INDIANA HOUSING DASHBOARD DRAFT REPORT

SAMPLE DATA FOR RUSH COUNTY, IN

AUGUST 24, 2021

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

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

DEMOGRAPHIC TRENDS

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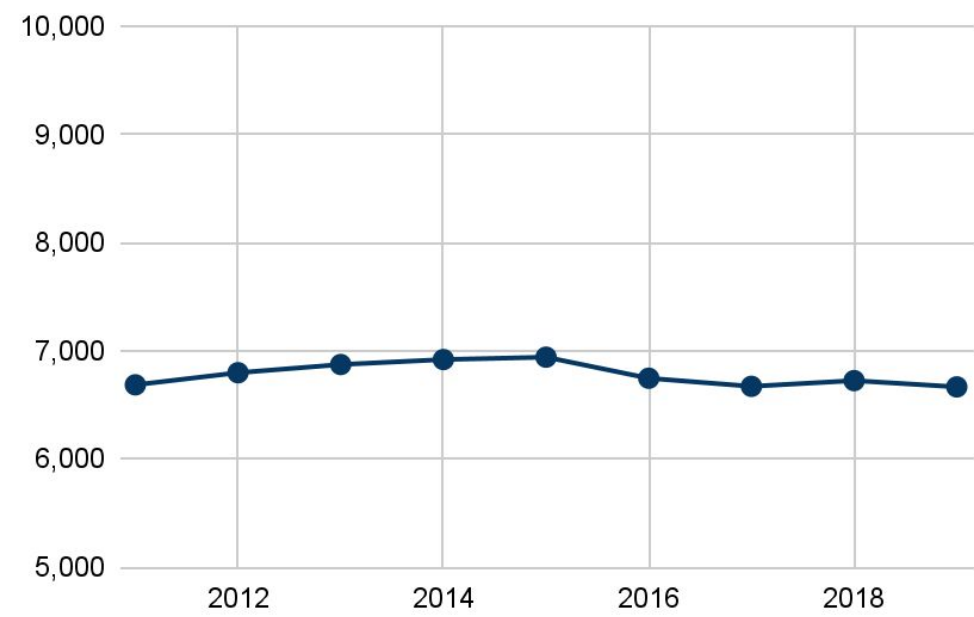Note: Some data are placeholders, and not representative of actual conditions.

POPULATION | Rush County's population has decreased by 5.28% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 0% (0 households).

Resident Population
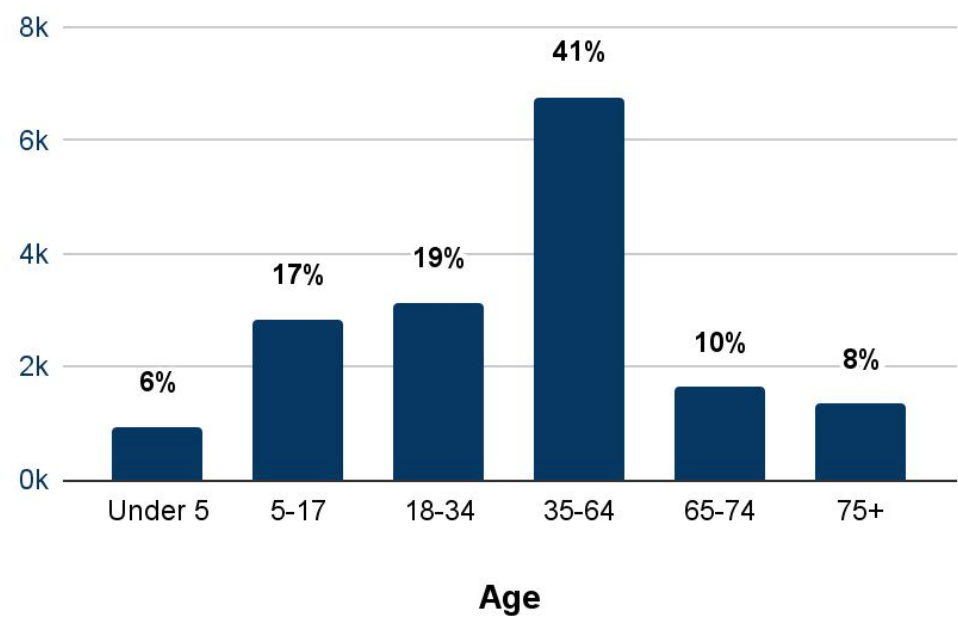**Rush County | 2010-2019**
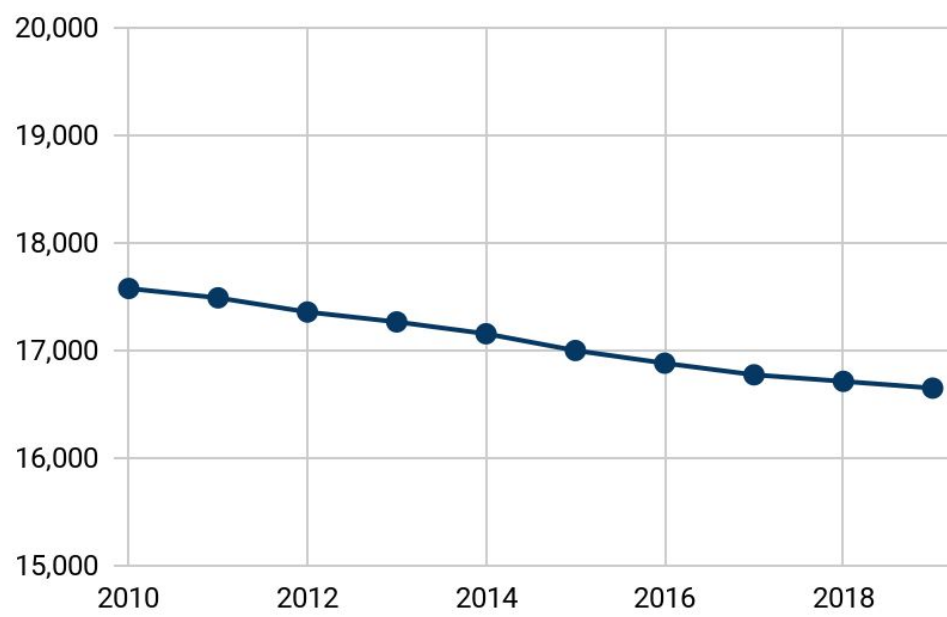
Households
Rush County | 2010-2019

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Note: Some data are placeholders, and not representative of actual conditions.
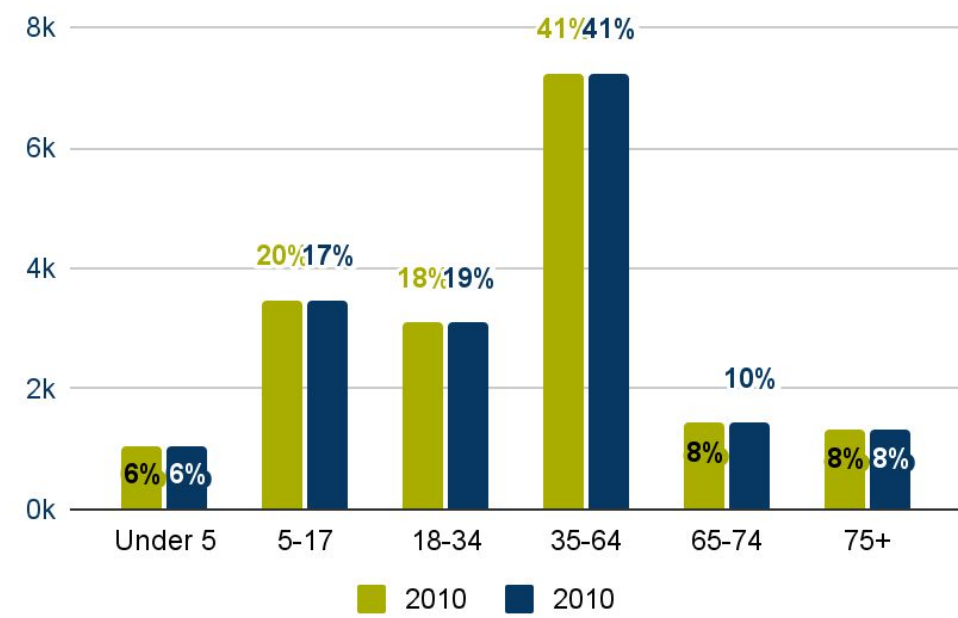
AGE | 18% of people in Rush County are above the age of 65, while 23% are below 18.

Population by Age
Rush County | 2019

Source: ACS 2019 5-year estimates

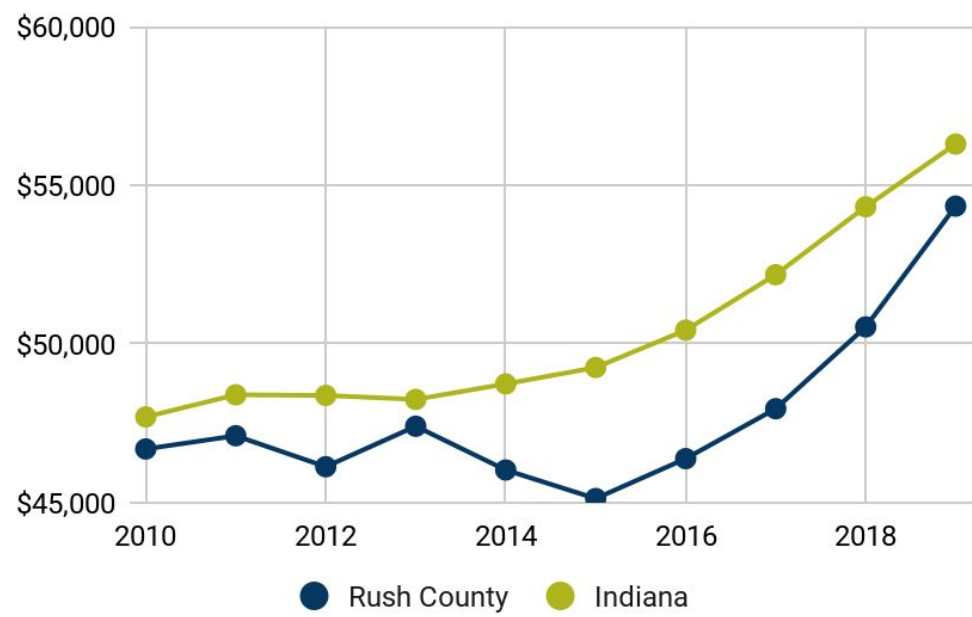## Change in Share of Population
Rush County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

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

Indiana Housing Dashboard **DRAFT** | 4

HOUSEHOLD INCOMES| Rush County had a median income of $54,346 in 2019, up 16% since 2010. 32% of households have incomes below $35,000, while 19% have incomes above $100,000.
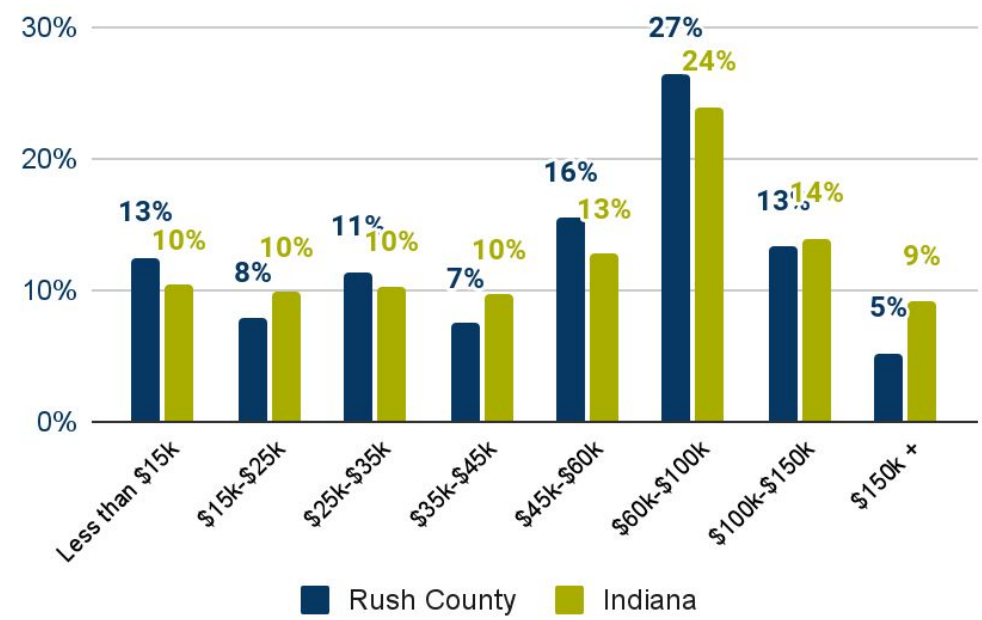
Median Income
Rush County, State of Indiana | 2010-2019

Rush County   Indiana

Household Income Distribution
Rush County, State of Indiana | 2019

Rush County   Indiana
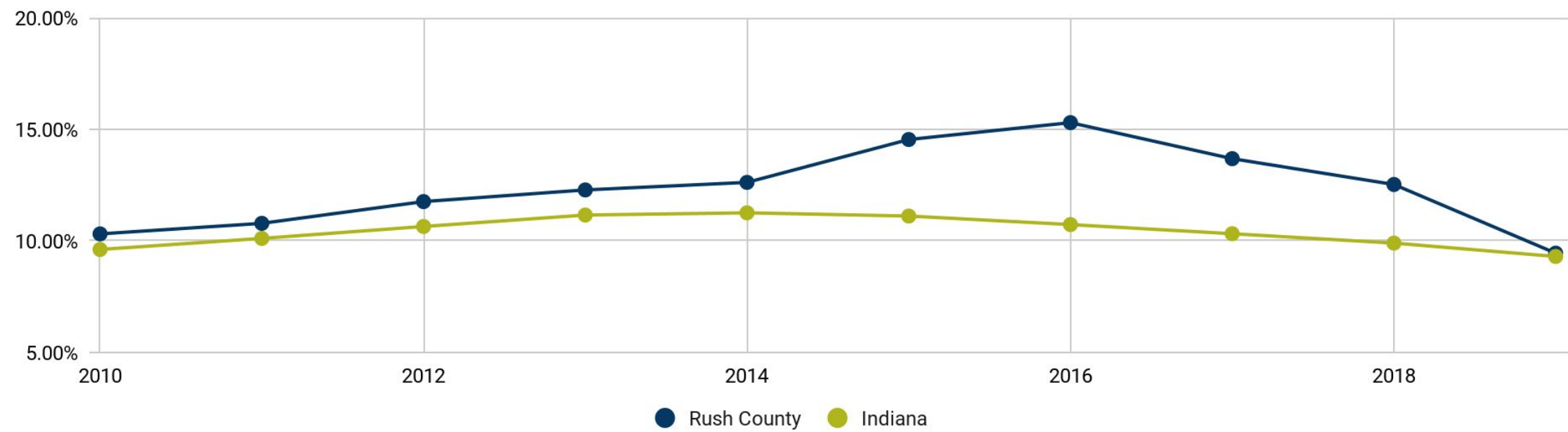
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

FAMILY POVERTY RATE | 9.4% of families live in poverty conditions in Rush County, down 0.9 points from 10.3% in 2010.

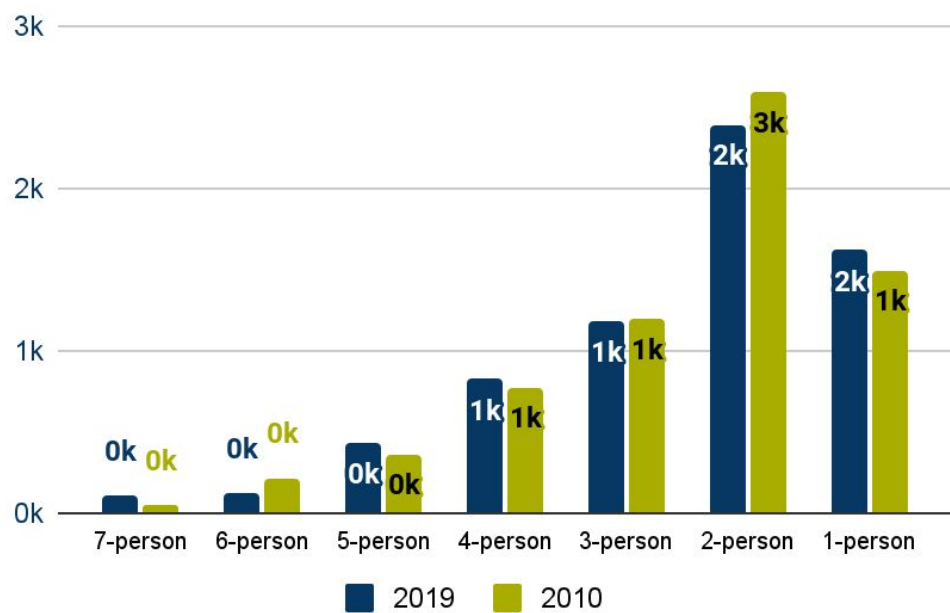**Family Poverty Rate**

Rush County, State of Indiana | 2010-2019

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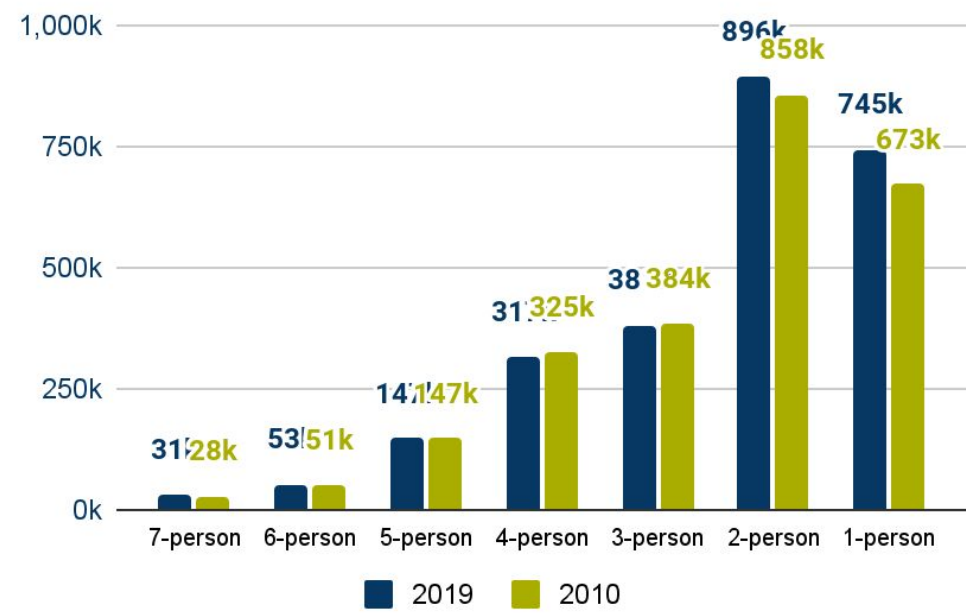Note: Some data are placeholders, and not representative of actual conditions.

HOUSEHOLD SIZE | The average household size is 2.46, compared to 2.52 statewide. The Rush County average household has shrunk by 0.13 persons since 2010.

Household Size
Rush County | 2010, 2019

Household Size
State of Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Rush County is 97% white, 2% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Rush County | 2019

Indiana | 2019

Rush County 2019:
- White: 97%

Legend:
- White
- Black
- Asian
- Other
- Hispanic or Latino

Indiana 2019:
- White: 83%
- Black: 9%
- Hispanic or Latino: 7%

Legend:
- White
- Black
- American Indian
- Asian
- Pacific Islander
- 2 more
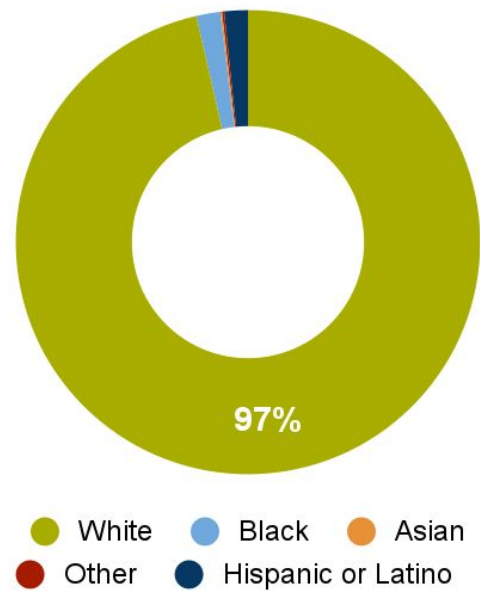
Household Racial Distribution

Rush County | 2010, 2019

Legend:
- 2019
- 2010

WORKING DRAFT
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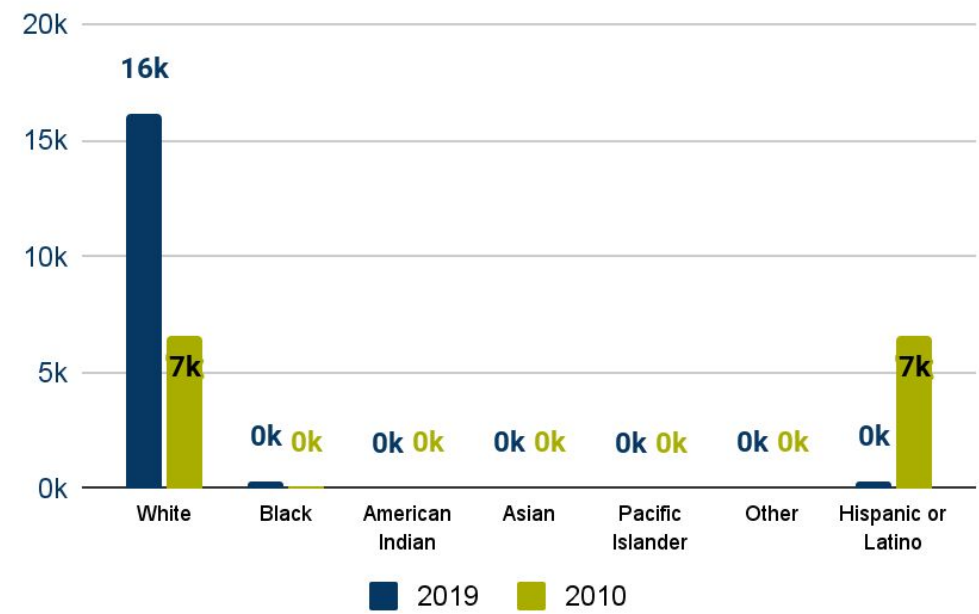
HOUSING TENURE | In 2019, 29% of households (1,909 households) in Rush County were renters, while 71% are (4,758 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

Rush County | 2019
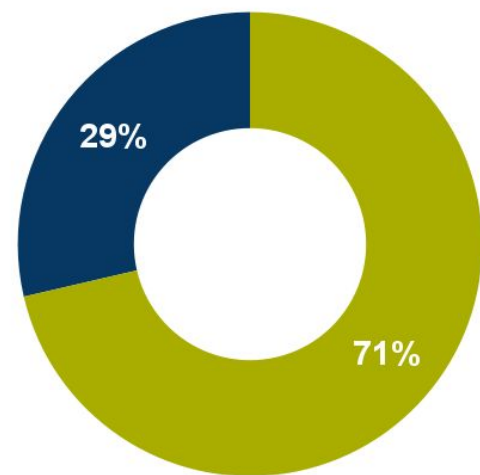
Indiana | 2019

29%

71%

- Owner Occupied
- Renter Occupied

41%

59%
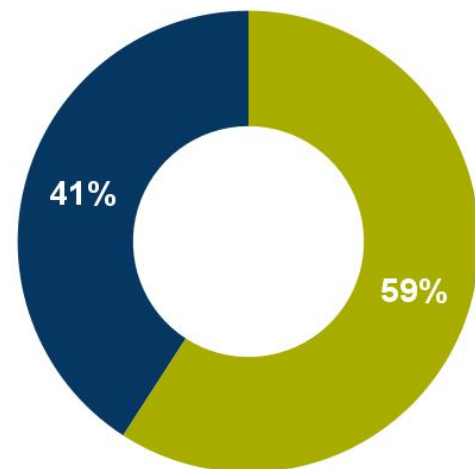
- Owner Occupied
- Renter Occupied

Total Households by Tenure

Rush County | 2010-2019
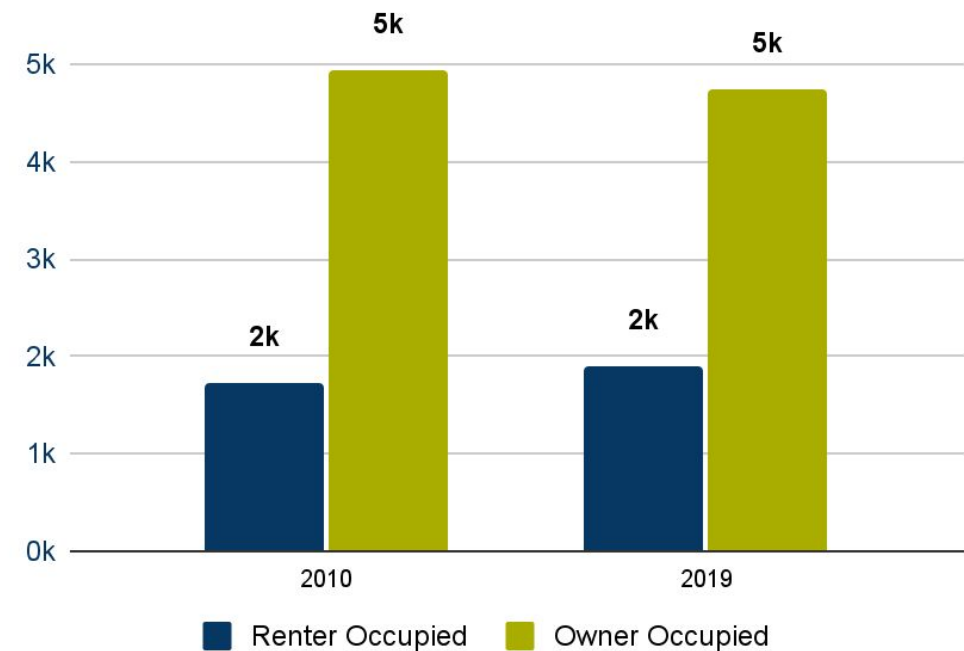
- Renter Occupied
- Owner Occupied

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

TENURE BY RACE | While the overall homeownership rate is 71%, among non-Hispanic White households' homeownership is 72%, 0% for Black households, and 72% for Hispanic or Latino households.

Homeownership by Race
Rush County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

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

DISABILITY | 17% of people in Rush County live with a disability. For people above 65, the share increases to 49%.

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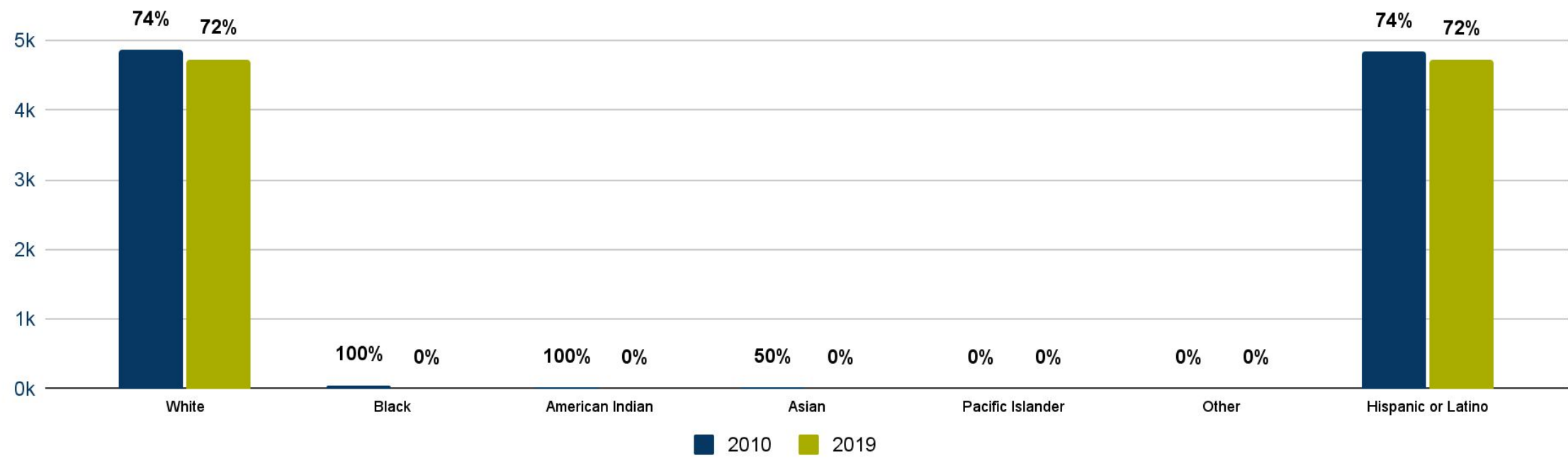**Rush County, Indiana | 2010, 2019**

Legend: ■ Rush County ■ Indiana

Source: ACS 2010-2019 5-year estimates
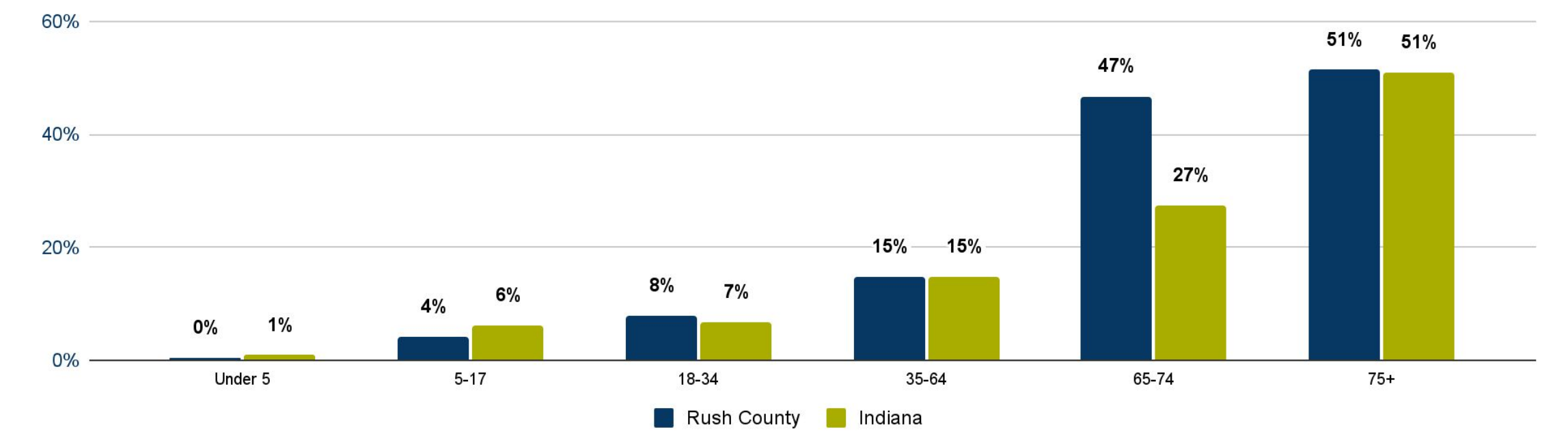
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

EDUCATIONAL ATTAINMENT | In Rush County, 73% of the population has at least a high school degree and 14% of the population has at least a Bachelor's degree.

Educational Attainment
Rush County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates
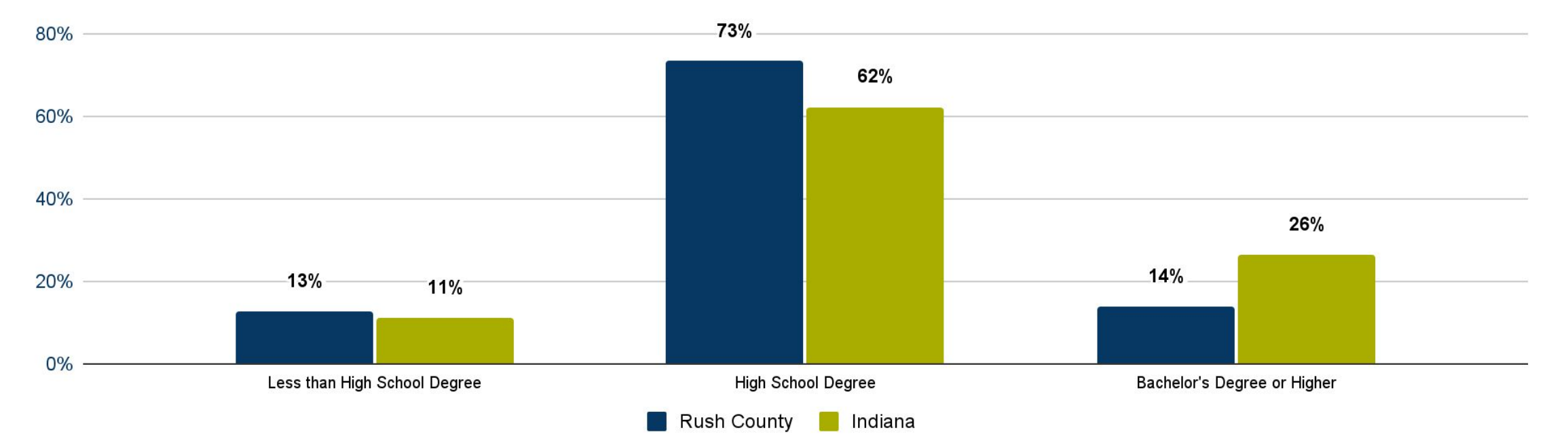
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

JOB / EMPLOYMENT TRENDS

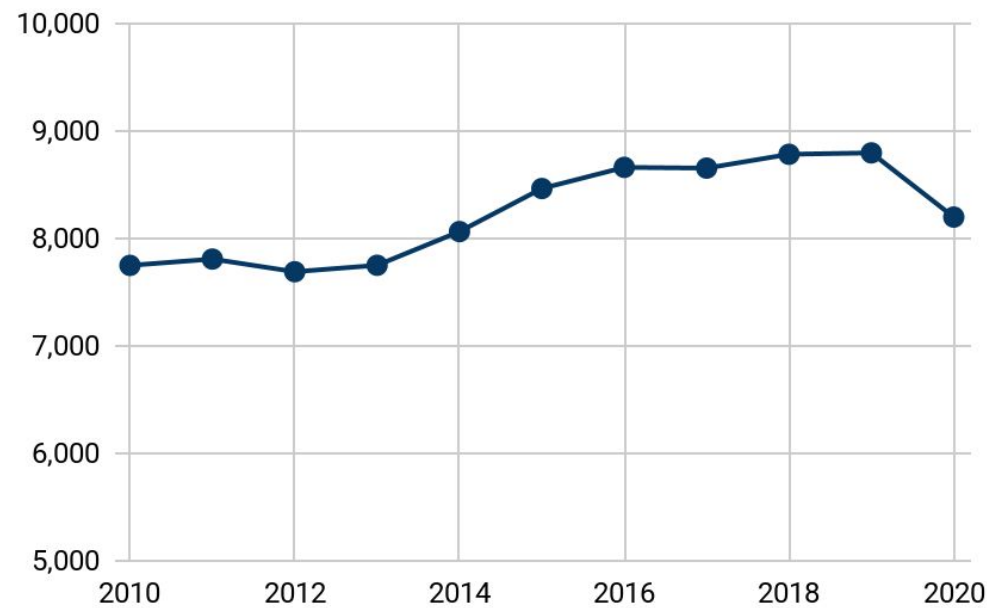**EMPLOYMENT BASE |** There are currently 8,000 employed persons in Rush County, up by 6% since 2010. The unemployment rate in 2020 was 6.30%, up 3.7 points from 2019.

Total Employment
Rush County | 2010-2019

Source: ACS 2010-2019 5-year estimates

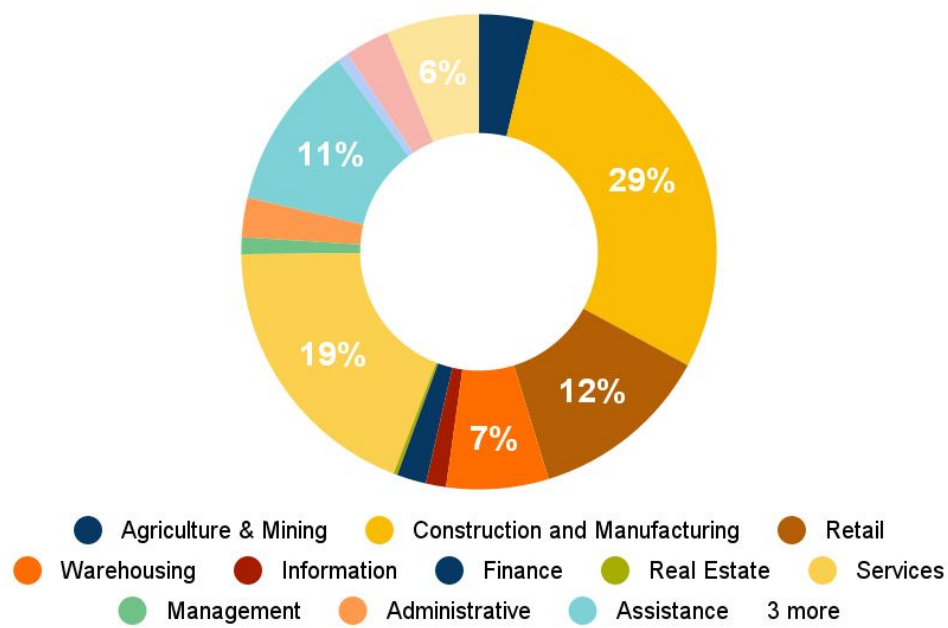## Unemployment Rate
Rush County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

WORKING DRAFT
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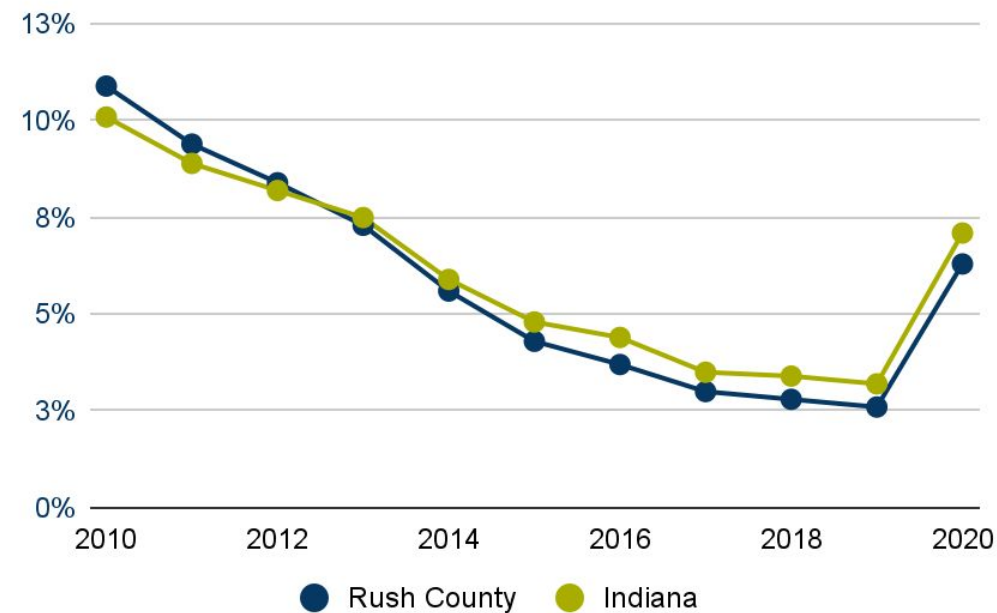
EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Rush County, accounting for 25% of all jobs, followed by Health Care and Social Assistance (11% of all jobs).

Total Jobs by All Industries

Rush County | 2018

Legend: Agriculture & Mining · Construction and Manufacturing · Retail · Warehousing · Information · Finance · Real Estate · Services · Management · Administrative · Assistance · 3 more

Top 5 Industries and Median Annual Wages

1. **Service-providing | $37,842**
2. **Trade, transportation, and utilities | $39,322**
3. **Goods-producing | $51,490**
4. **Professional and business services | $49,632**
5. **Construction | $43,340**

Top 5 Employers

1. **Rush Memorial Hospital (Rushville)**
2. **Emerson Climate Technologies (Rushville)**
3. **Intat Precision Inc (Rushville)**
4. **Fraley & Schilling Inc (Rushville)**
5. **Trane Co (Rushville)**

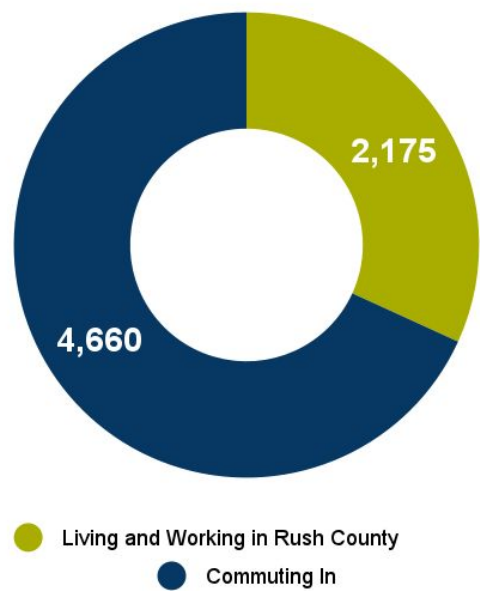**WORKING DRAFT**
Note: Some data are placeholders, and not representative of actual conditions.
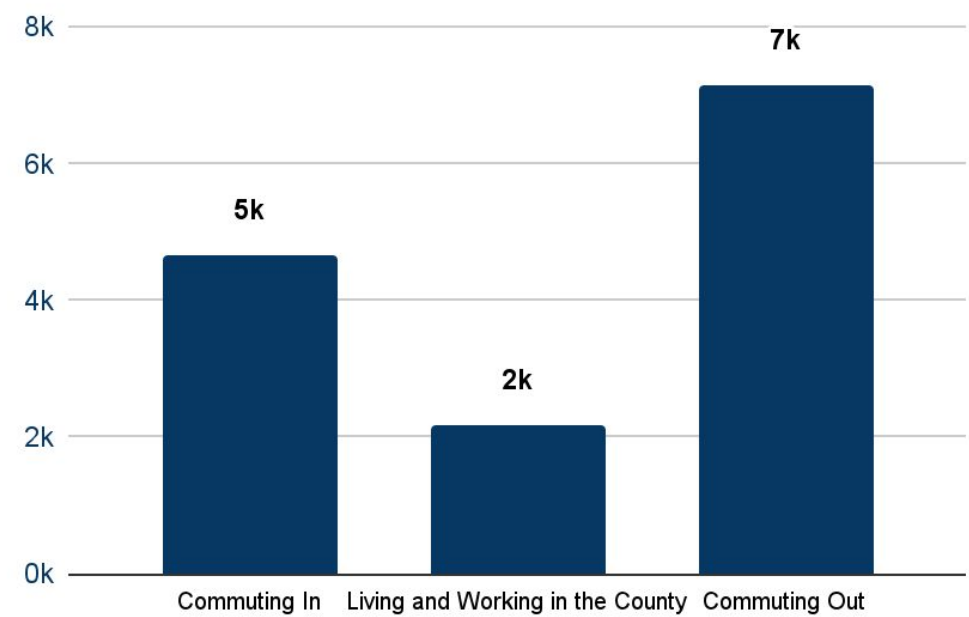
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Rush County for their jobs, while 7,000 employees travel outside for their jobs.

Employment Inflow
Rush County | 2018

2,175

4,660

● Living and Working in Rush County
● Commuting In

Commuting Patterns
Rush County | 2018

	8k	7k
5k		
	2k	

Commuting In   Living and Working in the County   Commuting Out

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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1047 between 2014-2019 and -207, or -20 units for every 100 jobs created.

Job Growth and Housing Production
Rush County | Total Jobs, New Jobs
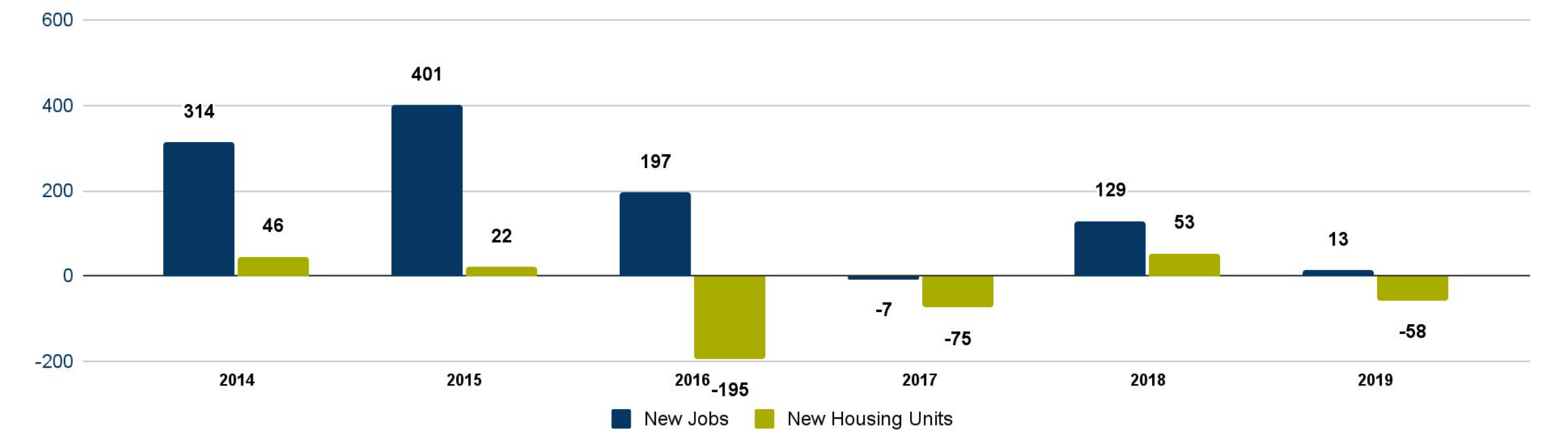
Source: ACS 2010-2019 5-year estimates

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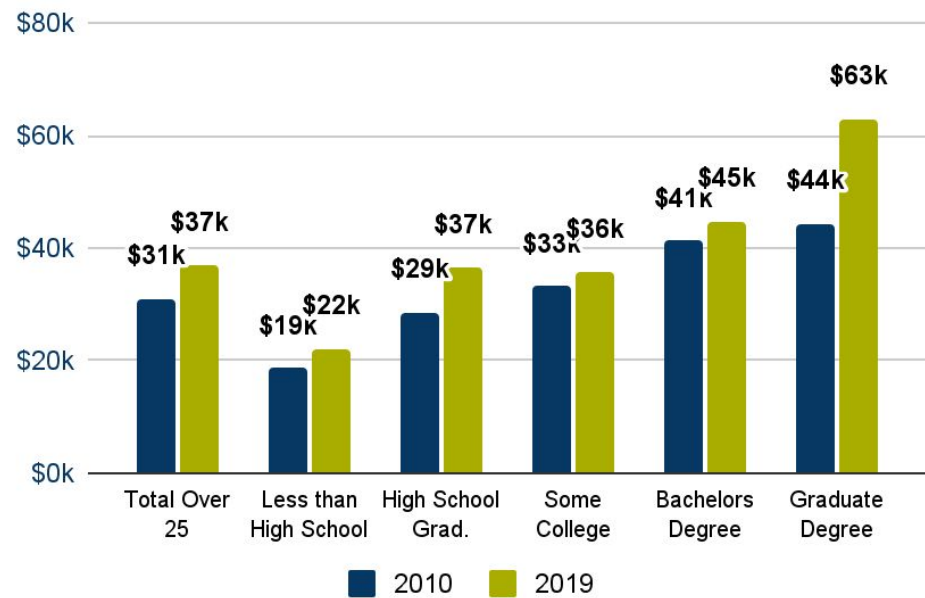Note: Some data are placeholders, and not representative of actual conditions.

Median Earnings by Educational Attainment
Rush 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
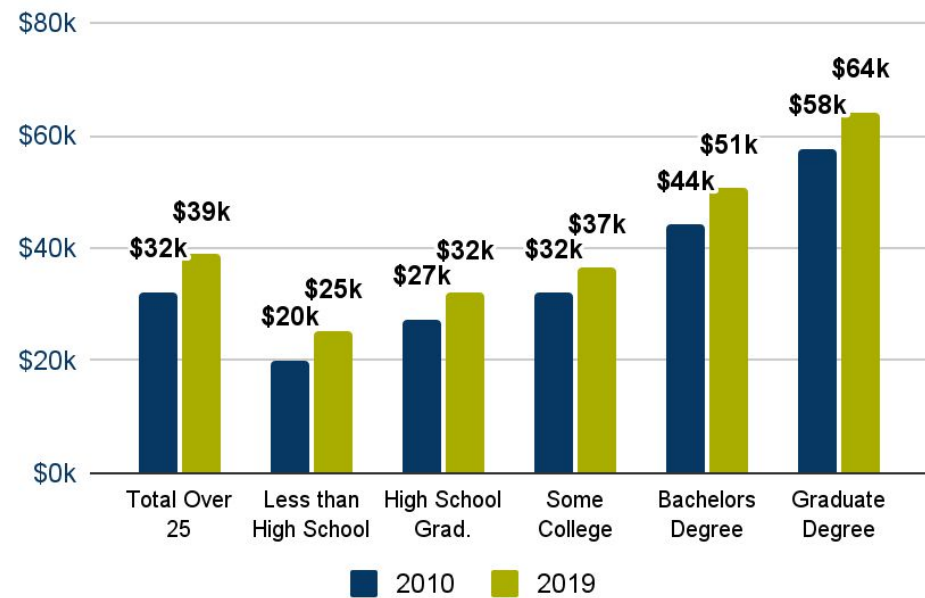
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

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 25.3% since 2010.

Income and Rent Growth, High School Degree
Rush County | 2010-2019
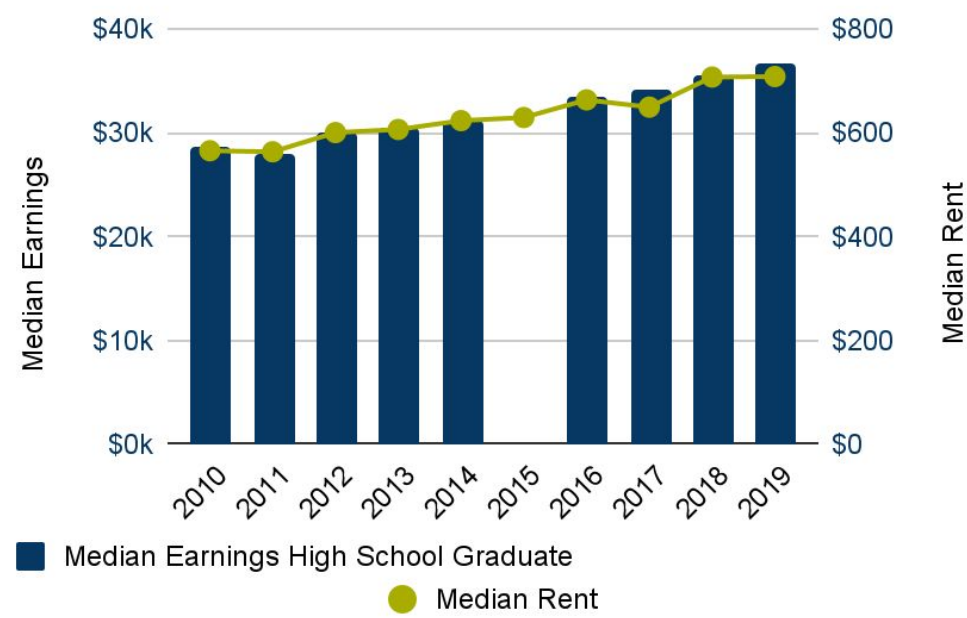
Source: ACS 2010-2019 5-year estimates

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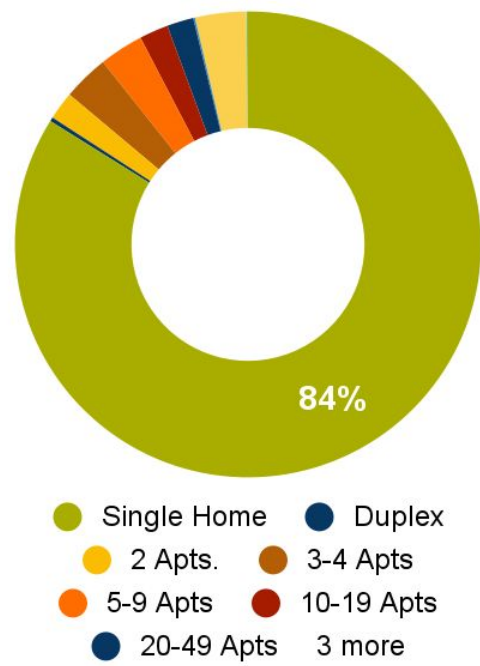

Source: ACS 2010-2019 5-year estimates

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

HOUSING TRENDS

HOUSING TYPOLOGY | 84% of homes in Rush County are single-family, while 12% are multifamily. The share of multifamily housing has increased by 40 homes since 2010.
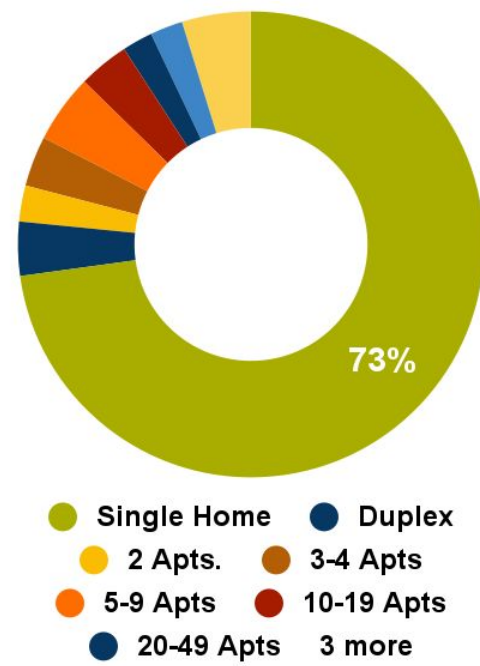
Housing Typology

Rush County | 2019

Indiana | 2019

84%

73%

Single Home — Duplex
2 Apts. — 3-4 Apts
5-9 Apts — 10-19 Apts
20-49 Apts — 3 more

Single Home — Duplex
2 Apts. — 3-4 Apts
5-9 Apts — 10-19 Apts
20-49 Apts — 3 more

Share of Housing Typology

Rush County | 2010, 2019

	2010	2019
Single Home	84%	84%
Duplex	1%	0%
2 Apts.	3%	2%
3-4 Apts	2%	3%
5-9 Apts	3%	3%
10-19 Apts	2%	2%
20-49 Apts	1%	2%
50+ Apts	0%	0%
Mobile Home	5%	4%
Boat, RV, Van,	0%	0%

2010   2019

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
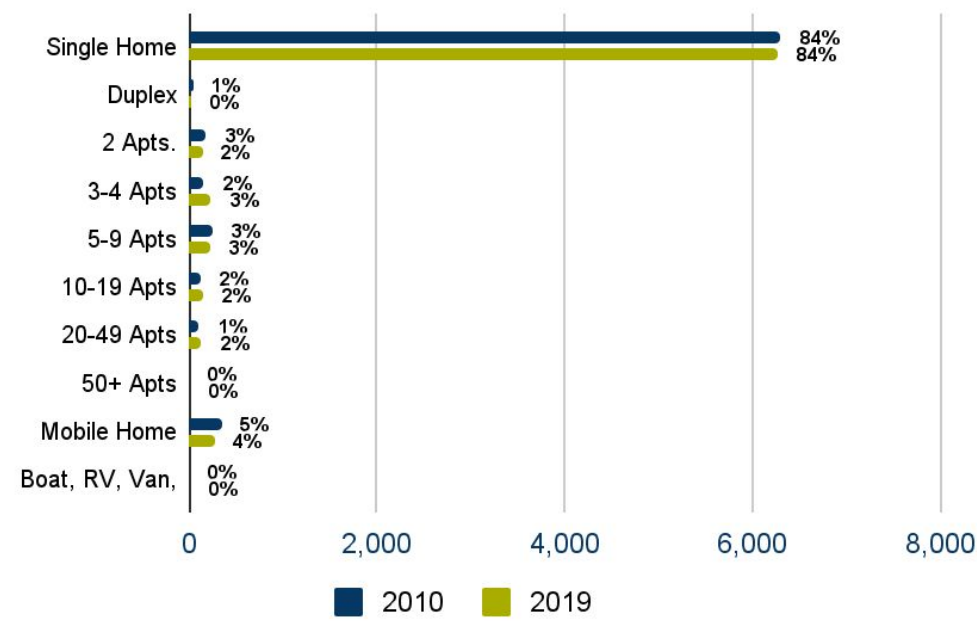
HOUSING TYPOLOGY | Most units in Rush County are 2.46, with 65% of units 3 bedroom or more.

Housing Stock by Bedrooms

Rush County | 2019
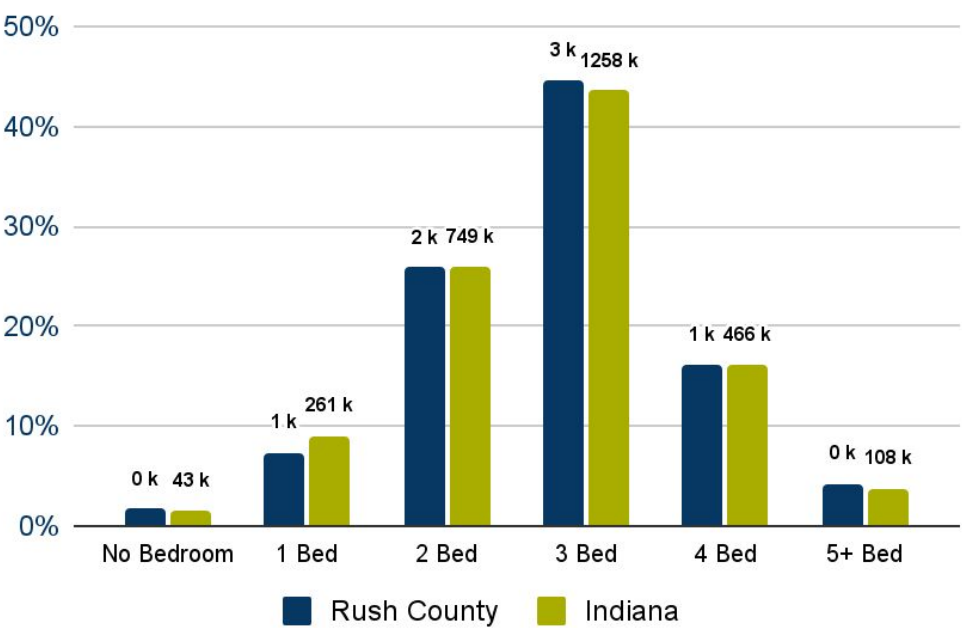

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed

(7%, 26%, 45%, 16% shown)

Indiana | 2019

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed

(9%, 26%, 44%, 16% shown)
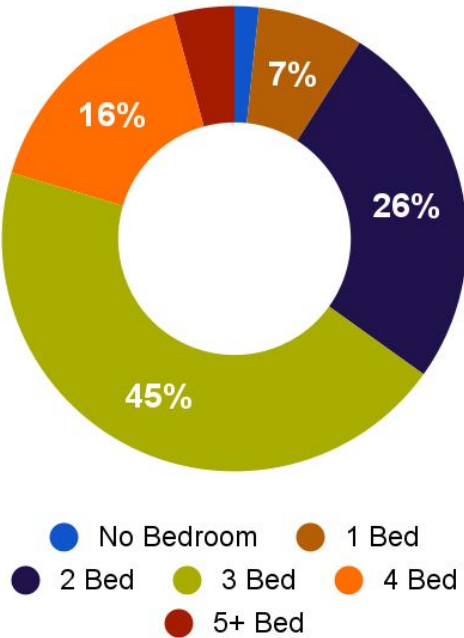
Source: ACS 2010-2019 5-year estimates
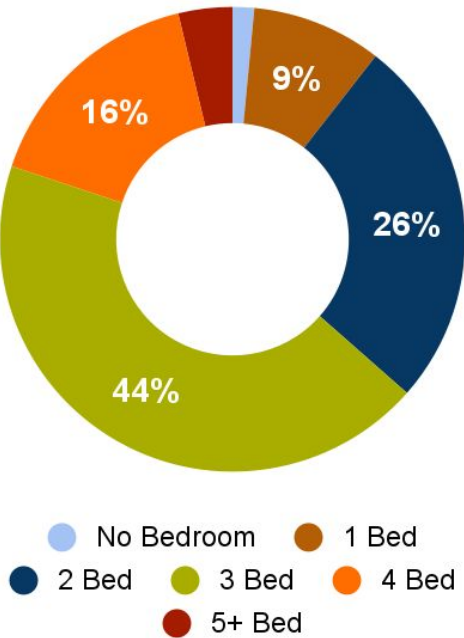
Share of Housing Stock by Bedroom

Rush County, Indiana | 2019

Rush County / Indiana values:
- No Bedroom: 0 k / 43 k
- 1 Bed: 1 k / 261 k
- 2 Bed: 2 k / 749 k
- 3 Bed: 3 k / 1258 k
- 4 Bed: 1 k / 466 k
- 5+ Bed: 0 k / 108 k

Source: ACS 2010-2019 5-year estimates

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HOUSING AGE | 93% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Rush County | 2019

Source: ACS 2010-2019 5-year estimates

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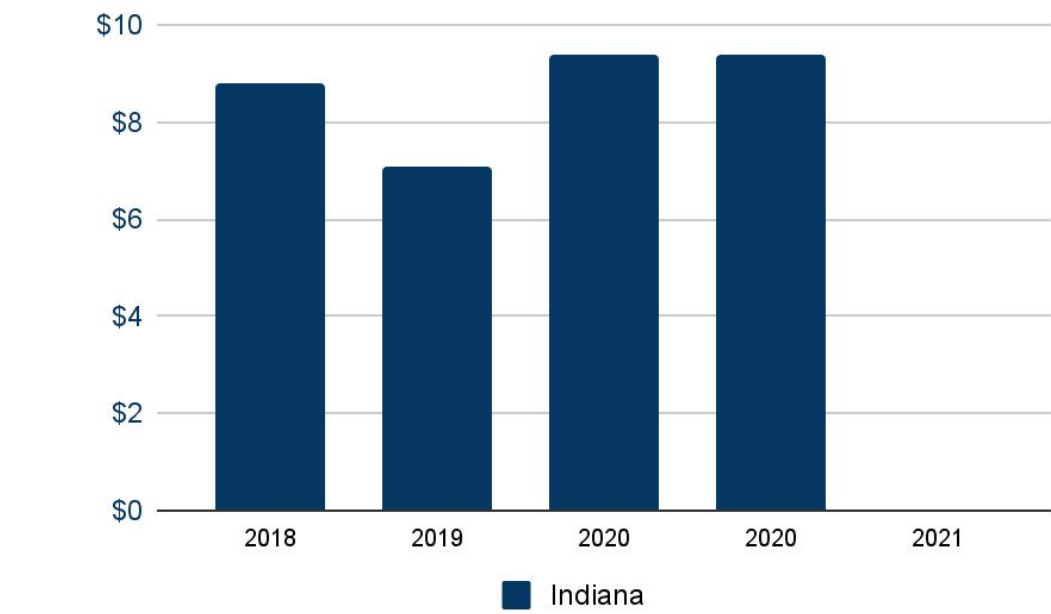**Note: Some data are placeholders, and not representative of actual conditions.**

MEDIAN LISTING PRICE| Homes in Rush County have a median listing price of $112,600, compared to $141,700 statewide. Home prices have increased by 5% since 2010.

Median Listing Price
Rush County, Indiana | 2016-2020
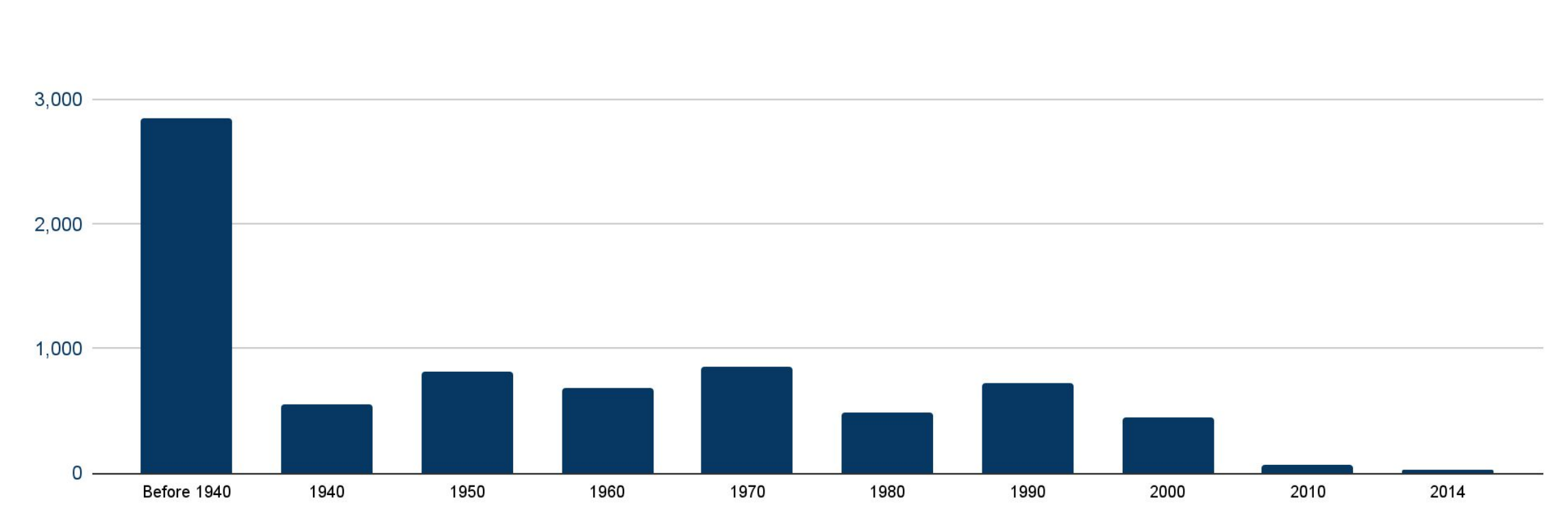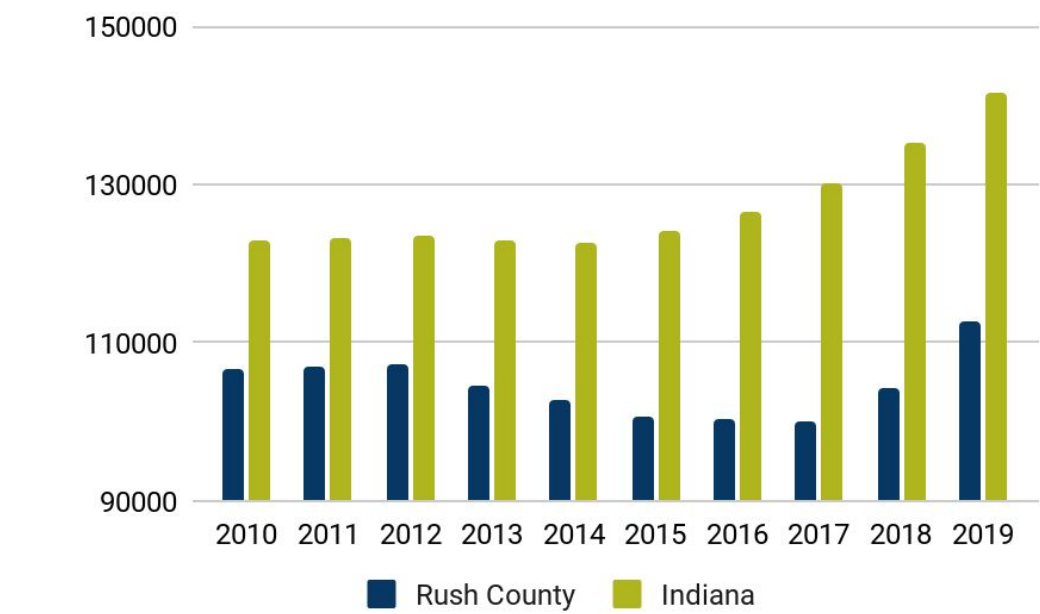
Source: ACS 2010-2019 5-year estimates

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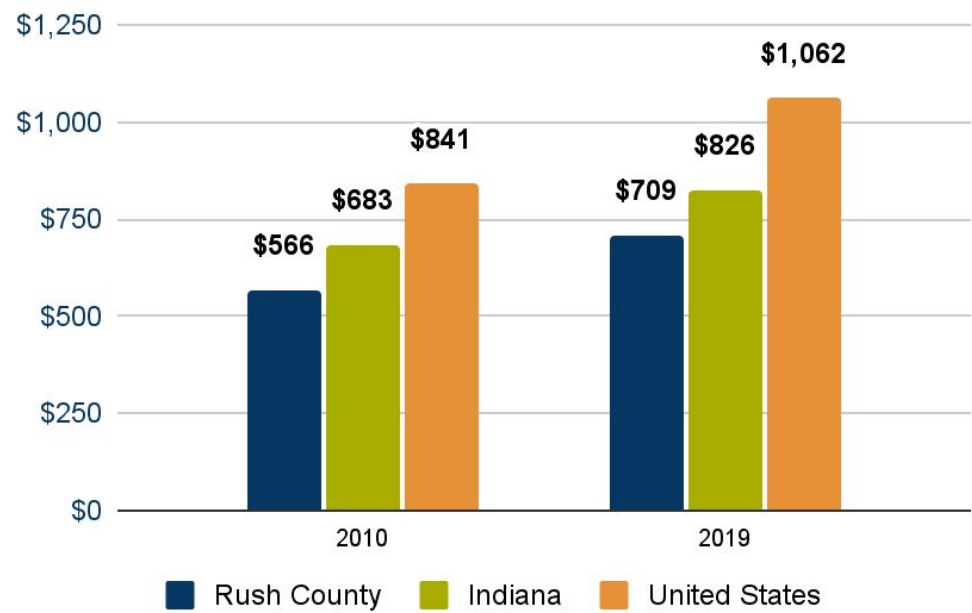**Rush County | 2017-2020**

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 25% since 2010, with average rents at $709.
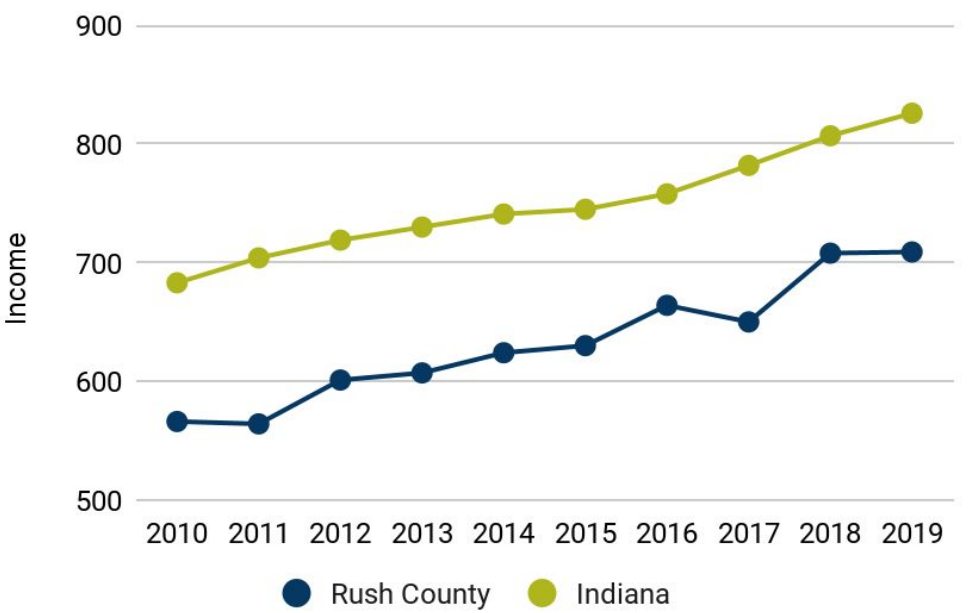
Median Rent
Rush County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Median Rent Over Time
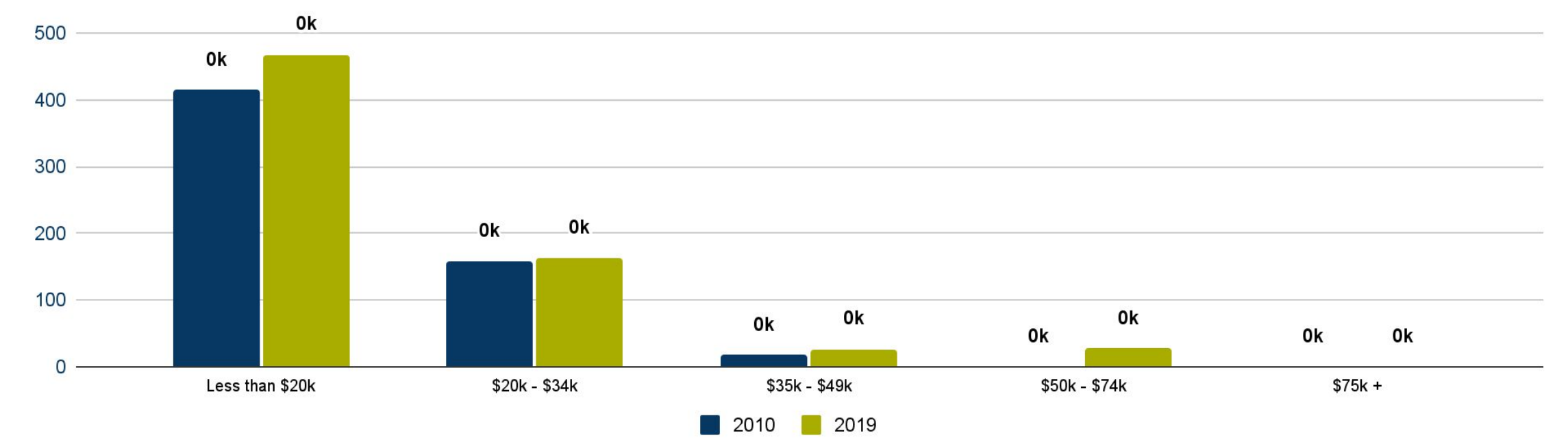**Rush County, Indiana | 2010 - 2019**

Source: ACS 2010-2019 5-year estimates

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

Indiana Housing Dashboard **DRAFT** | 25

COST BURDEN | 38% of households are housing cost burdened in Rush County, down -7% since 2010. 51% of households earning below $50,000 are housing cost burdened.
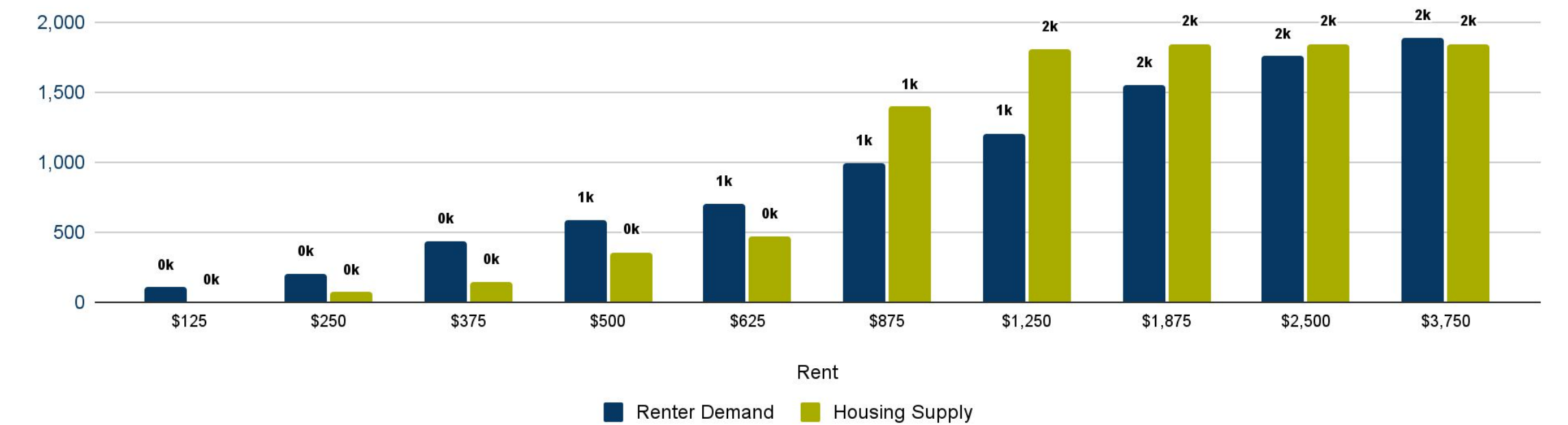
Renter Housing Cost Burden
Rush County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under $1,250 and for units required to serve households earning below $50,000.

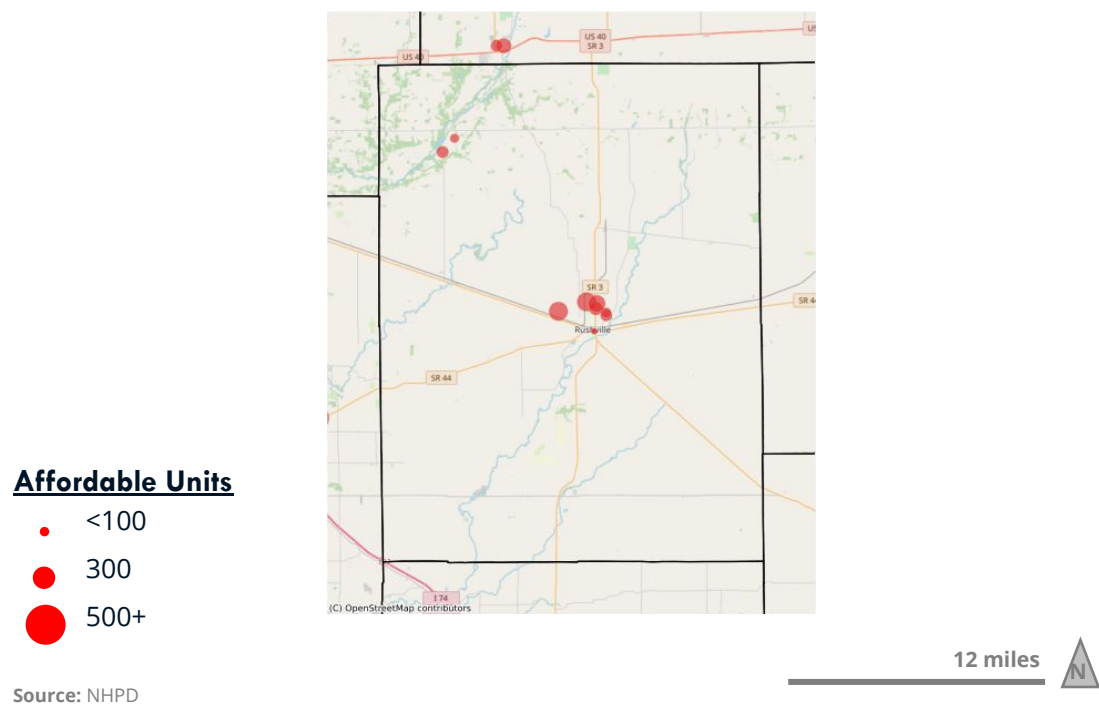**Cumulative Housing Gap**

Rush County, Indiana | 2010-2019

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

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

Affordable Housing Inventory
Rush County | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles

Affordable Housing Inventory
State of Indiana | 2020
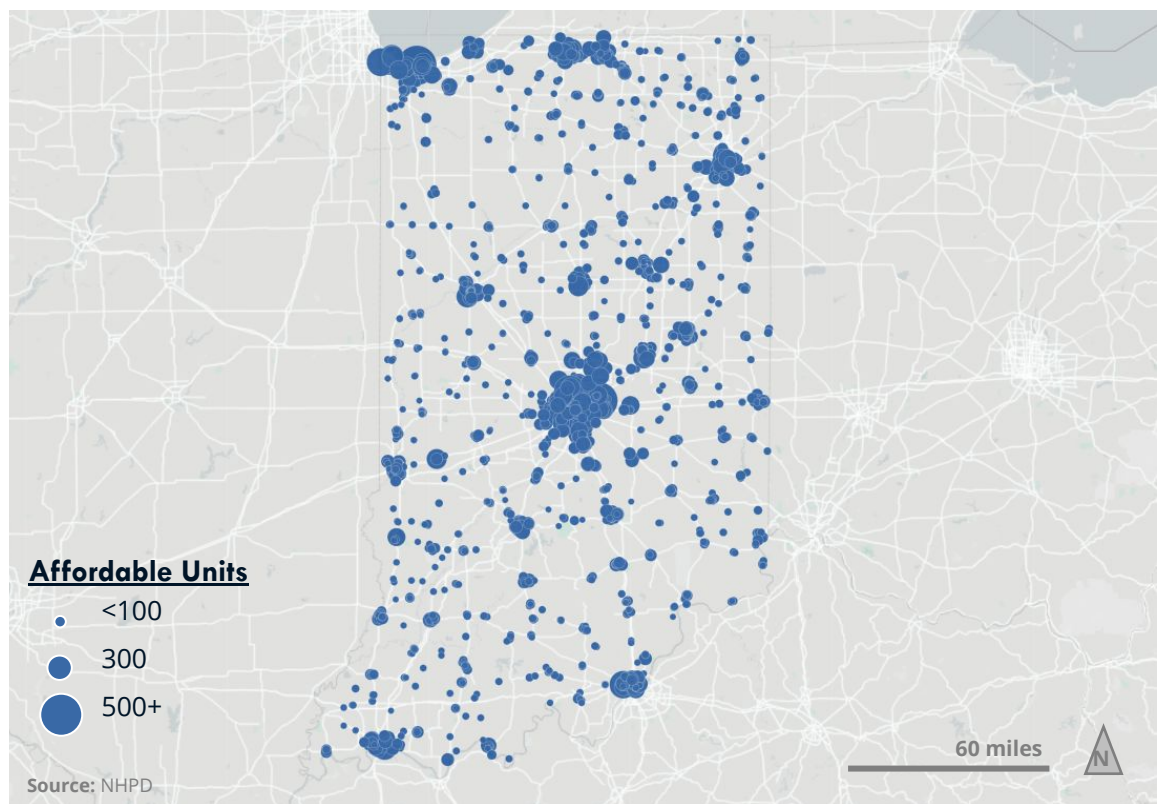
Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

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

HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access
Rush County | 2017-2020
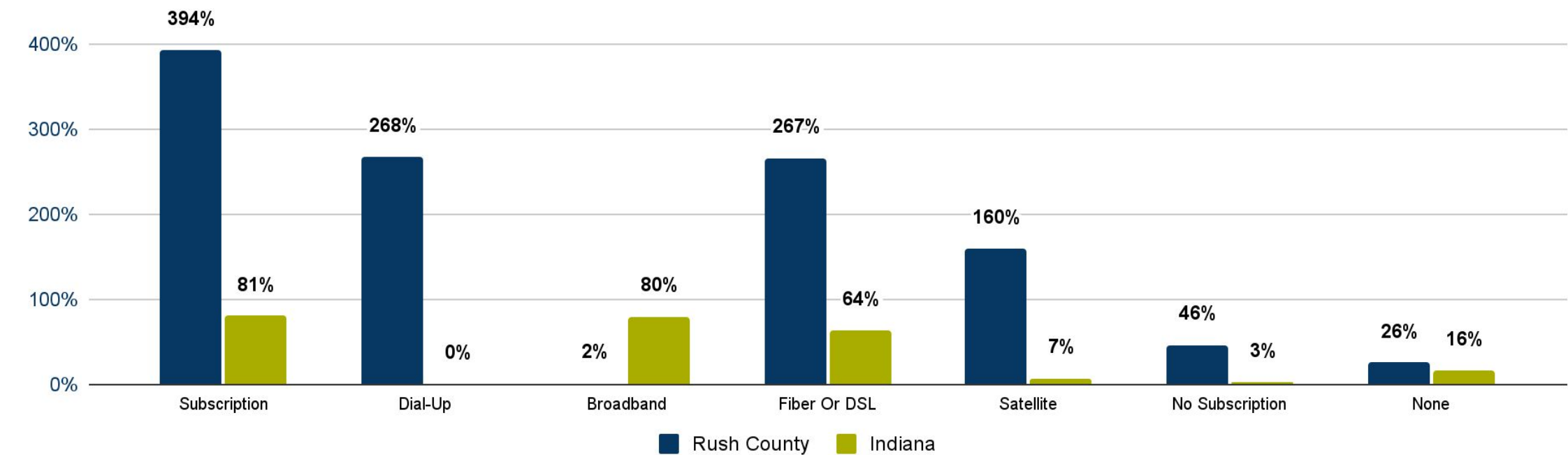

Bar chart showing Broadband Access percentages for Rush County and Indiana:

Category	Rush County	Indiana
Subscription	394%	81%
Dial-Up	268%	0%
Broadband	2%	80%
Fiber Or DSL	267%	64%
Satellite	160%	7%
No Subscription	46%	3%
None	26%	16%

■ Rush County ■ Indiana

Source: ACS 2010-2019 5-year estimates

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

HOUSING CONSTRUCTION

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

HOUSING STARTS | There have been 11 new housing starts in 2016 in Rush County, with 145 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits

Rush County | 2017-2020

Legend: ● Total Bldgs ● Total Units

Source: St. Louis Fed.

WORKING DRAFT
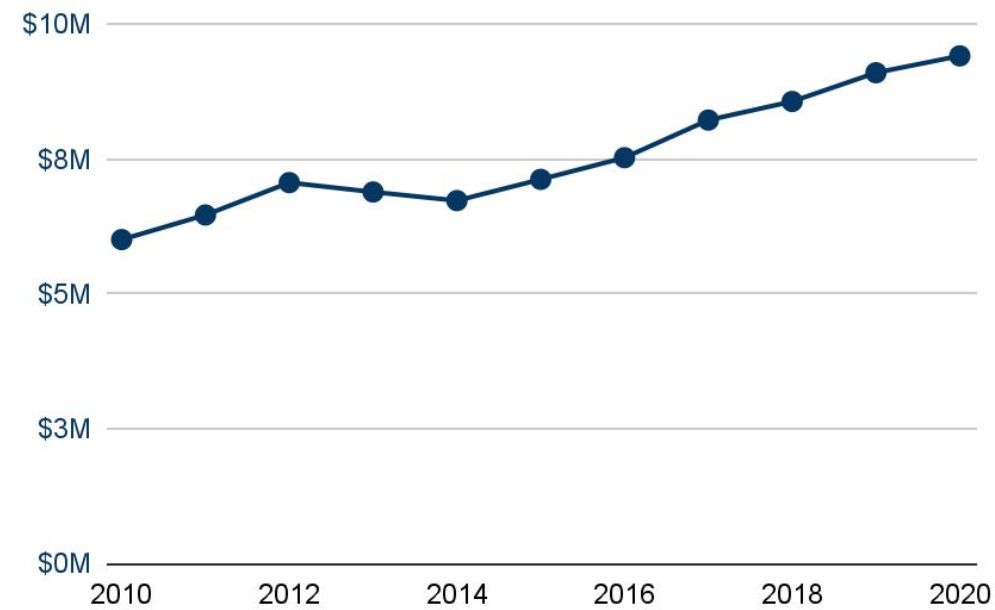**Note: Some data are placeholders, and not representative of actual conditions.**
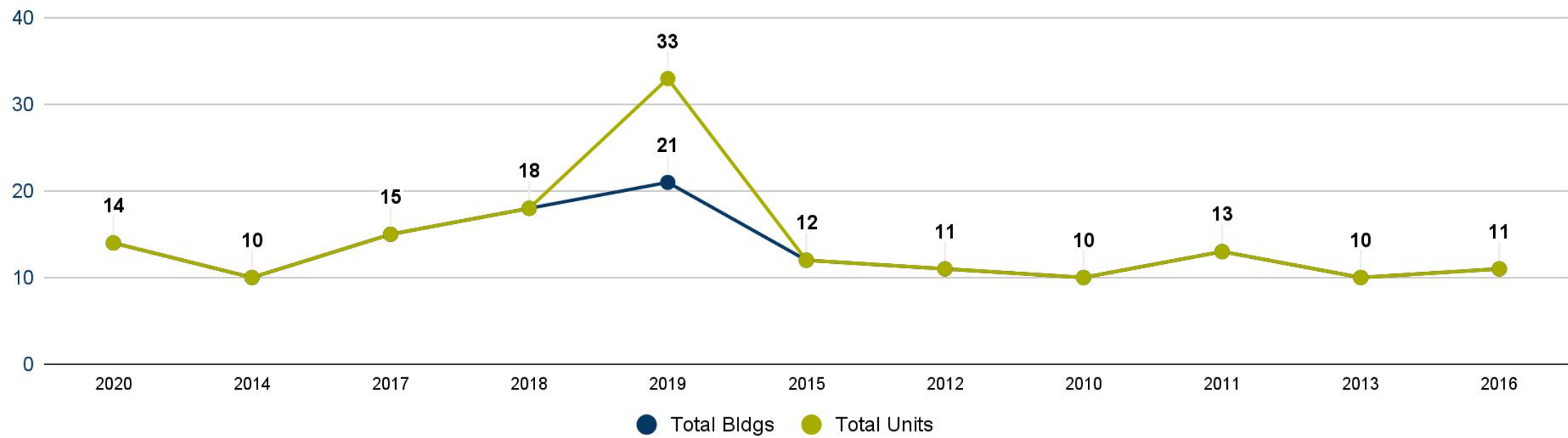
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021

Gross Construction Wages
Indiana | 2010-2020

WORKING DRAFT
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