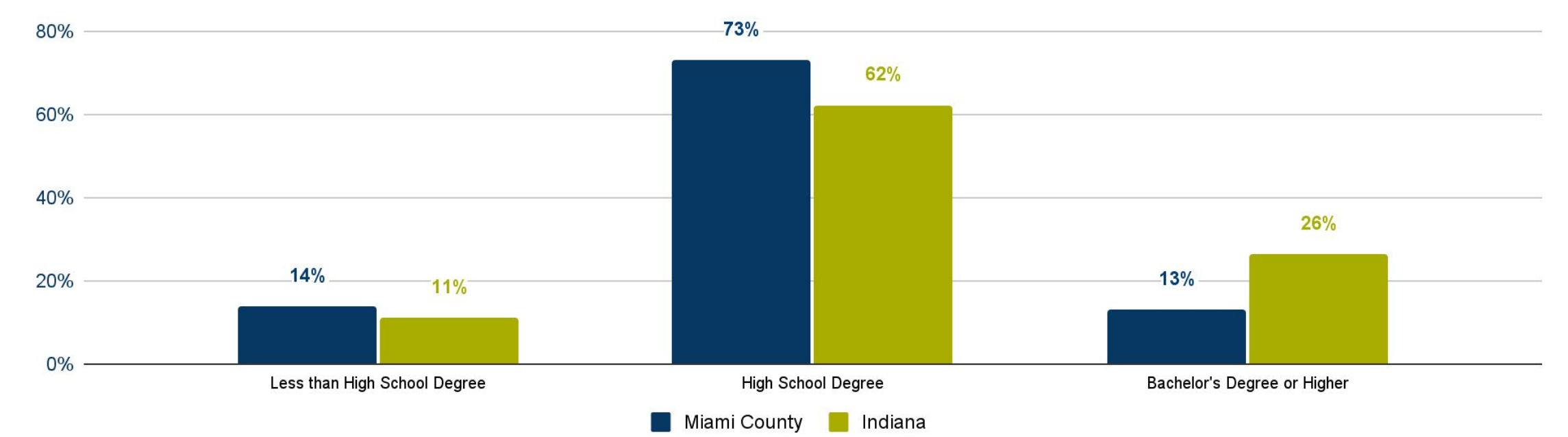
Share of the Population with a Disability by Age
Miami County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Miami County, 73% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Miami County, Indiana | 2019

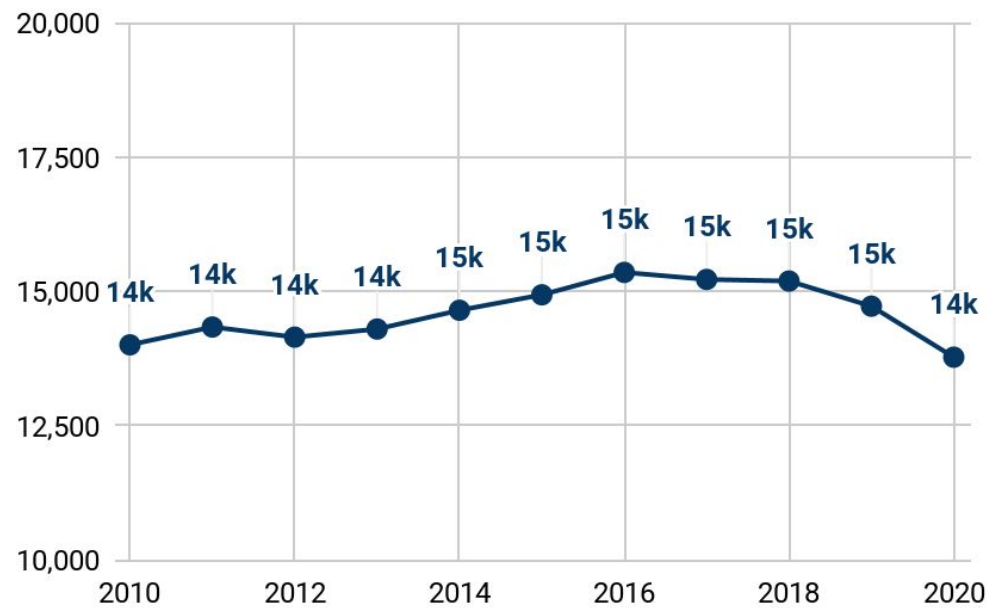


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

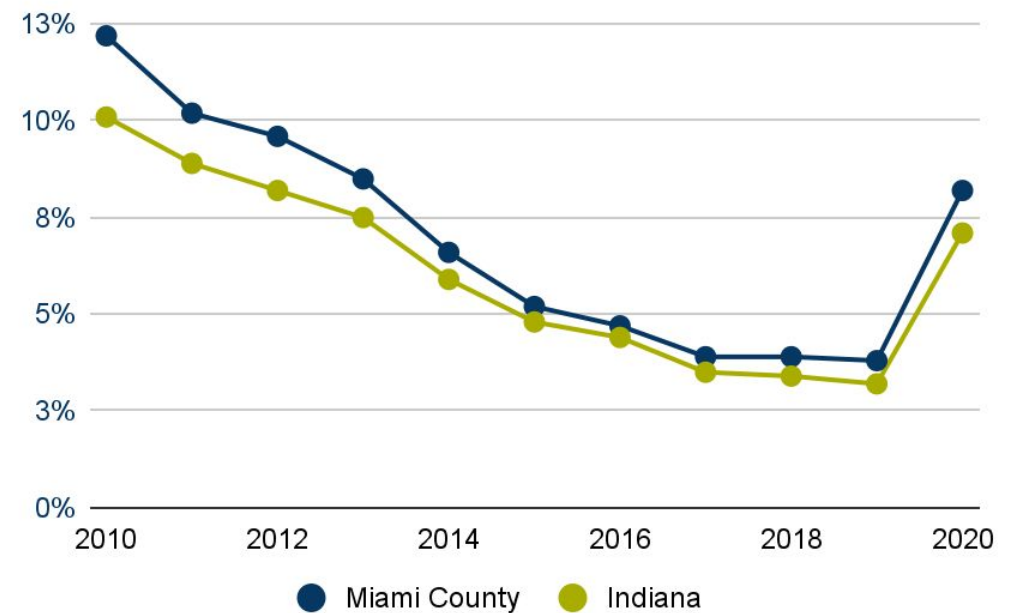
EMPLOYMENT BASE | There are currently 14,000 employed persons in Miami County, down by 1.64% since 2010. The unemployment rate in 2020 was 8.20%, up 4.40 points from 2019.

Total Employment
Miami County | 2010-2019



Source: ACS 2010-2019 5-year estimates

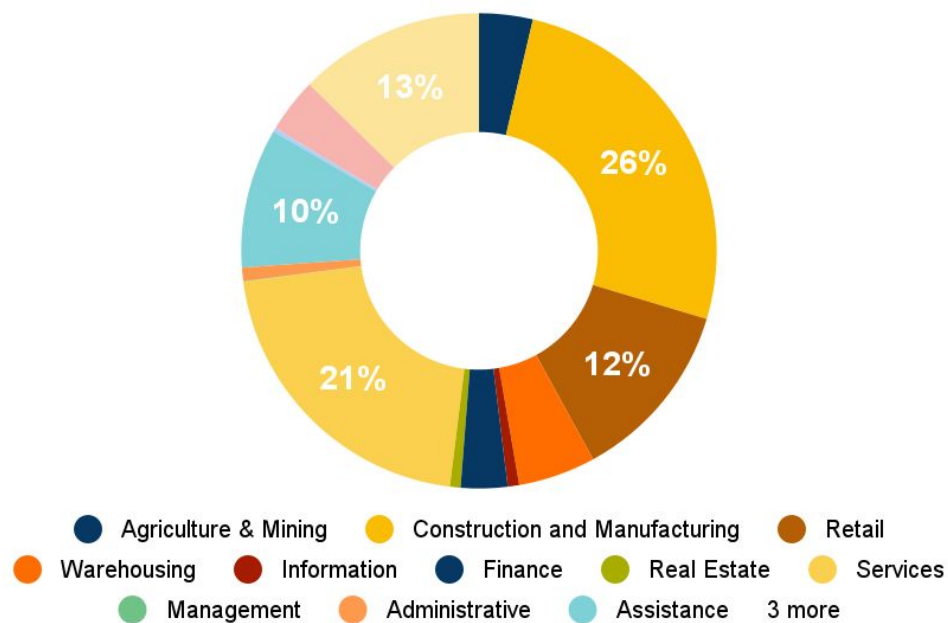
Unemployment Rate
Miami County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Miami County, accounting for 22% of all jobs, followed by Public Administration (13% of all jobs).

Total Jobs by All Industries
Miami County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$39,240**
2. Trade, transportation, and utilities | **\$38,205**
3. Goods-producing | **\$47,244**
4. Leisure and hospitality | **\$14,459**
5. Construction | **\$48,100**

Source: BLS

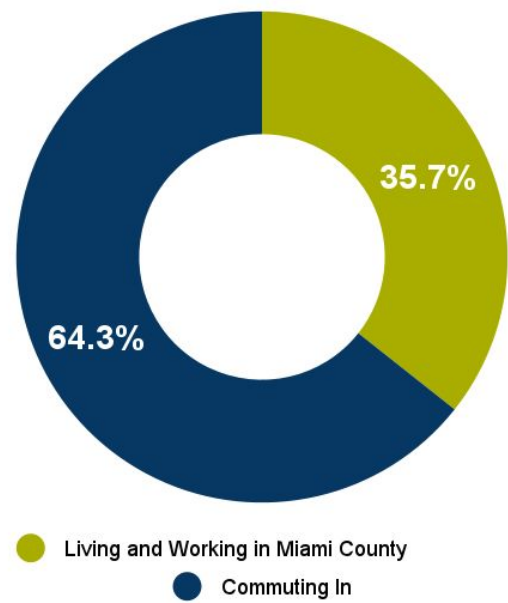
Top 5 Employers

1. Schneider Electric Square (Peru)
2. Miami Correctional Facility (Bunker Hill)
3. Dukes Memorial Hospital (Peru)
4. Miami County (Peru)
5. Bryan Steam Llc (Peru)

Source: BLS

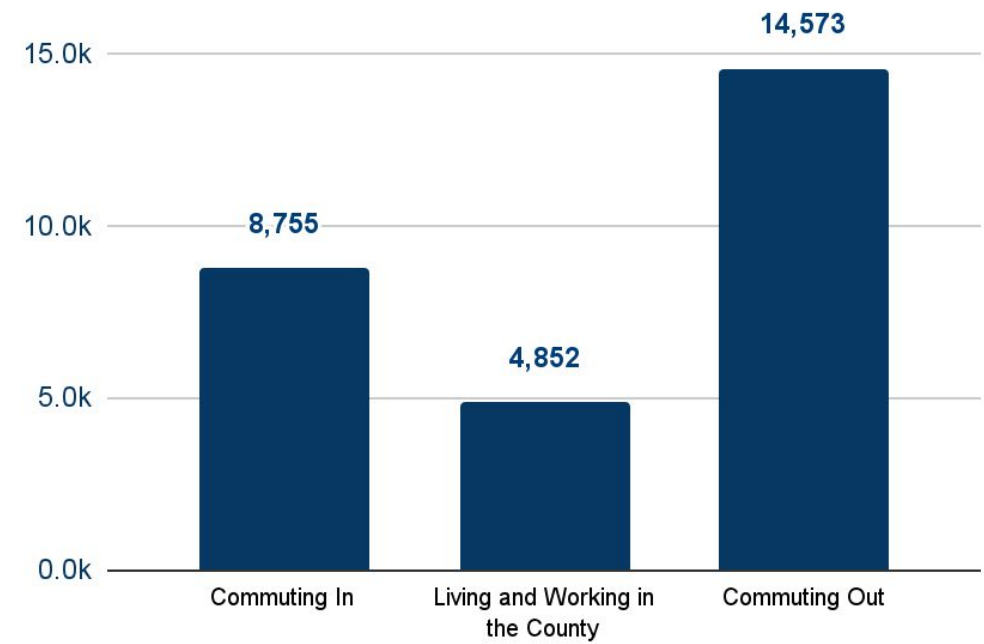
COMMUTER INFLOW / OUTFLOW | 9,000 commuters come into Miami County for their jobs, while 15,000 employees travel outside of Miami County for their jobs.

Employment Inflow
Miami County | 2018



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

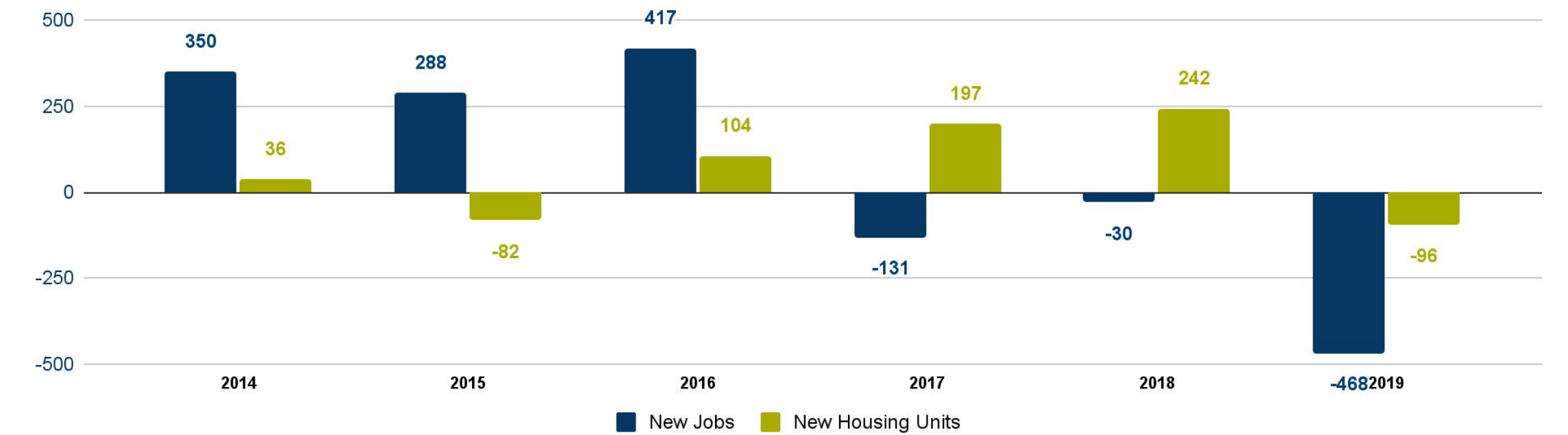
Commuting Patterns
Miami County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Miami County has created 426 jobs between 2014-2019 and 401 housing units, or 94 units for every 100 jobs created.

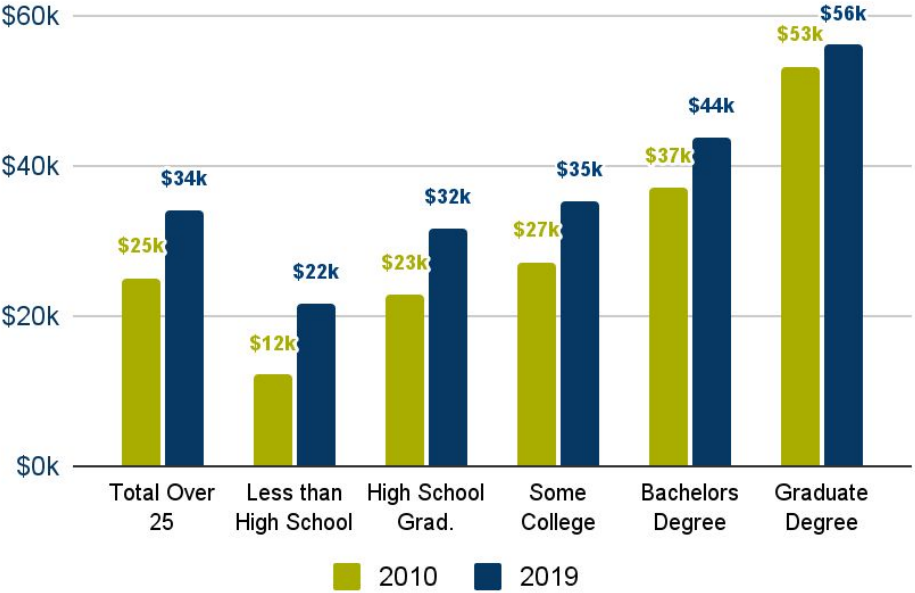
Job Growth and Housing Production
Miami County | Total Jobs, New Jobs



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

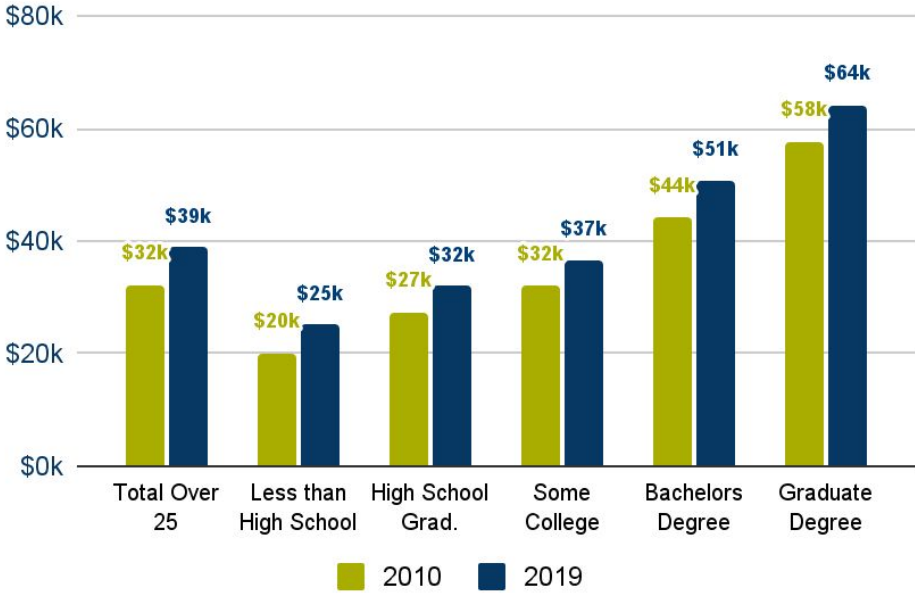
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 36% since 2010 for the total population and increased 38% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Miami County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

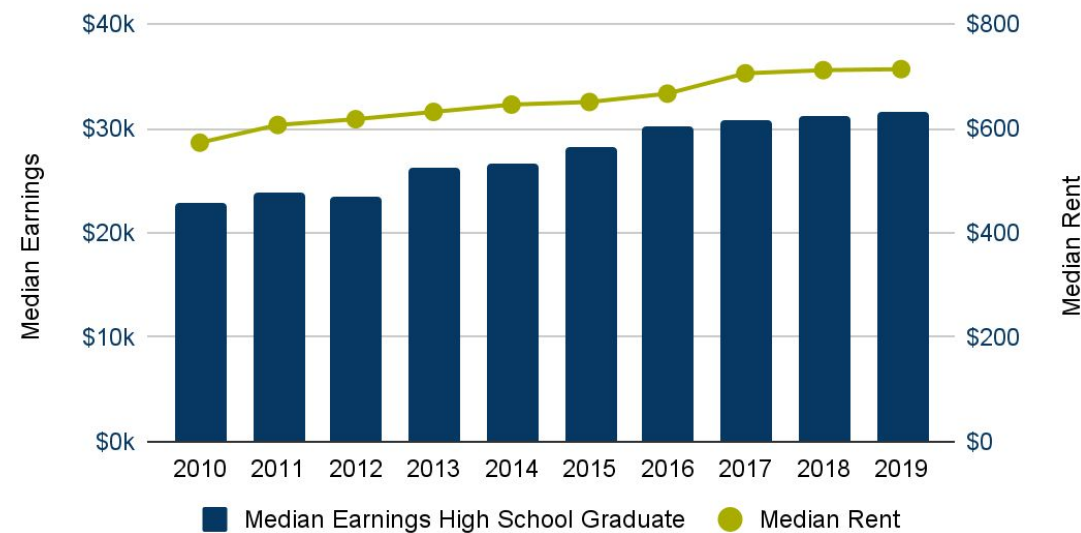
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

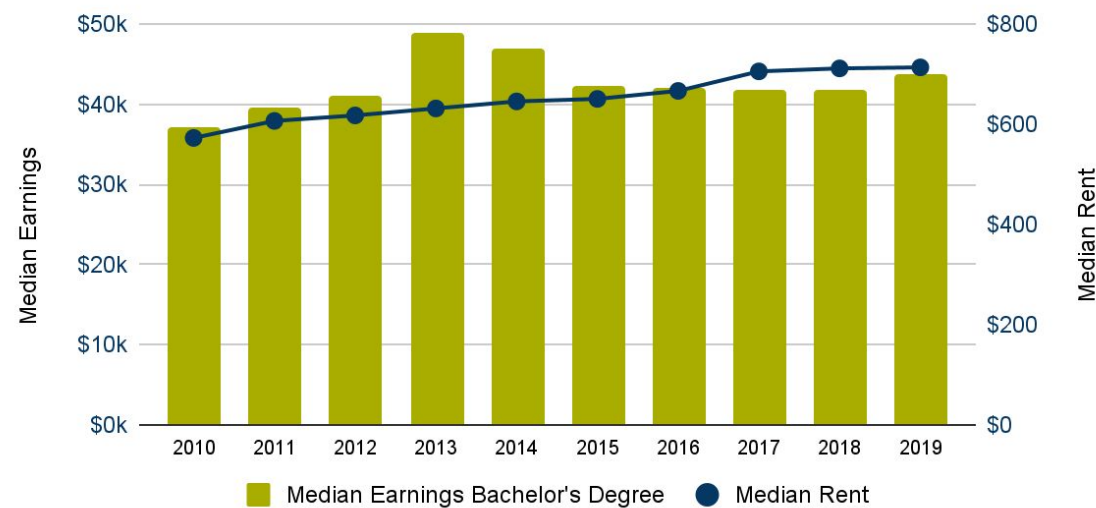
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 24.6%, or 25% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



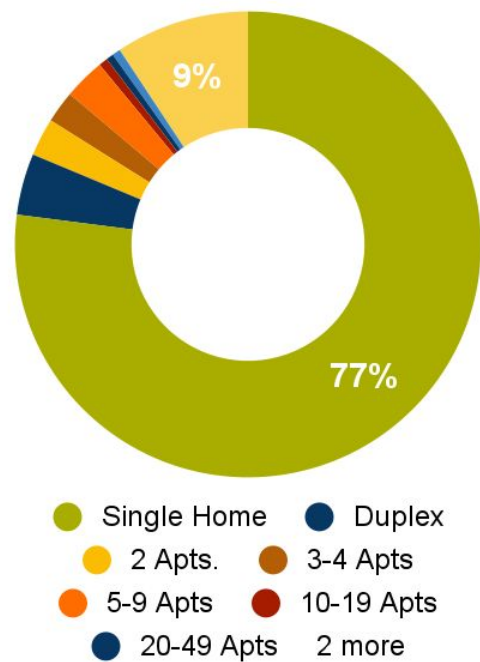
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

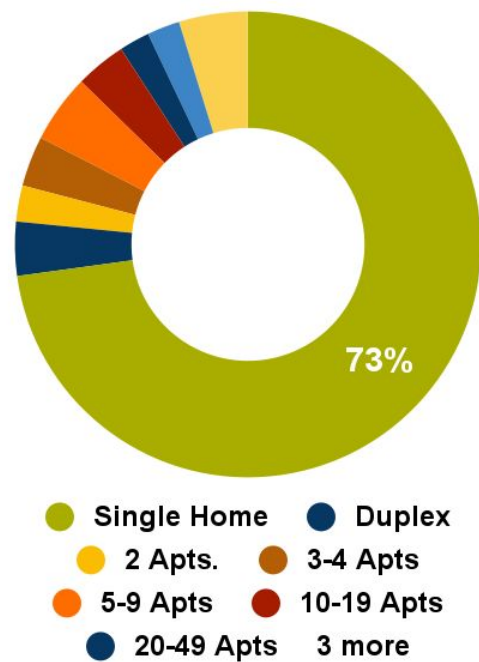
HOUSING TYPOLOGY | 77% of homes in Miami County are single-family, while 14% are multifamily. Multifamily housing has decreased by 306 homes since 2010.

Housing Typology

Miami County | 2019



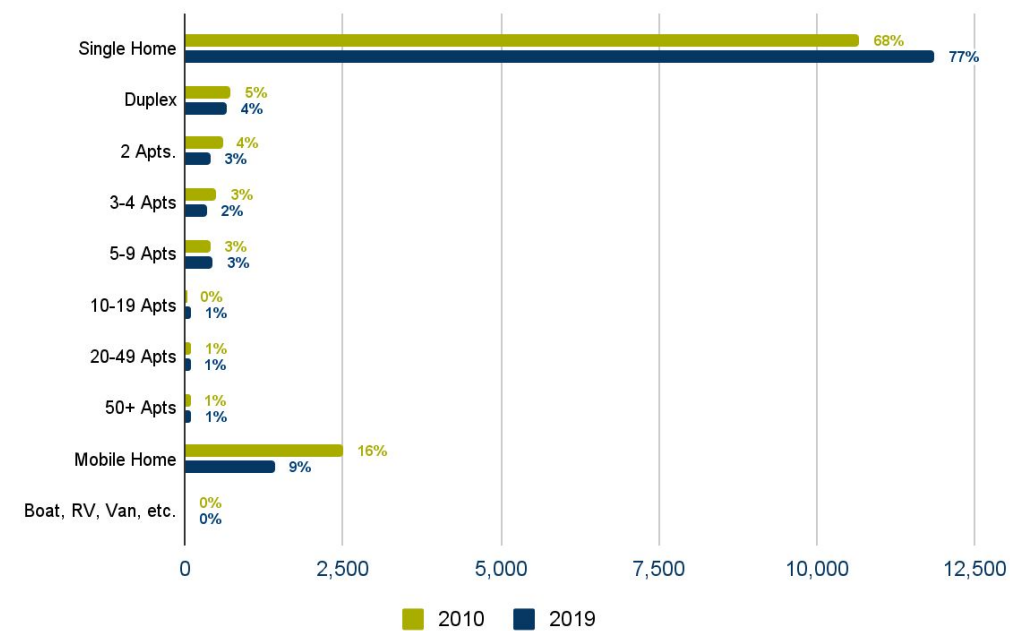
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Miami County | 2010-2019

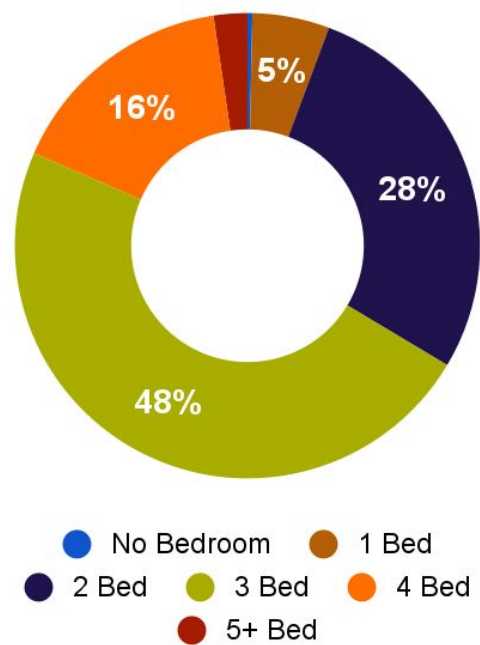


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Miami County contain 2.47 bedrooms, with 66% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Miami County | 2019



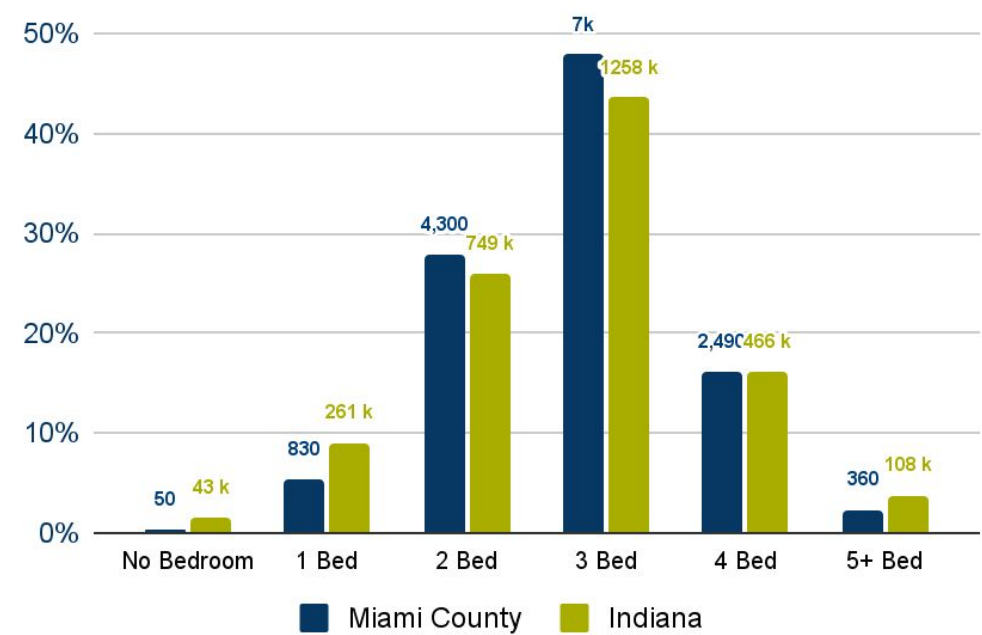
Indiana | 2019



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

Share of Housing Stock by Bedroom

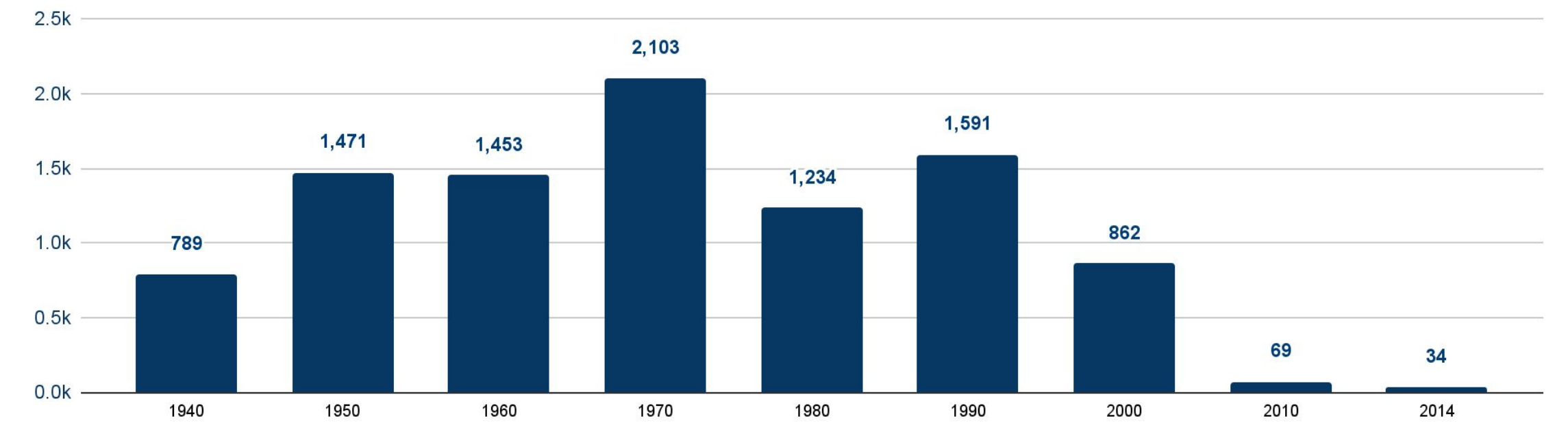
Miami County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 94% of homes were built before 1990, with a plurality of homes built before 1940.

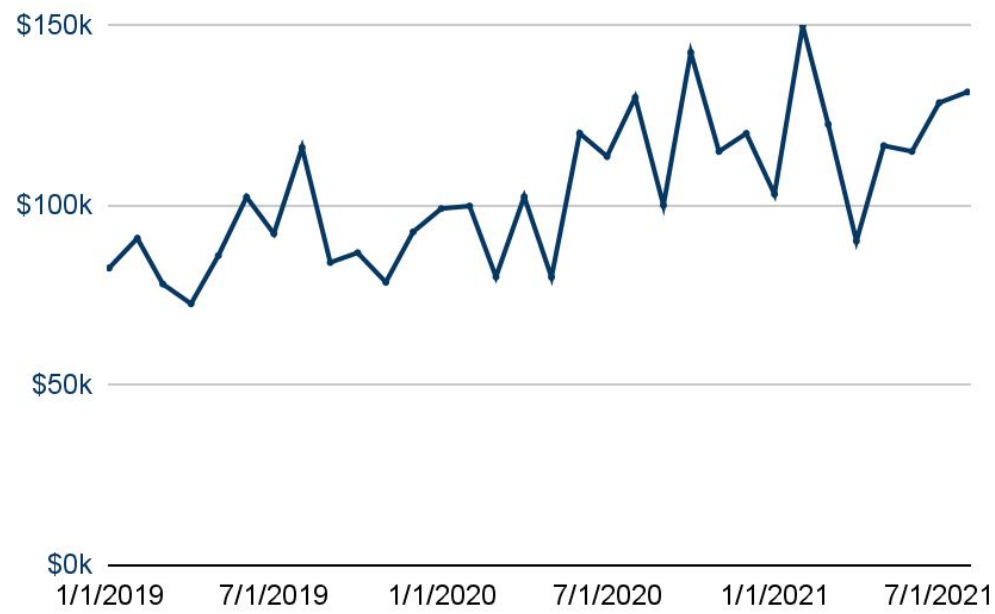
Homes by Year Built
Miami County | 2019



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

MEDIAN LISTING PRICE | Homes in Miami County have a median listing price of \$131,450. Home prices have increased by 59% since 2019.

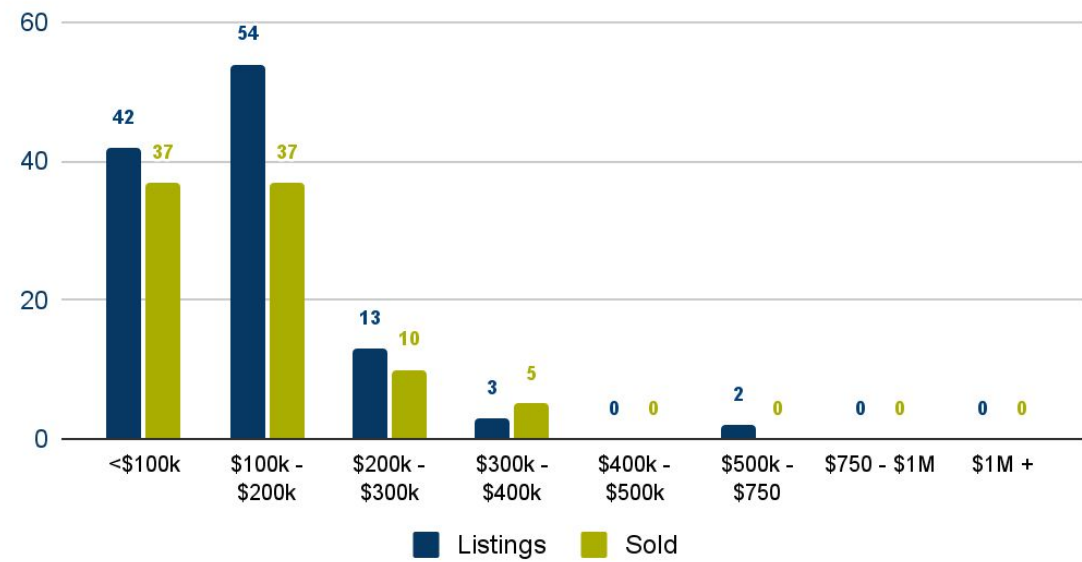
Median Listing Price
Miami County | 2019-2021



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)
Miami County | 2021

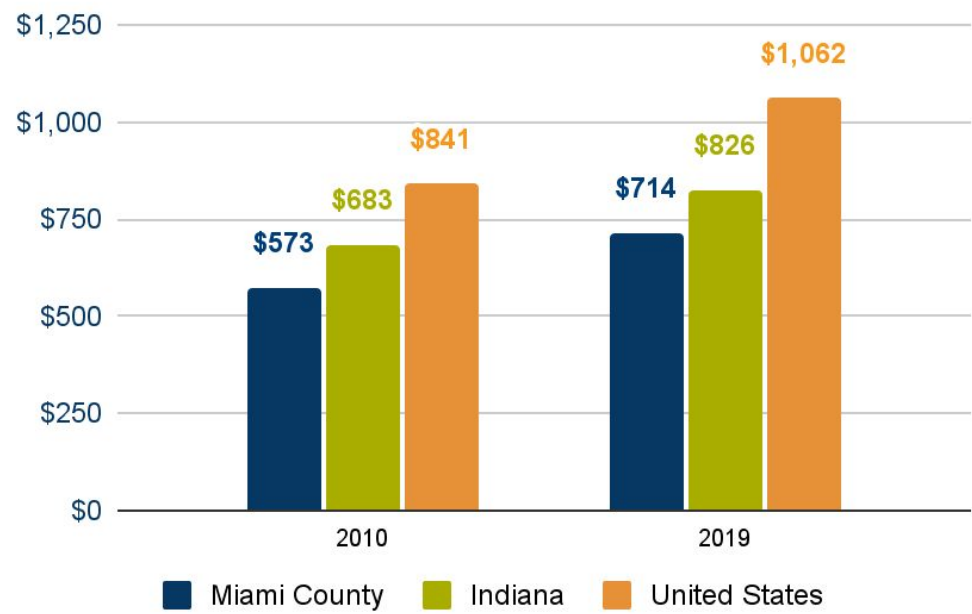


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 25% since 2010, with average rents at \$714 in 2019.

Median Rent

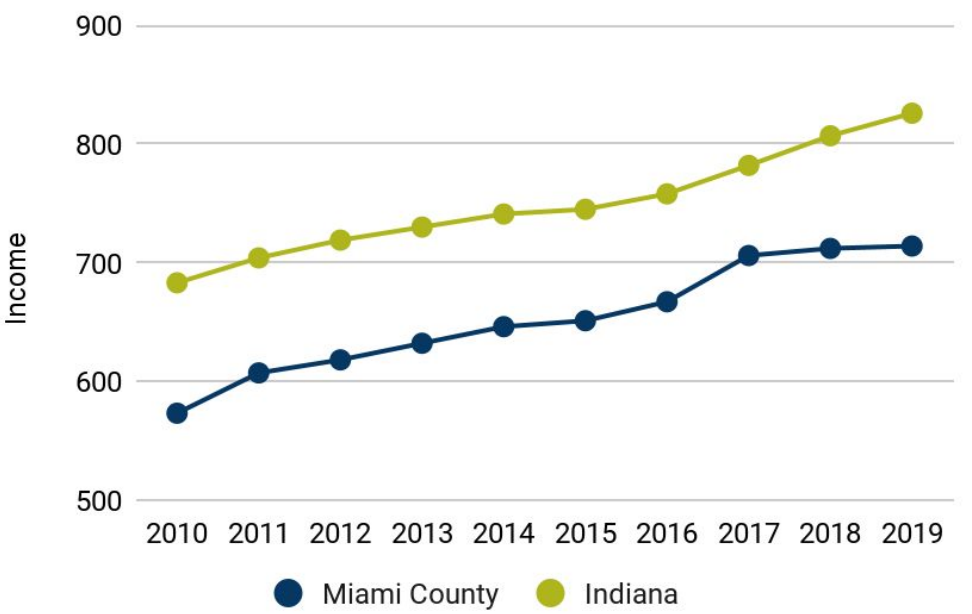
Miami County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

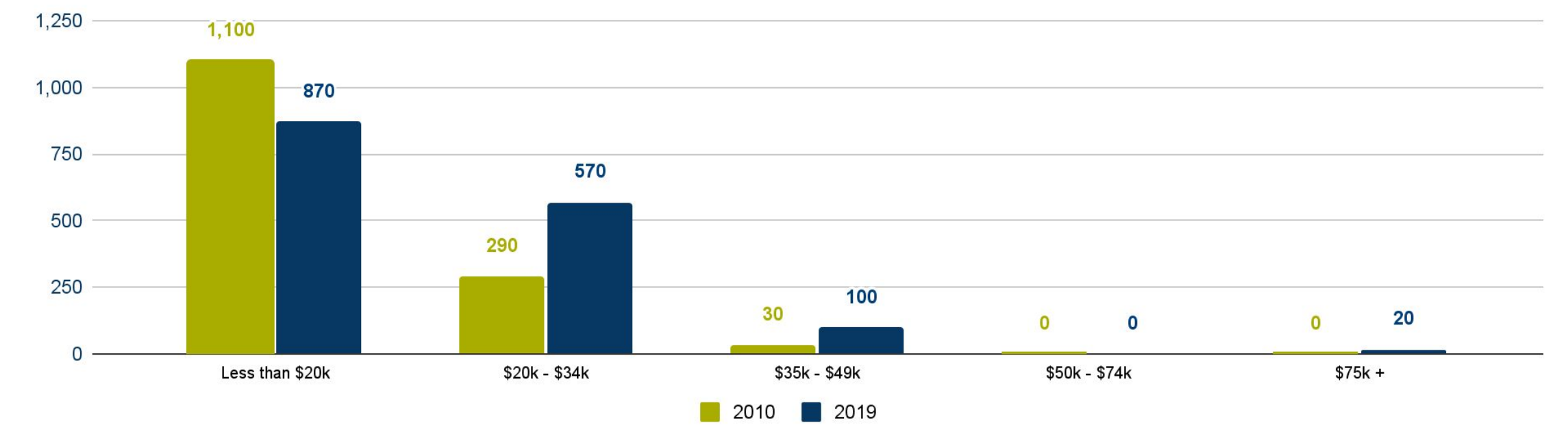
Miami County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of renter households are housing cost burdened in Miami County, down -22% since 2010. 65% of households earning below \$50,000 are housing cost burdened.

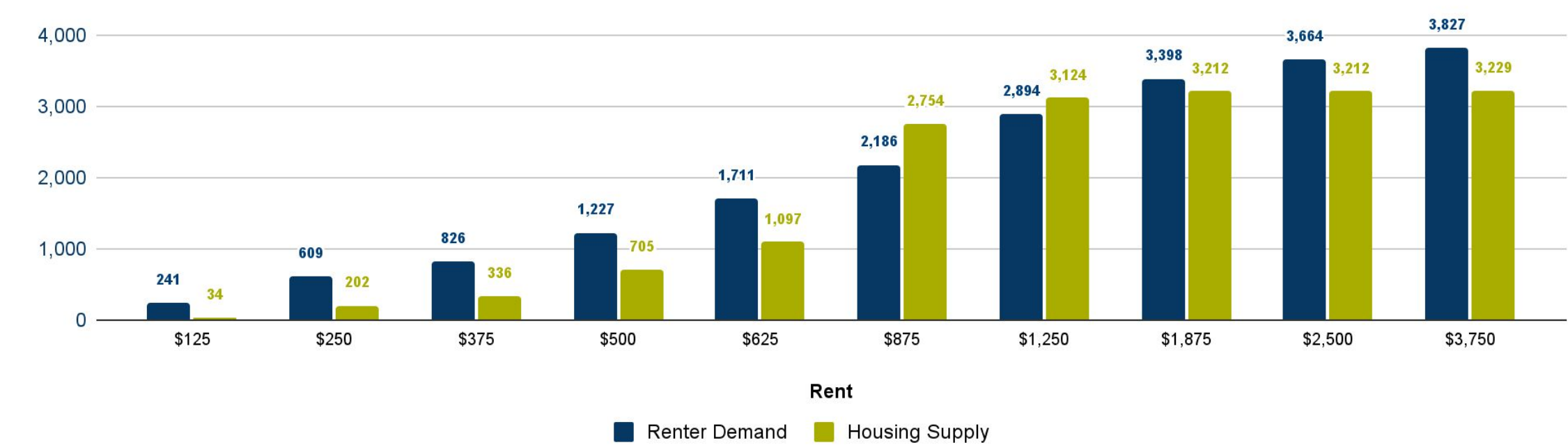
Renter Housing Cost Burden
Miami County, Indiana | 2010 - 2019



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 1000 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
Miami County, Indiana | 2010-2019

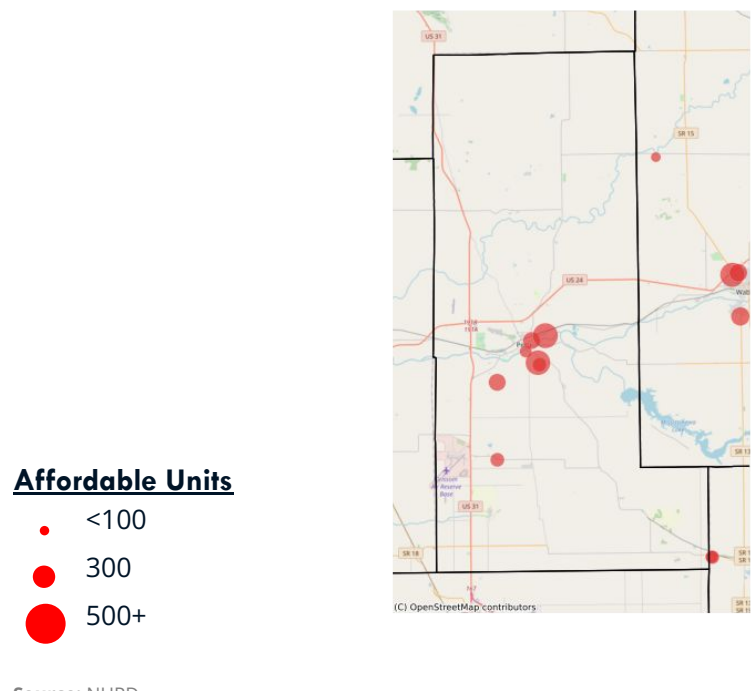


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Miami County | 2020



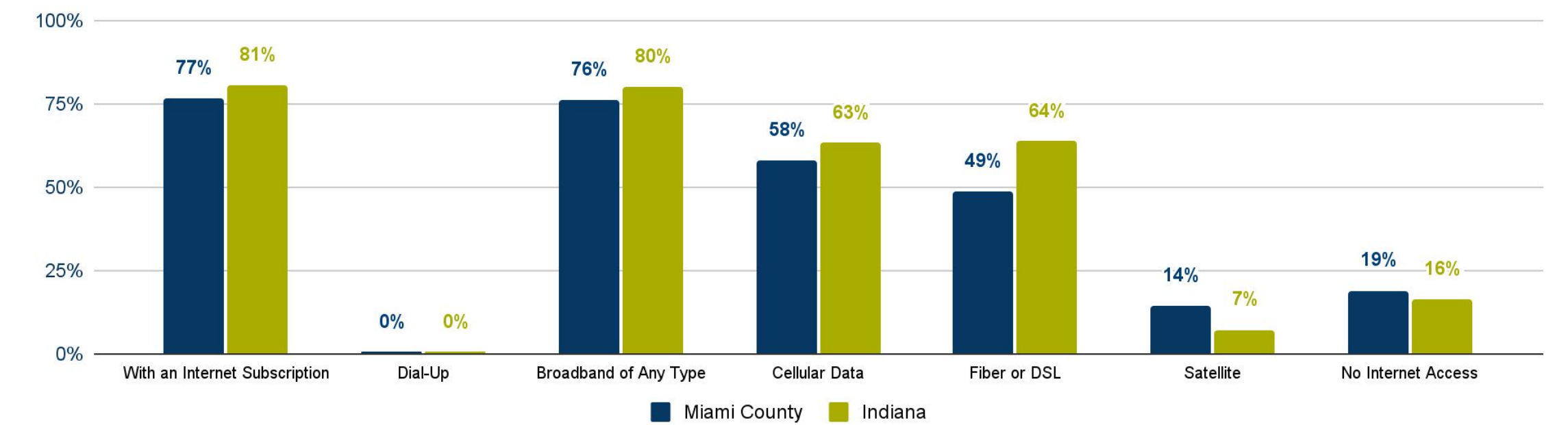
Affordable Housing Inventory

State of Indiana | 2020



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

Broadband Access
Miami County | 2020

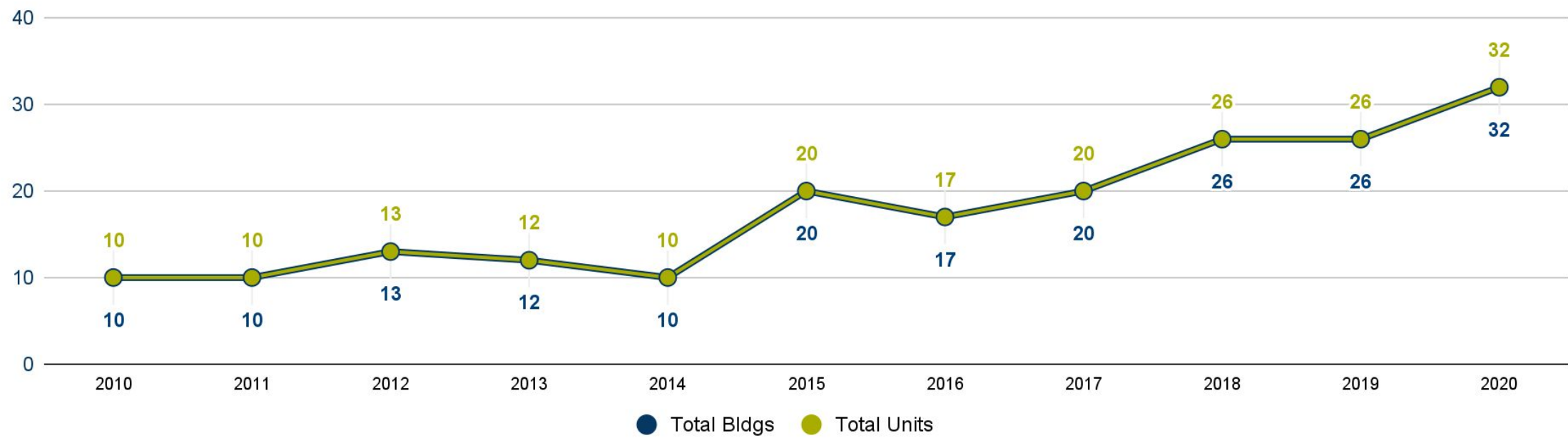


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 32 new housing starts in 2020 in Miami County, with 196 total building permits authorized since 2010.

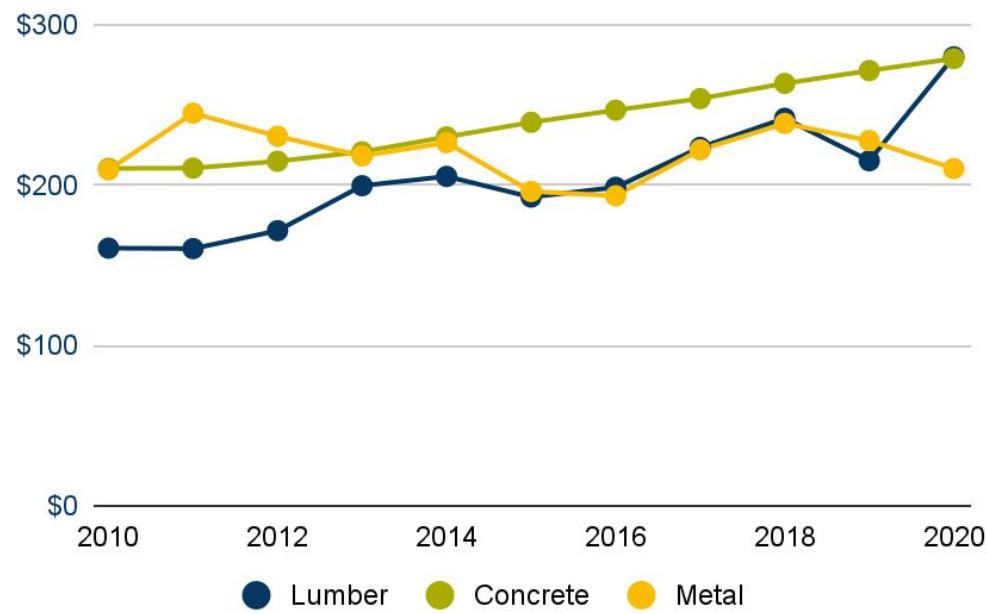
New Housing Structures Authorized by Building Permits
Miami County | 2017-2020



Source: St. Louis Fed.

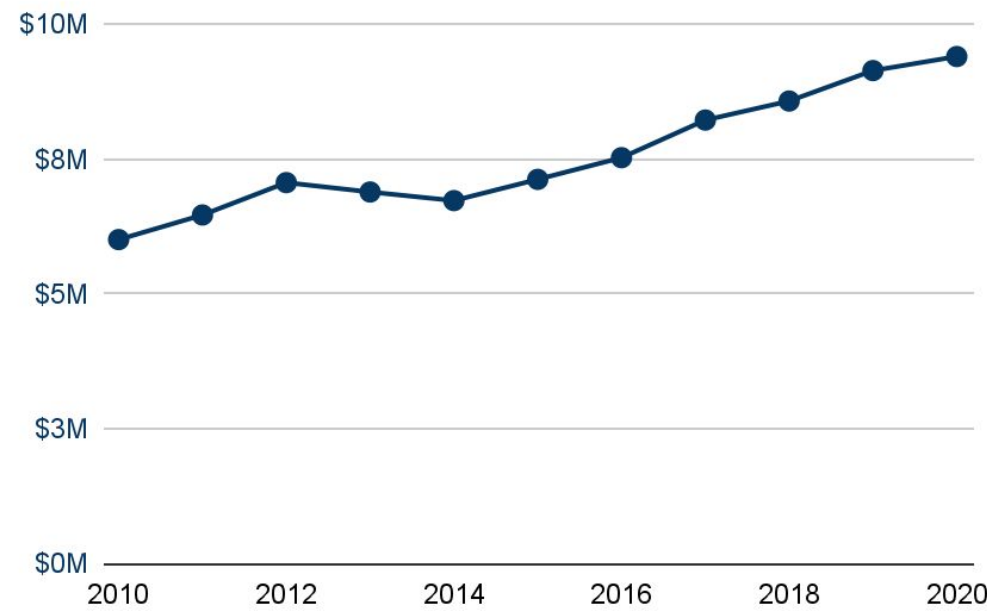
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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