



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR VIGO COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

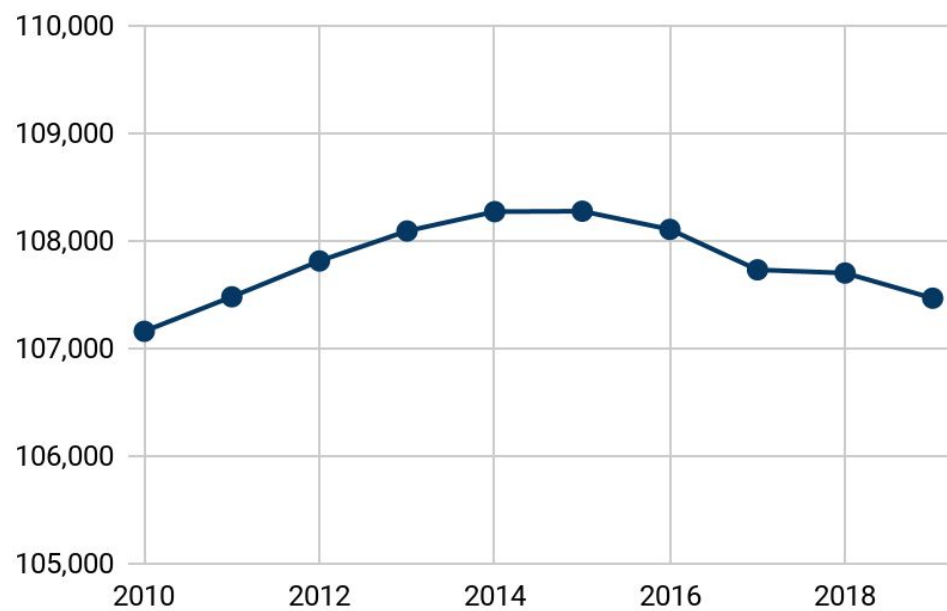
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

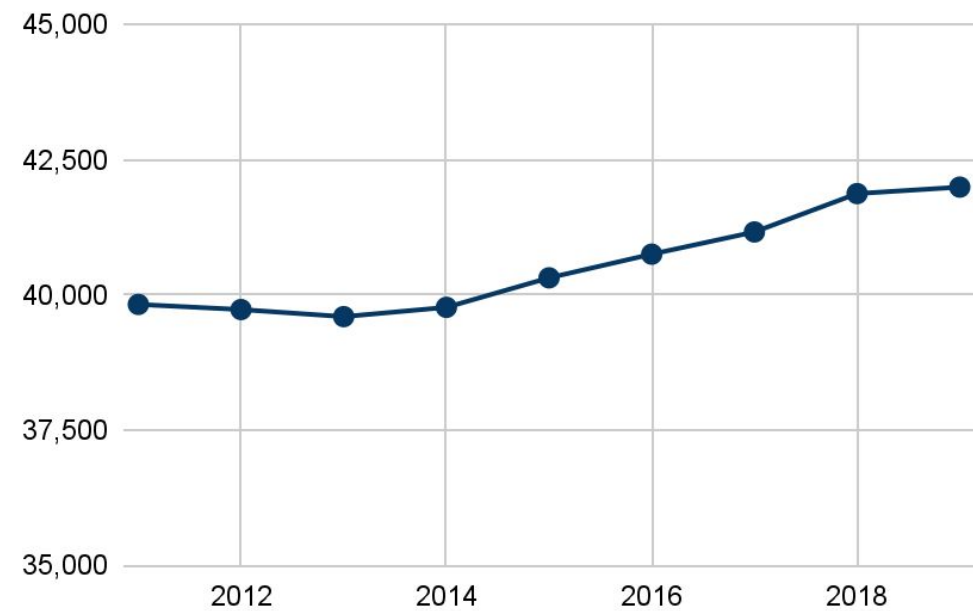
POPULATION | Vigo County's population has increased by 0.29% (0 people) between 2010-2019. In the same time period, the total number of households increased by 4% (2,000 households).

Resident Population
Vigo County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Vigo County | 2010-2019



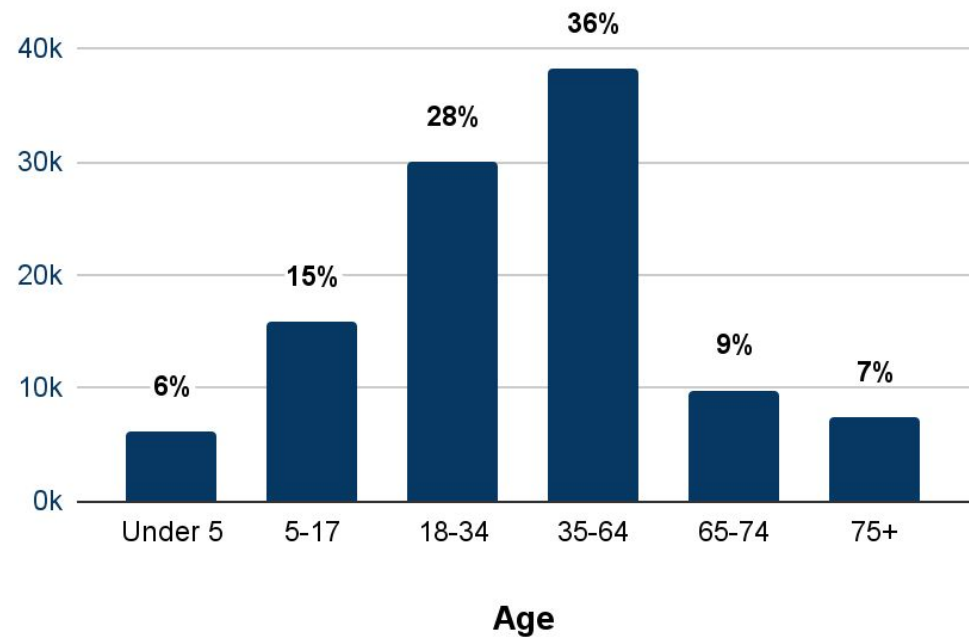
Source: FRED, U.S. Census Bureau

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

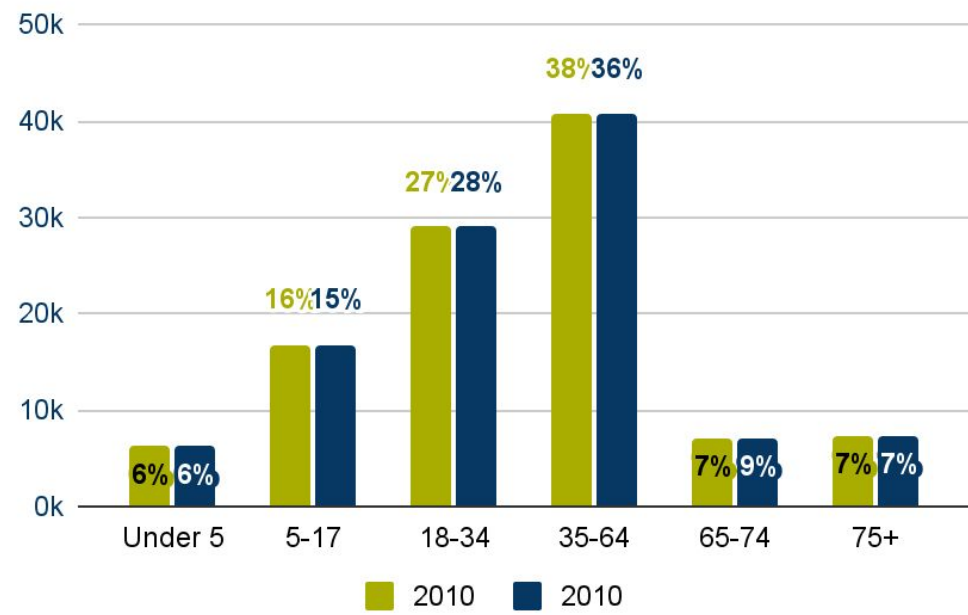
AGE | 16% of people in Vigo County are above the age of 65, while 21% are below 18.

Population by Age
Vigo County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Vigo County | 2010, 2019

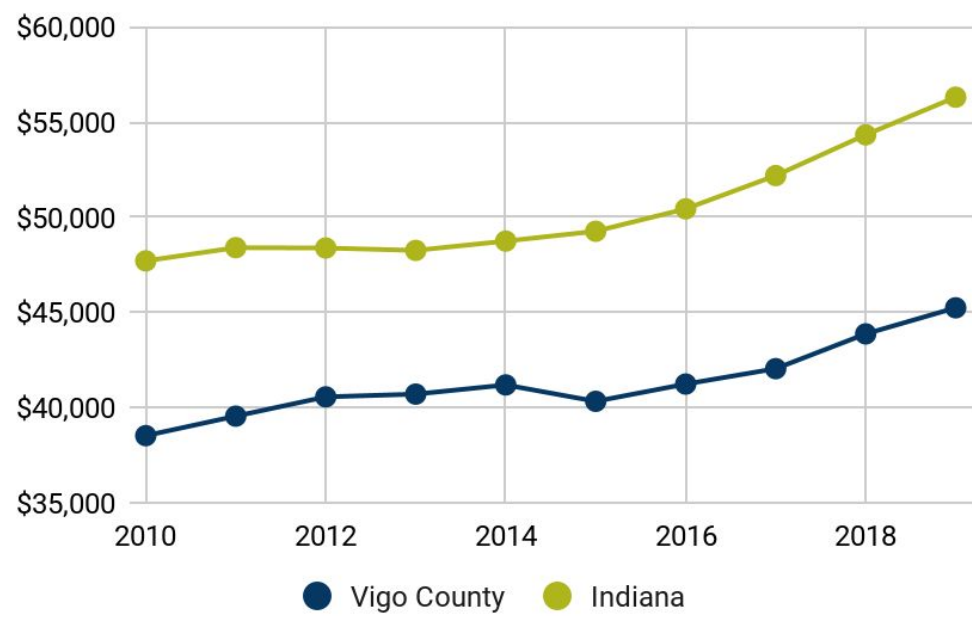


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Vigo County had a median income of \$45,230 in 2019, up 17% since 2010. 40% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

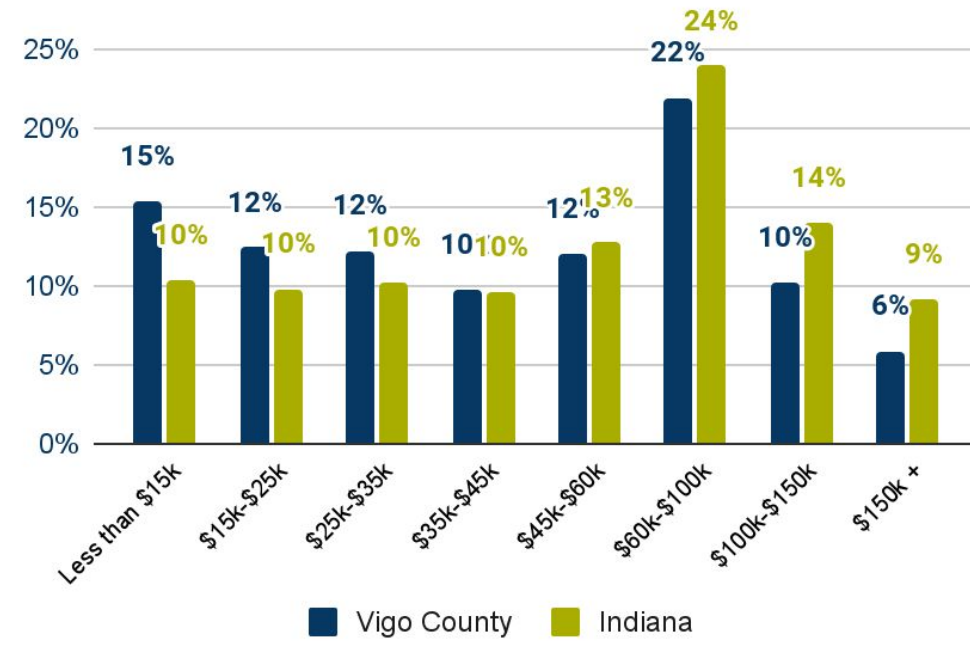
Vigo County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Vigo County, State of Indiana | 2019



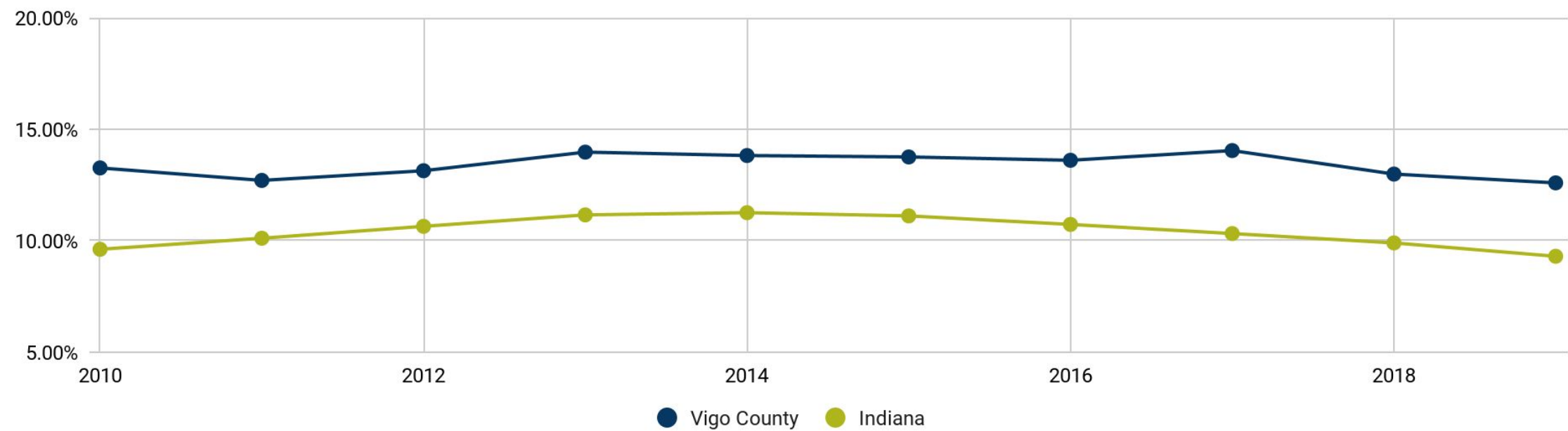
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 12.6% of families live in poverty conditions in Vigo County, down 0.7 points from 13.3% in 2010.

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

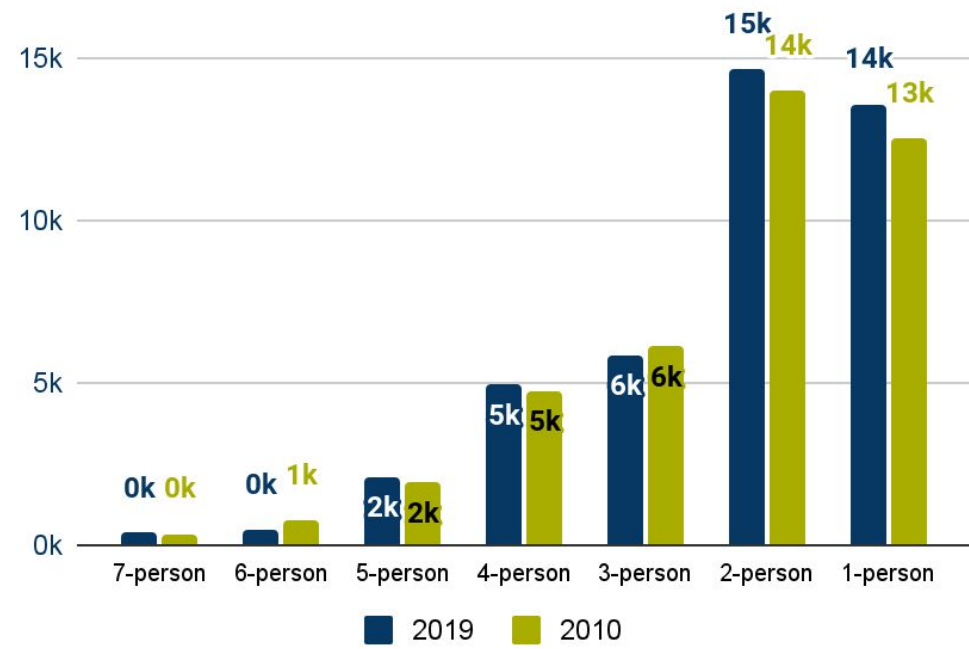


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

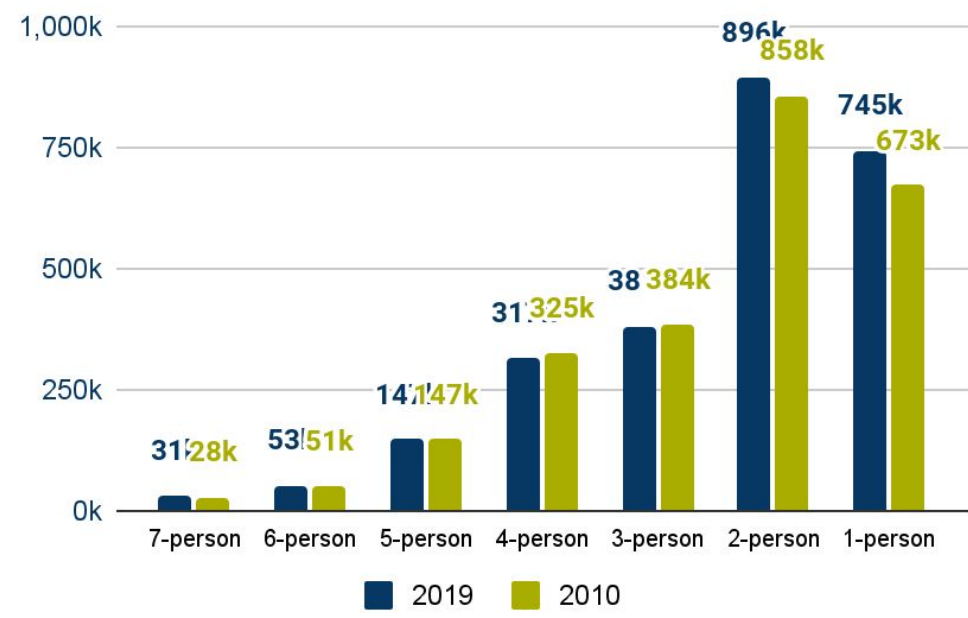
HOUSEHOLD SIZE | The average household size is 2.36, compared to 2.52 statewide. The Vigo County average household has shrunk by 0.06 persons since 2010.

Household Size
Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

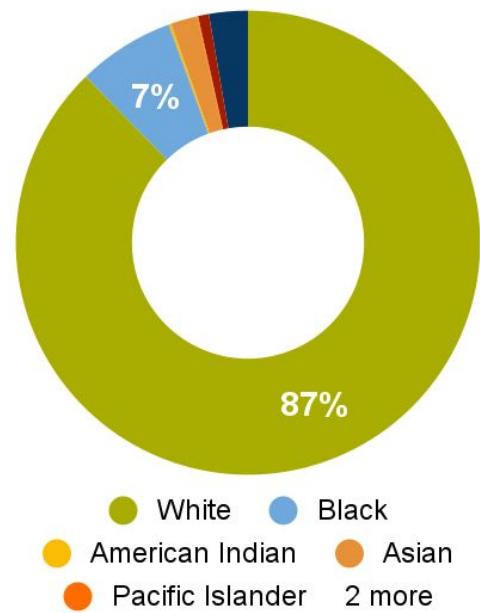


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Vigo County is 87% white, 7% Black, 3% Hispanic/Latino, 2% Asian, and 1% other.

Racial Distribution

Vigo County | 2019



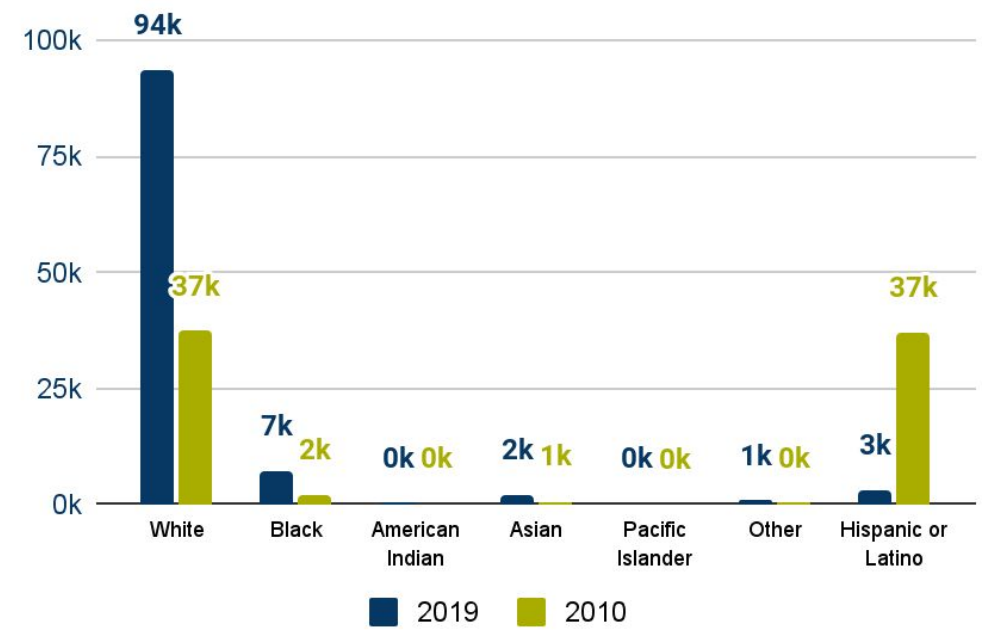
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

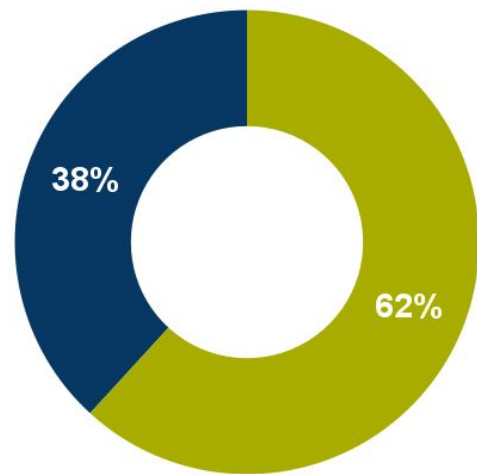
WORKING DRAFT

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

HOUSING TENURE | In 2019, 38% of households (16,038 households) in Vigo County were renters, while 62% are (25,956 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

Vigo County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

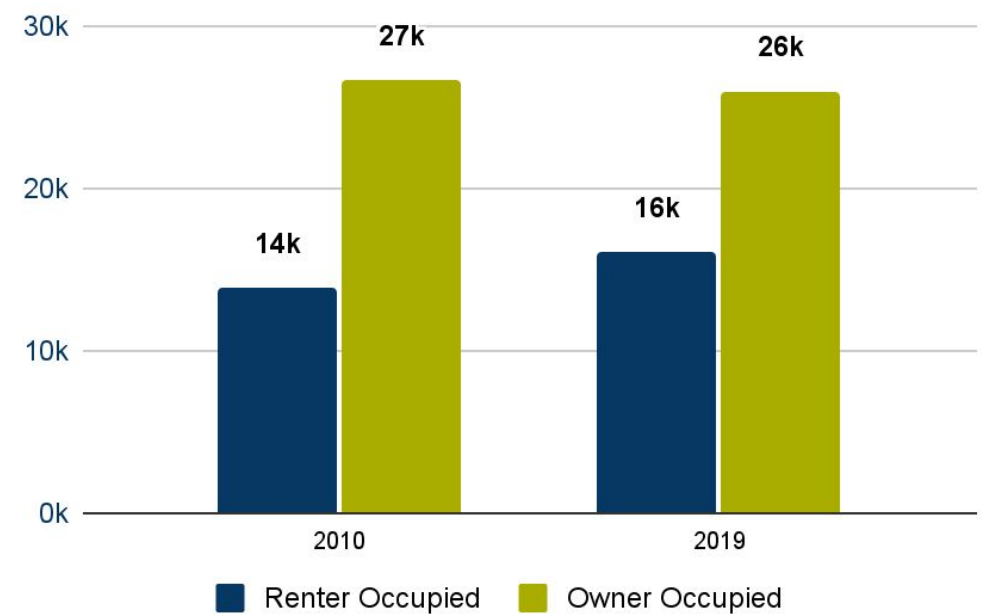
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Vigo County | 2010-2019



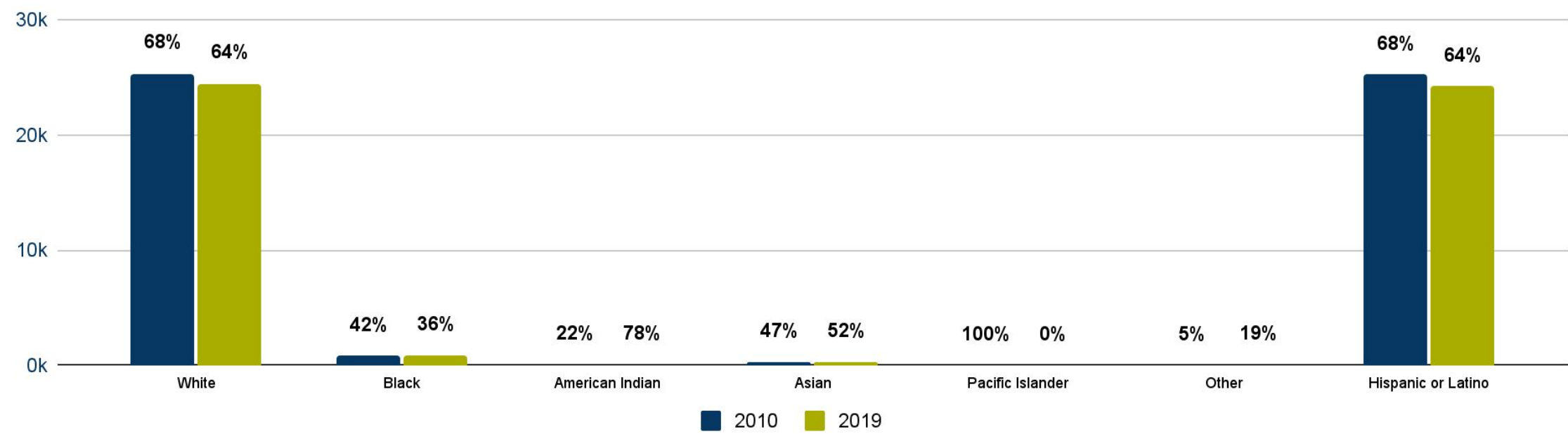
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 62%, among non-Hispanic White households' homeownership is 64%, 36% for Black households, and 64% for Hispanic or Latino households.

Homeownership by Race
Vigo County | 2010, 2019

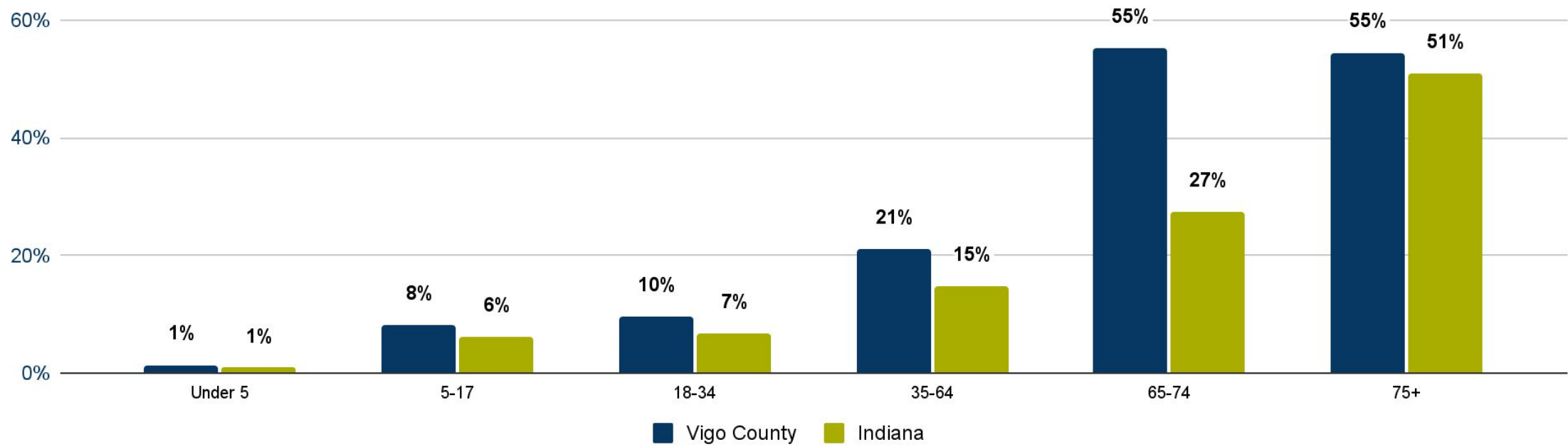


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 20% of people in Vigo County live with a disability. For people above 65, the share increases to 55%.

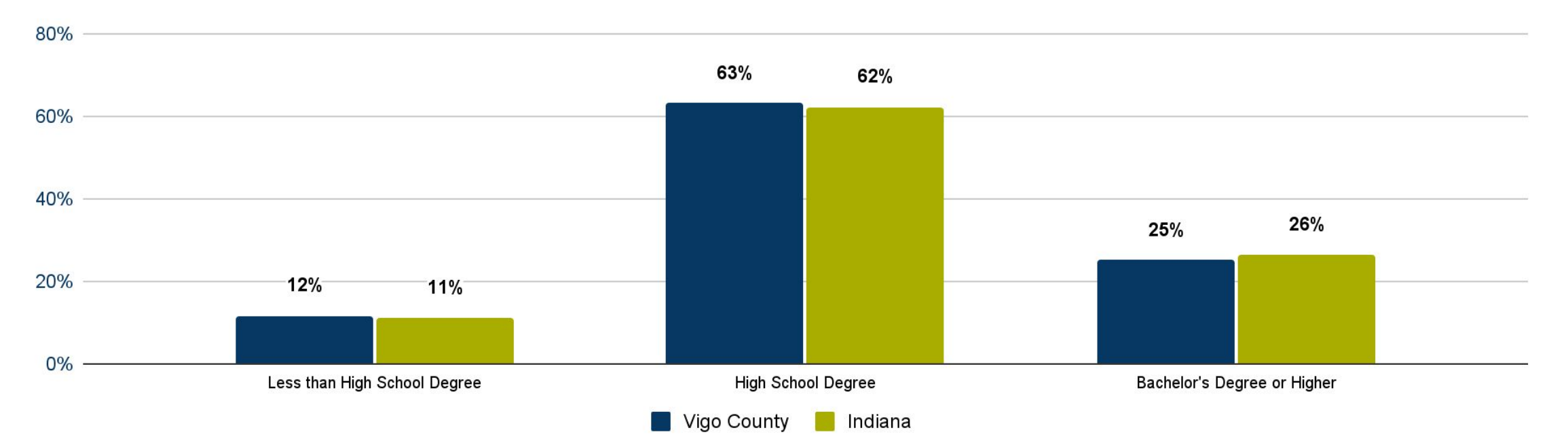
Share of the Population with a Disability by Age
Vigo County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Vigo County, 63% of the population has at least a high school degree and 25% of the population has at least a Bachelor’s degree.

Educational Attainment
Vigo County, Indiana | 2019



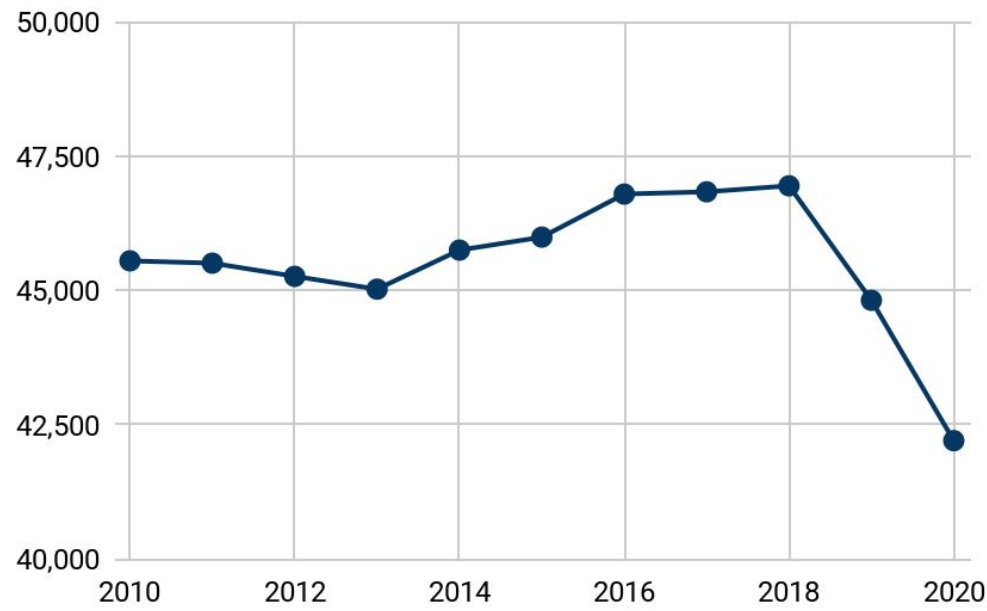
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

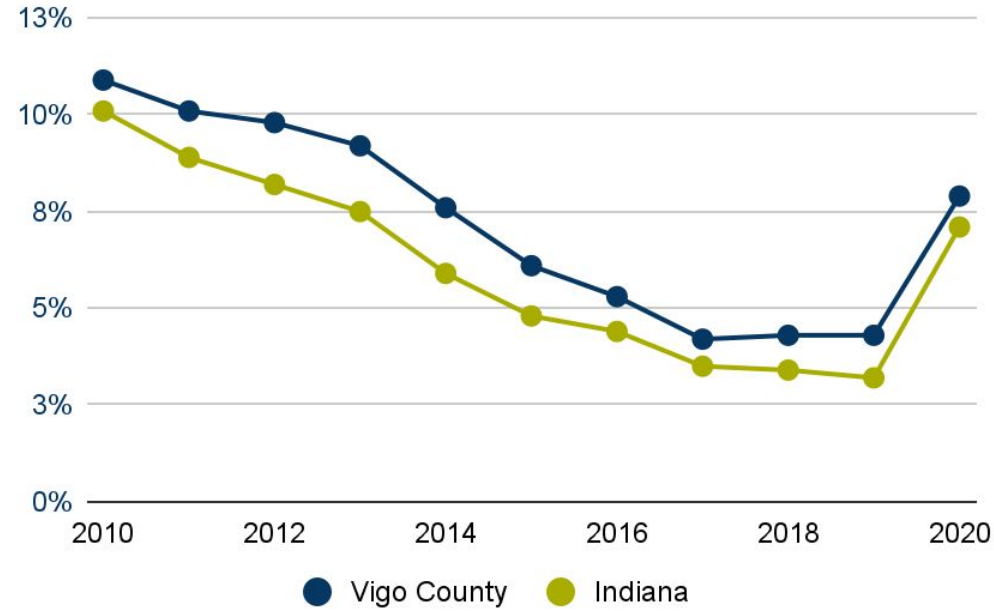
EMPLOYMENT BASE | There are currently 42,000 employed persons in Vigo County, down by 7% since 2010. The unemployment rate in 2020 was 7.90%, up 3.6 points from 2019.

Total Employment
Vigo County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Vigo County, Indiana | 2010-2019

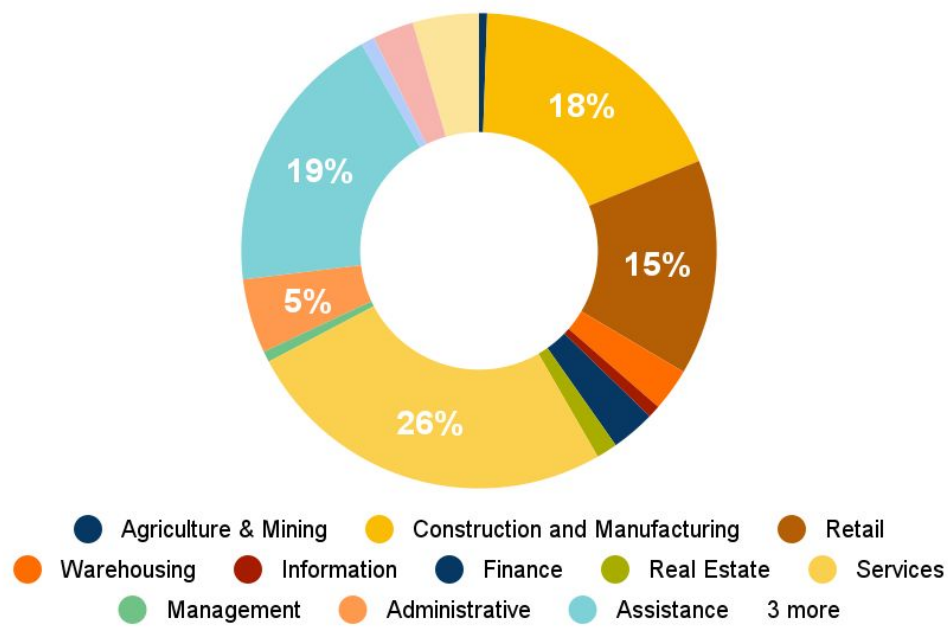


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Vigo County, accounting for 19% of all jobs, followed by Manufacturing (13% of all jobs).

Total Jobs by All Industries
Vigo County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$41,941**
2. Trade, transportation, and utilities | **\$36,886**
3. Education and health services | **\$49,853**
4. Goods-producing | **\$60,426**
5. Leisure and hospitality | **\$16,313**

Source: BLS

Top 5 Employers

1. Union Hospital (Terre Haute)
2. Bemis Performance Packaging (Terre Haute)
3. Uap Bone & Joint Ctr (Terre Haute)
4. Terre Haute Regional Hospital (Terre Haute)
5. Hamilton Center Inc (Terre Haute)

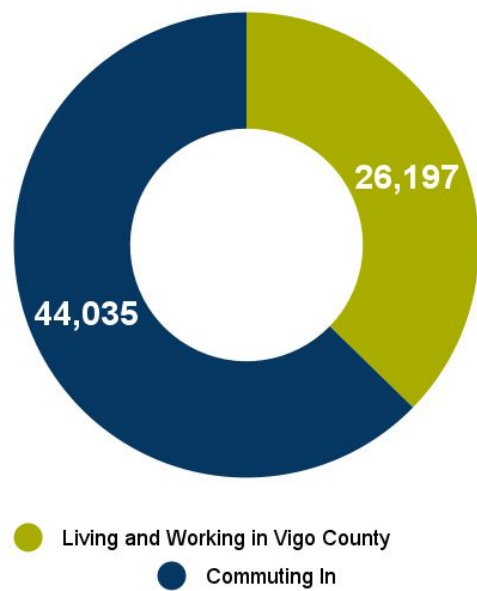
Source: BLS

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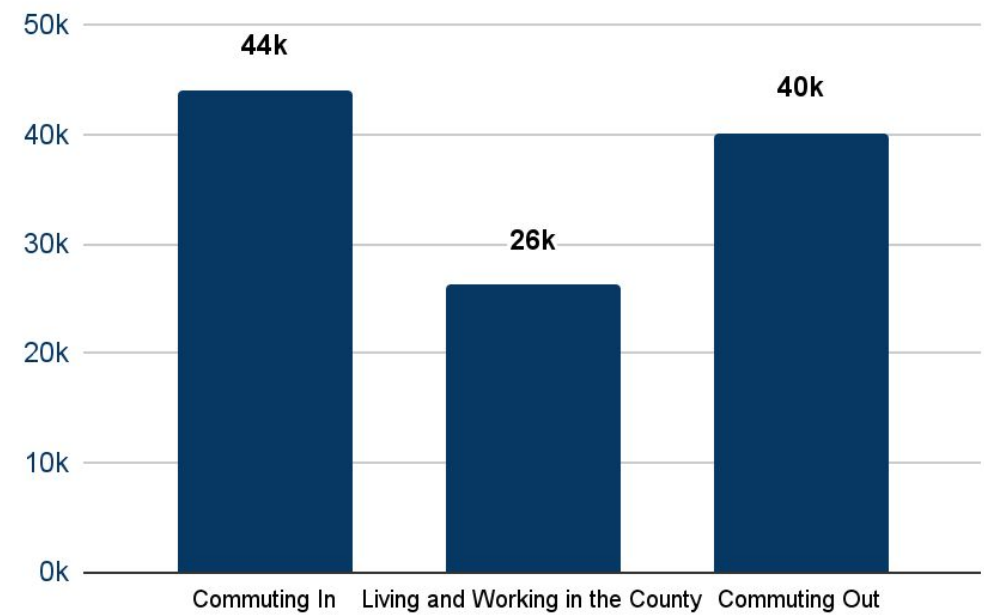
COMMUTER INFLOW / OUTFLOW | 44,000 commuters come into Vigo County for their jobs, while 40,000 employees travel outside for their jobs.

Employment Inflow
Vigo County | 2018



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

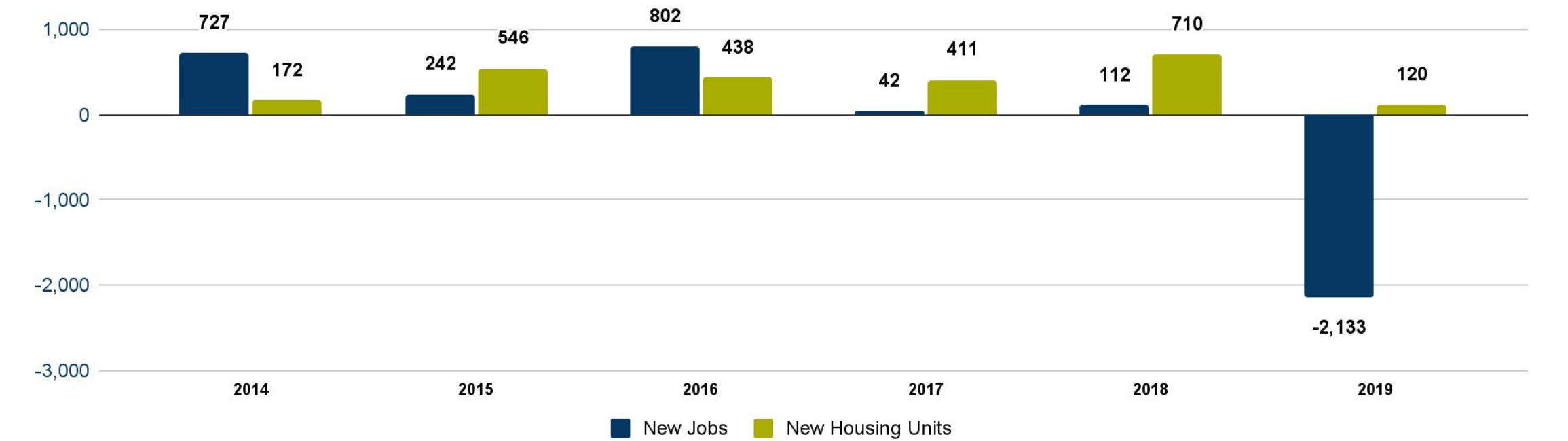
Commuting Patterns
Vigo County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created -208 between 2014-2019 and 2397, or -1152 units for every 100 jobs created.

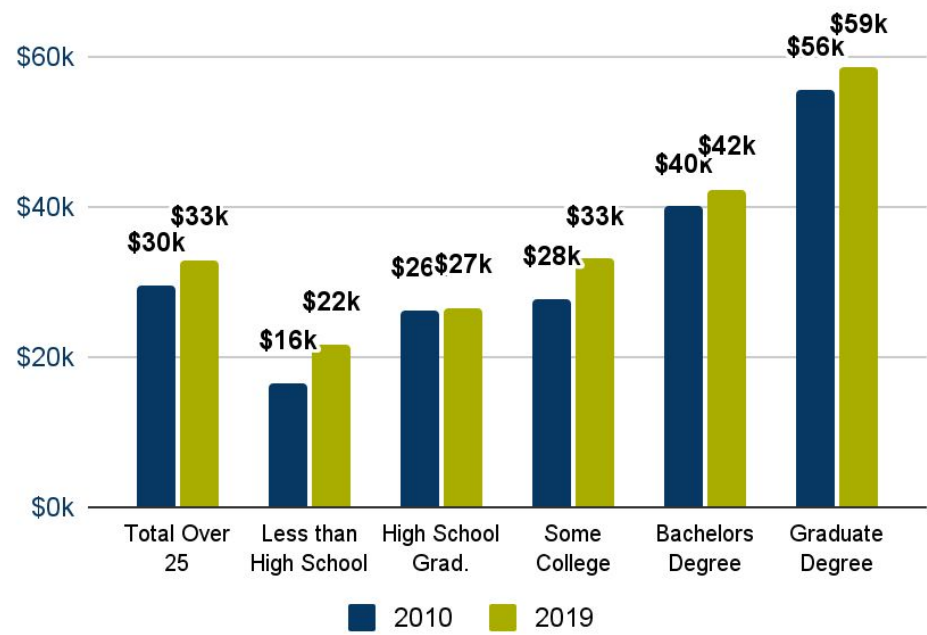
Job Growth and Housing Production
Vigo County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

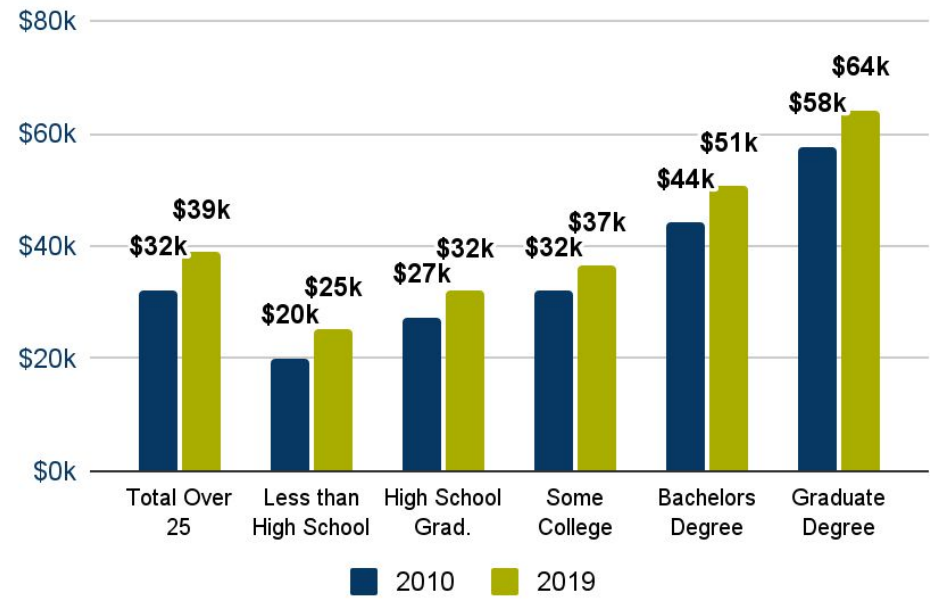
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 12% since 2010 for the total population and increased 2% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Vigo County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

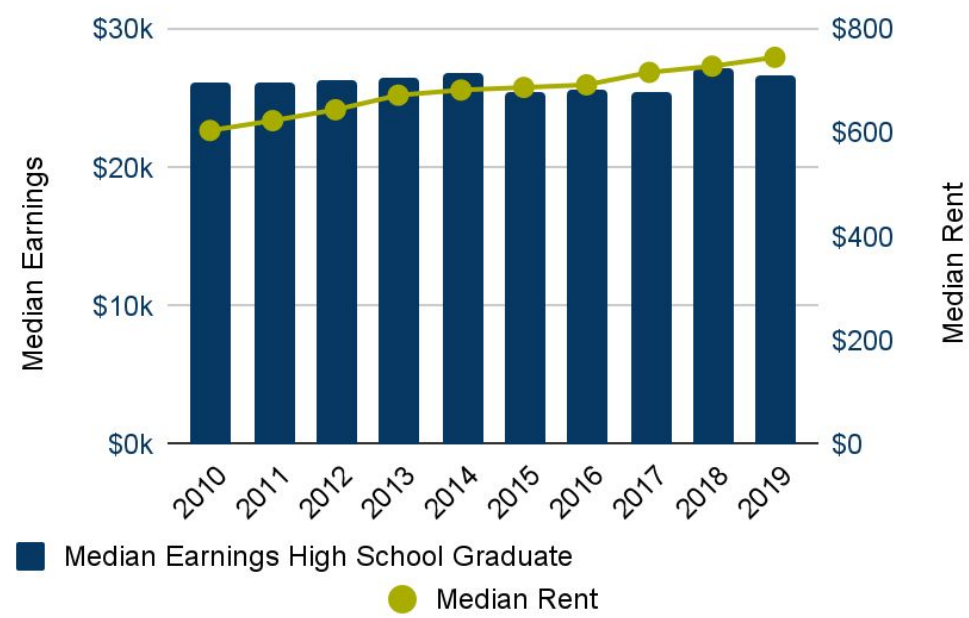
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 23.3% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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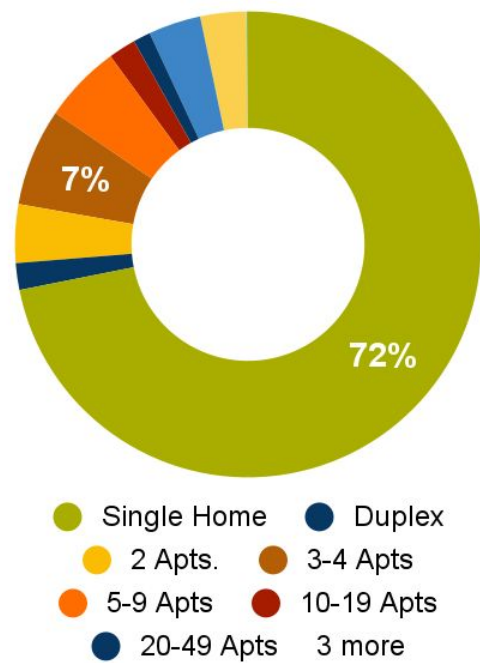
HOUSING TRENDS

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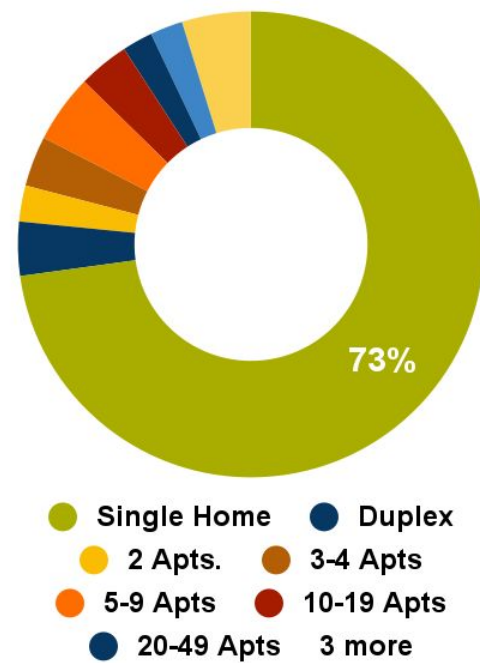
HOUSING TYPOLOGY | 72% of homes in Vigo County are single-family, while 25% are multifamily. The share of multifamily housing has increased by 1705 homes since 2010.

Housing Typology

Vigo County | 2019



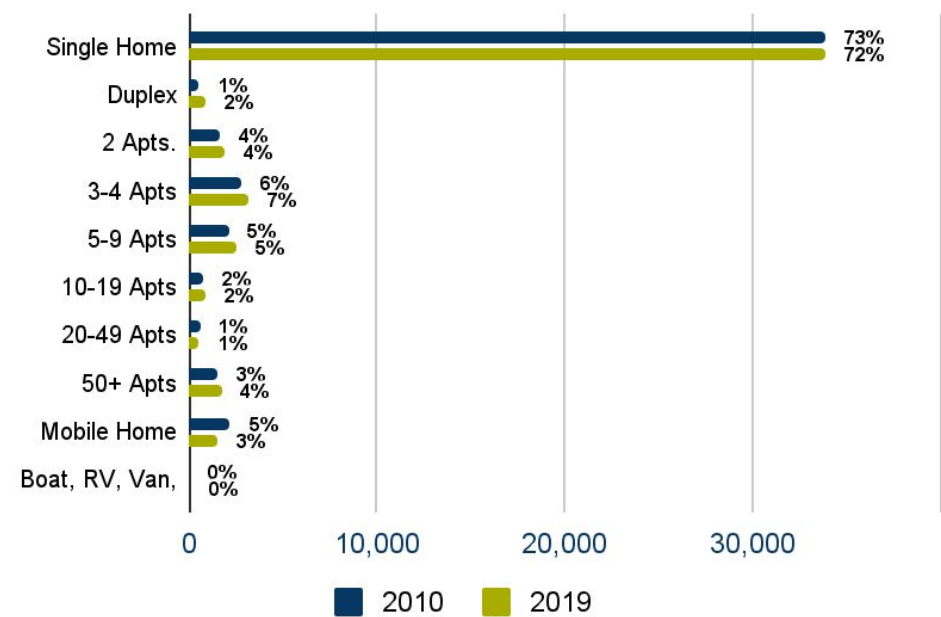
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Vigo County | 2010, 2019



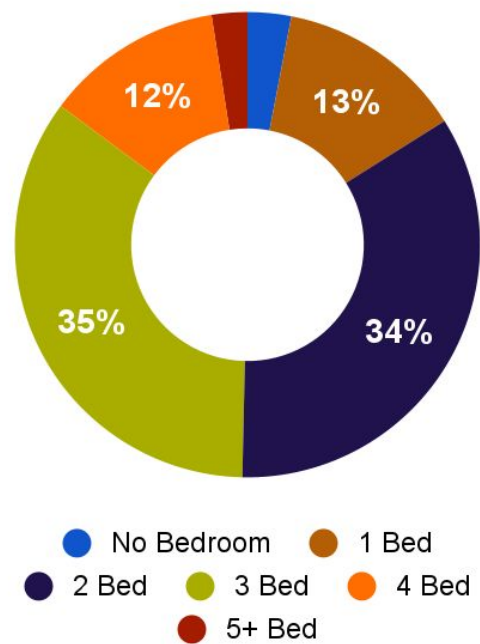
Source: ACS 2010-2019 5-year estimates

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HOUSING TYPOLOGY | Most units in Vigo County are 2.36, with 50% of units 3 bedroom or more.

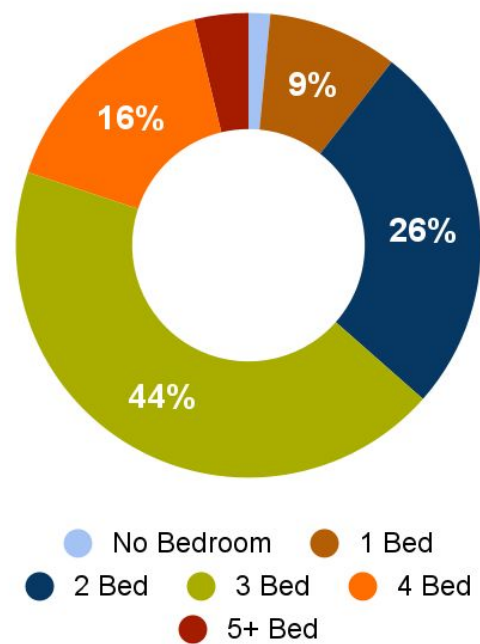
Housing Stock by Bedrooms

Vigo County | 2019



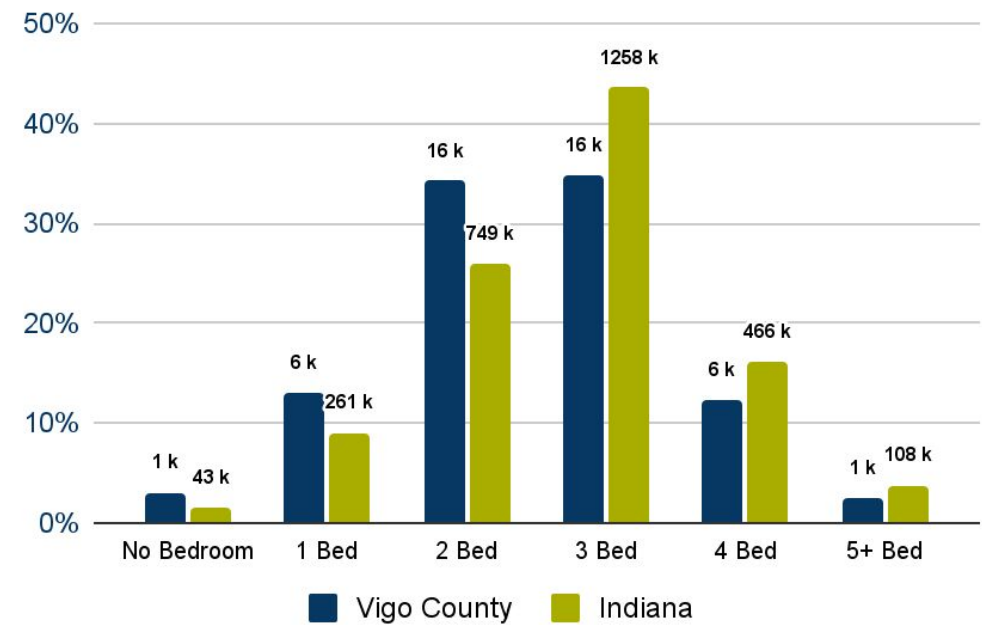
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

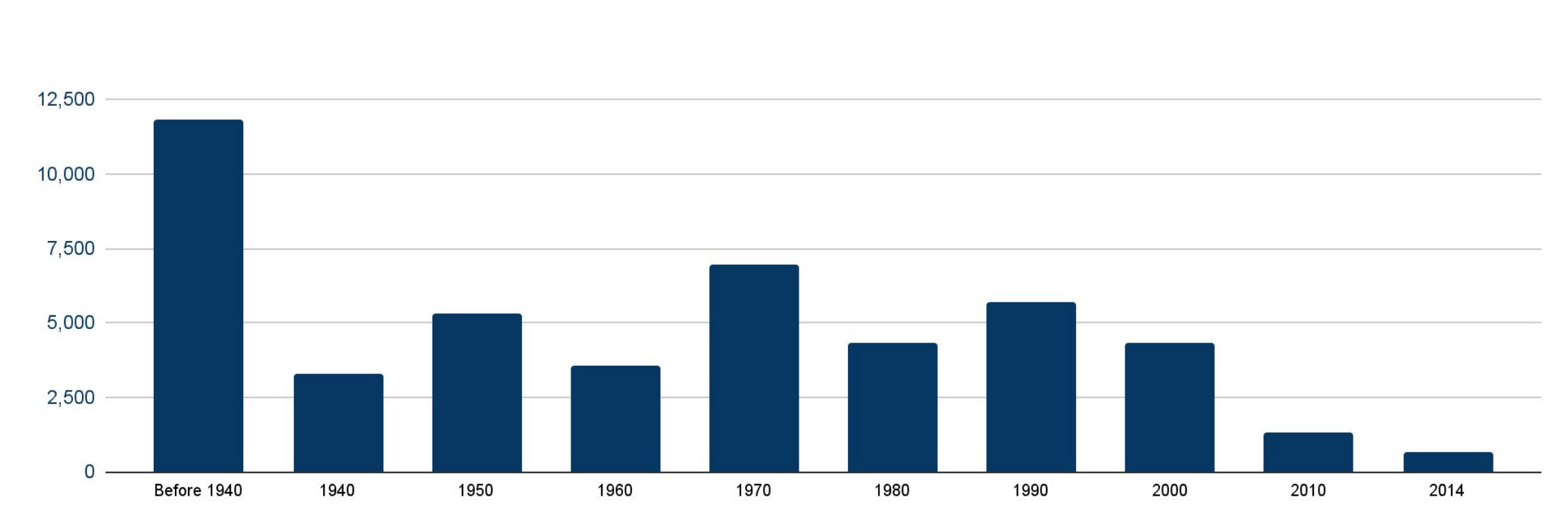
Vigo County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with most homes built in 2014.

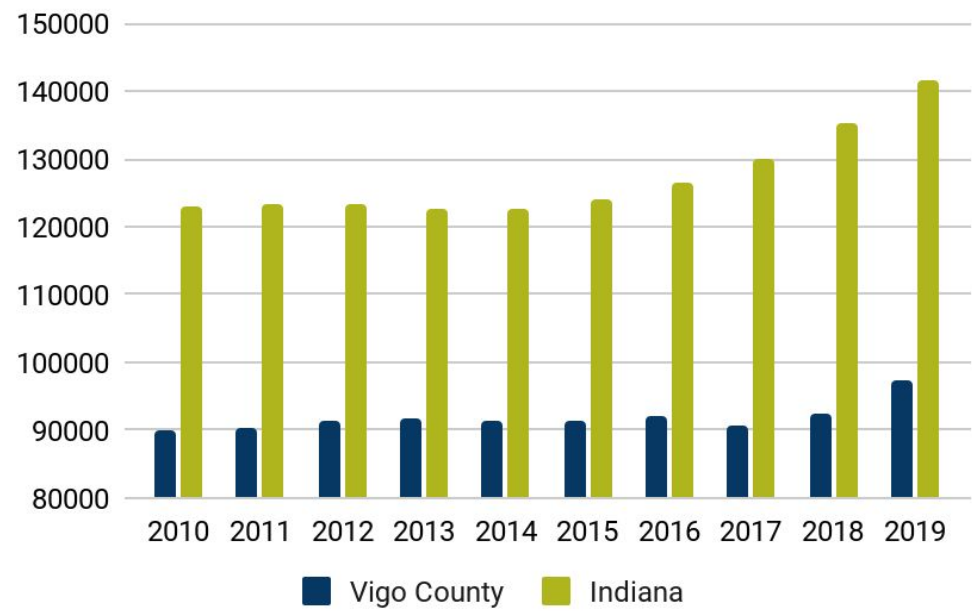
Homes by Year Built
Vigo County | 2019



Source: ACS 2010-2019 5-year estimates

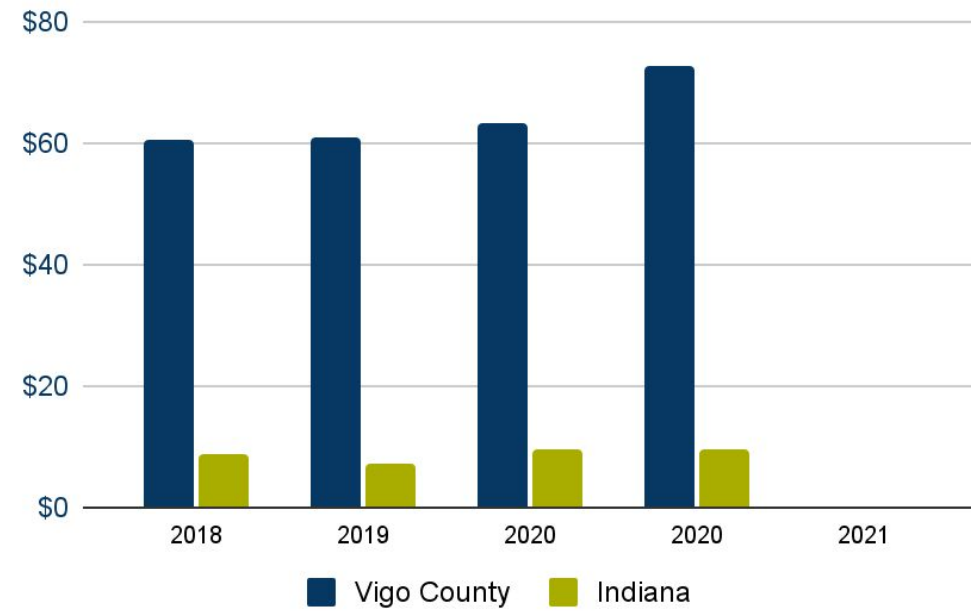
MEDIAN LISTING PRICE | Homes in Vigo County have a median listing price of \$97,500, compared to \$141,700 statewide. Home prices have increased by 8% since 2010.

Median Listing Price
Vigo County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

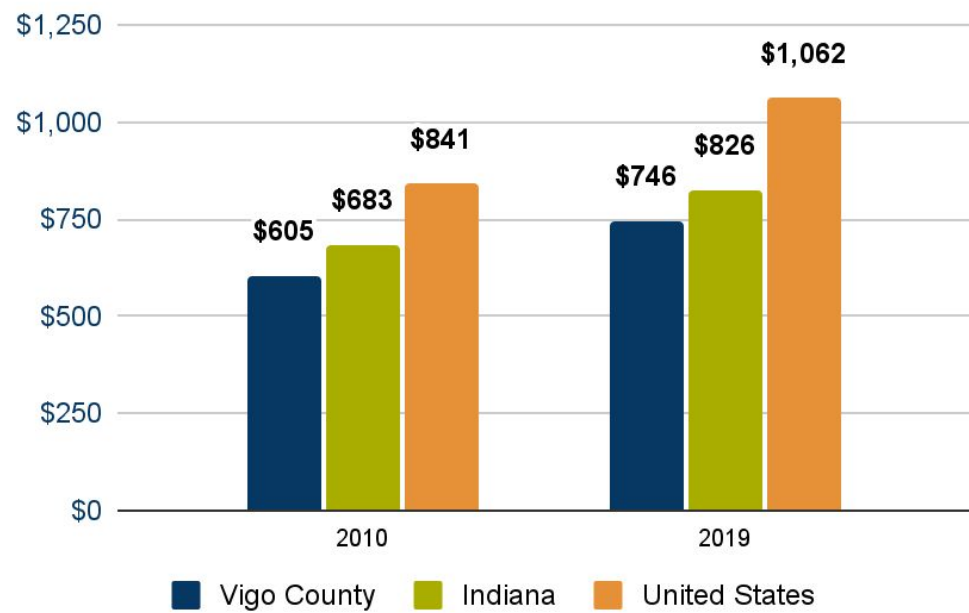


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$746.

Median Rent

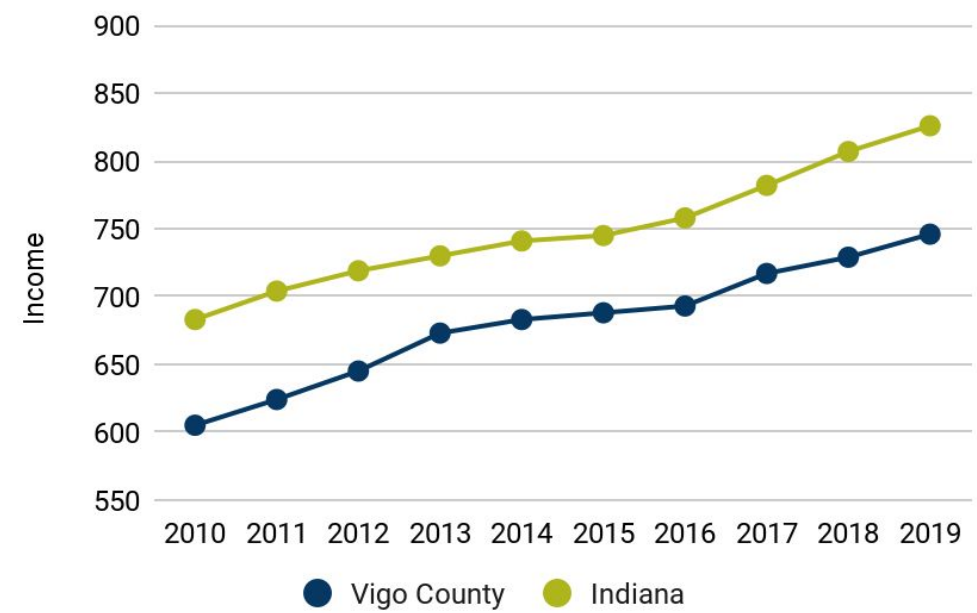
Vigo County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Vigo County, Indiana | 2010 - 2019



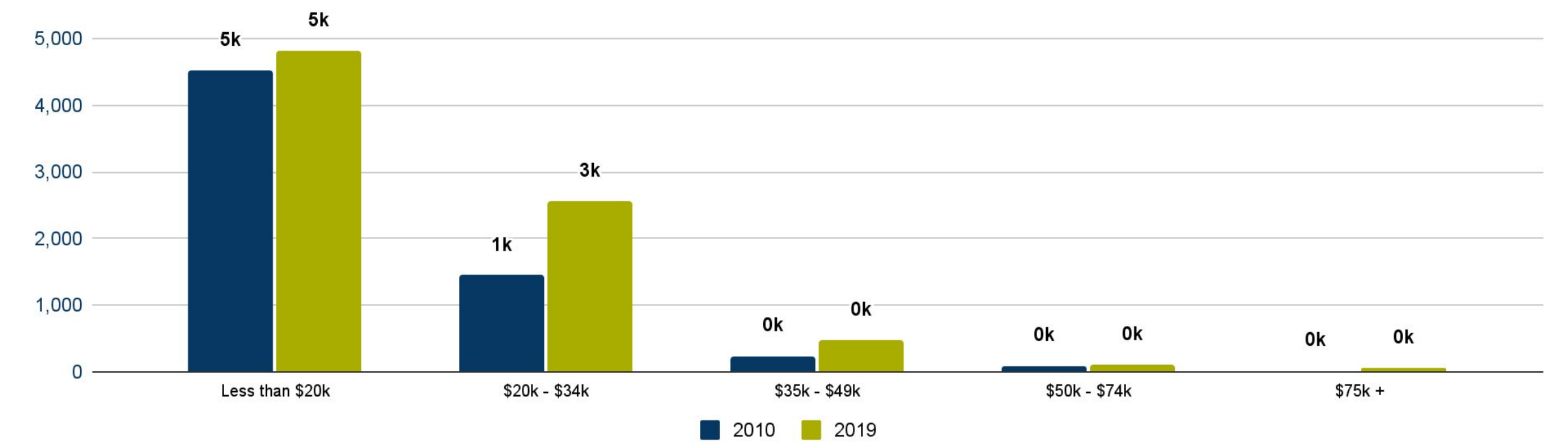
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 55% of households are housing cost burdened in Vigo County, up 7% since 2010. 60% of households earning below \$50,000 are housing cost burdened.

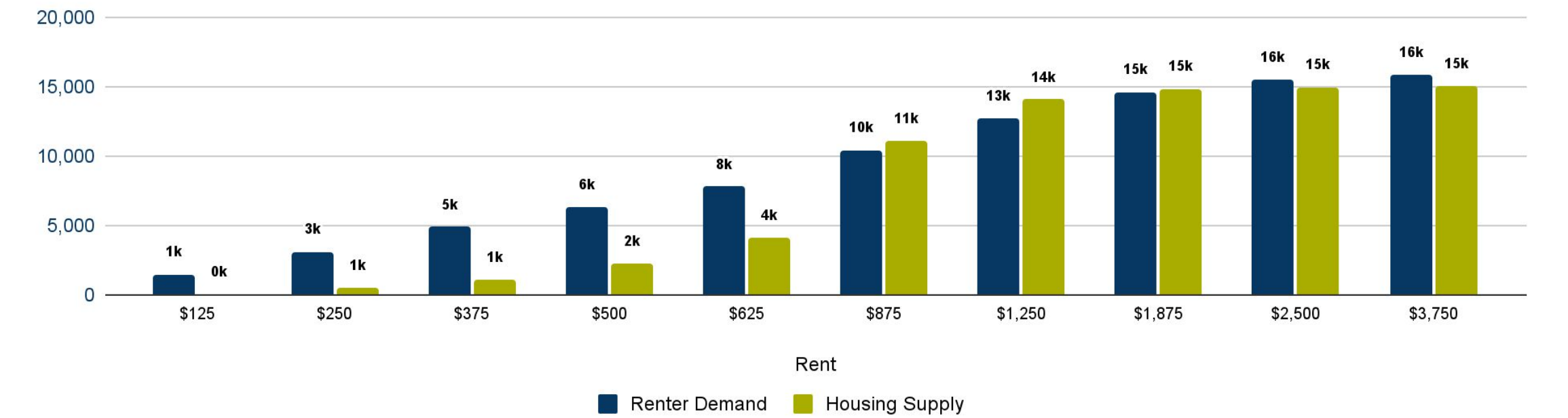
Renter Housing Cost Burden
Vigo County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 14000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Vigo County, Indiana | 2010-2019

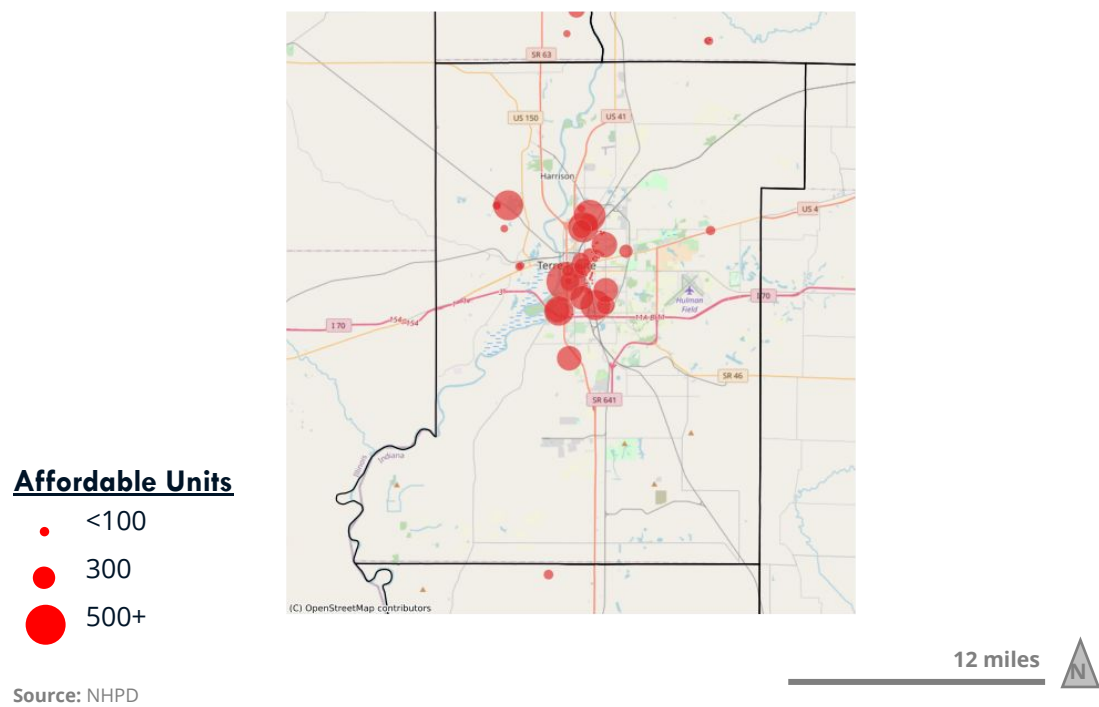


Source: ACS 2010-2019 5-year estimates

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

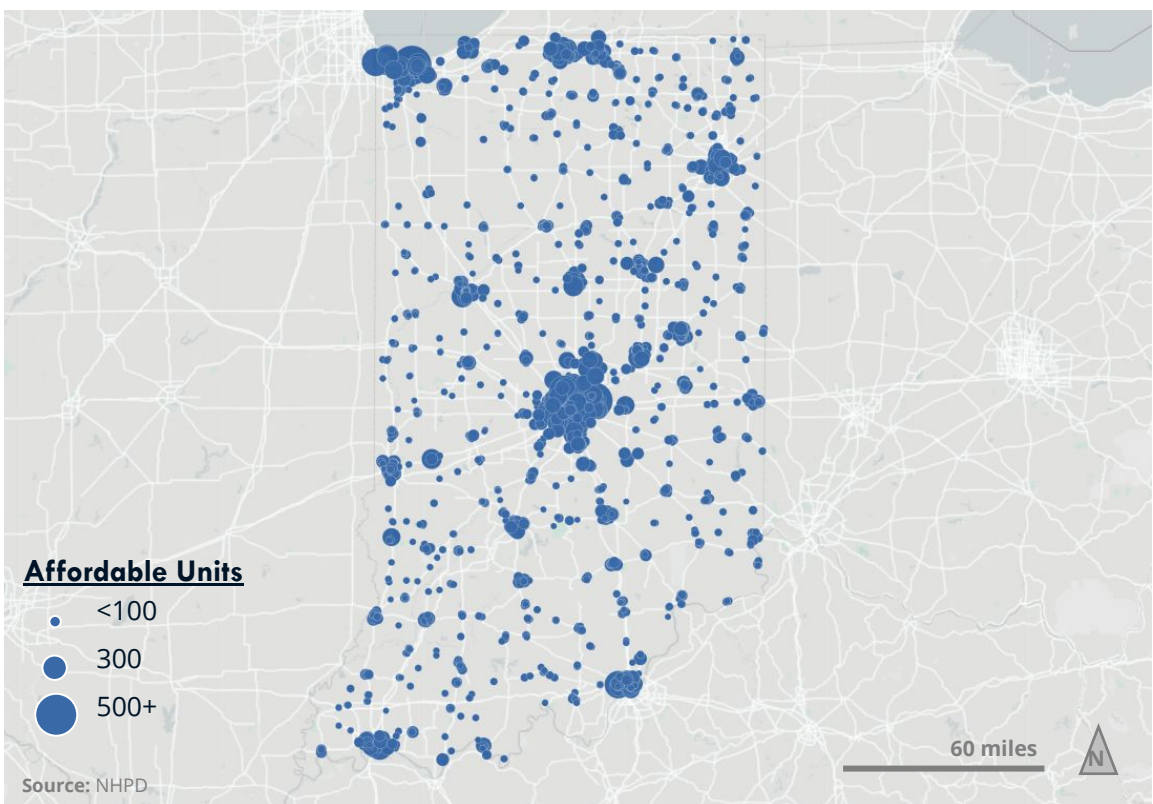
Affordable Housing Inventory

Vigo County | 2020



Affordable Housing Inventory

State of Indiana | 2020

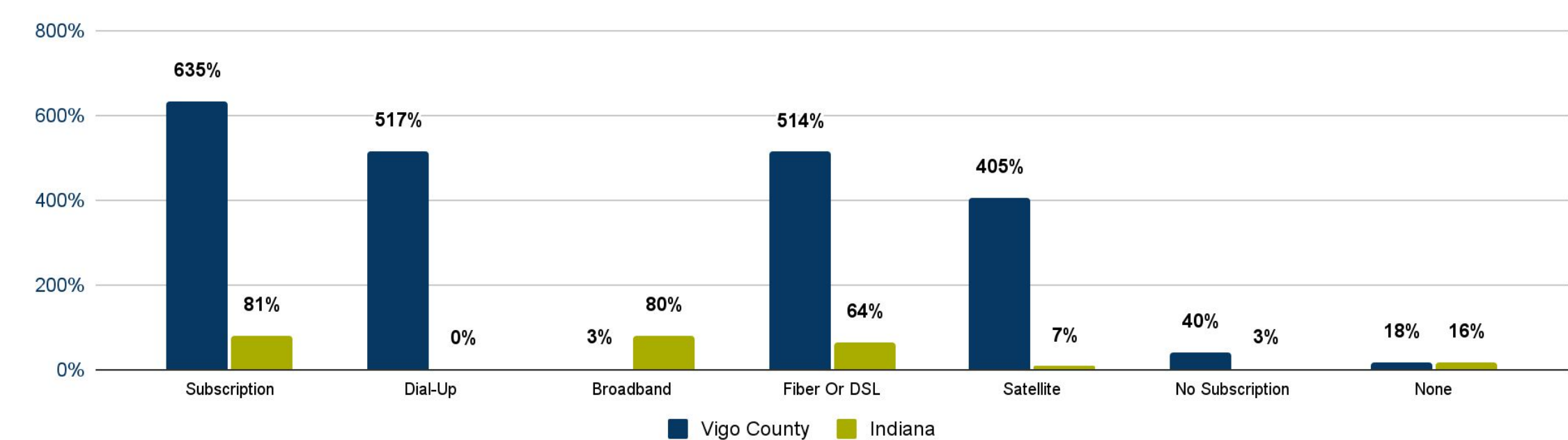


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HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Vigo County | 2017-2020



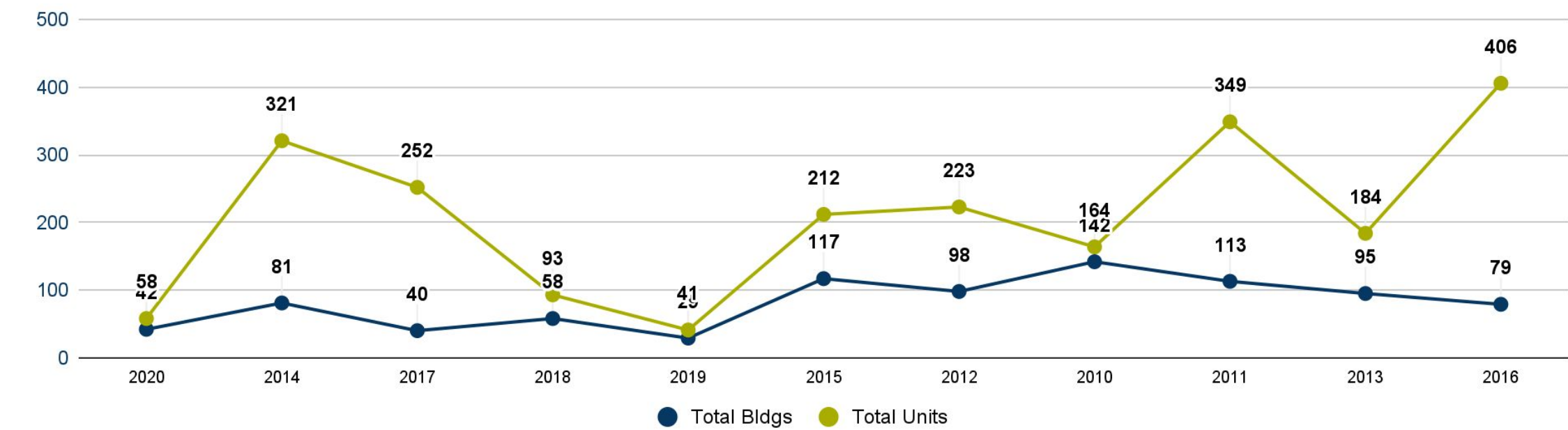
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 79 new housing starts in 2016 in Vigo County, with 894 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Vigo 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

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