



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR ALLEN COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

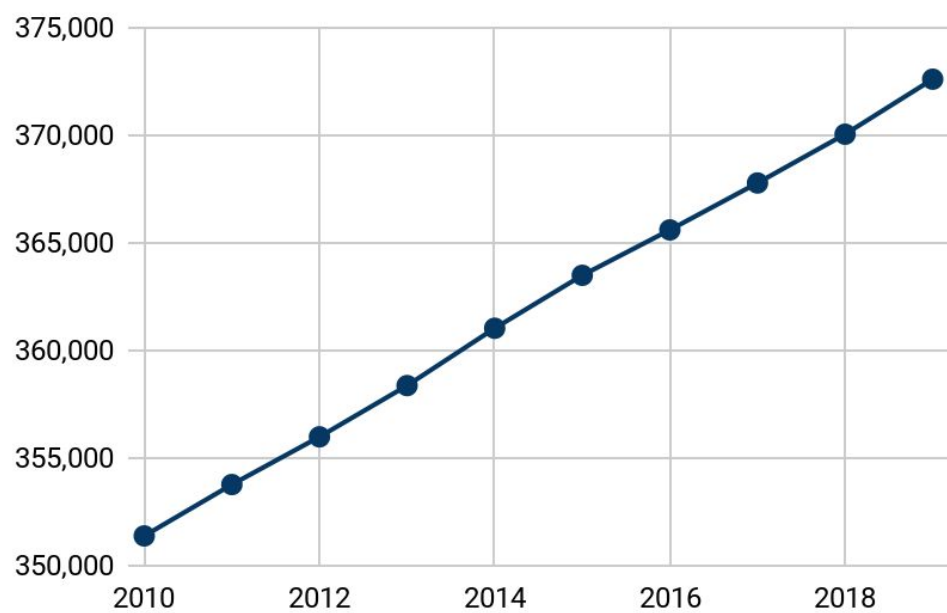
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

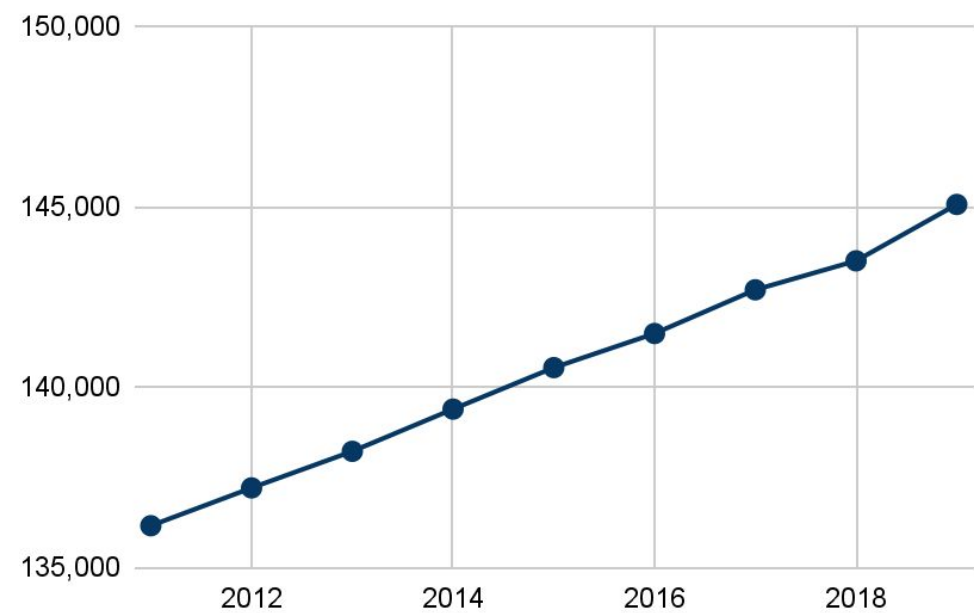
POPULATION | Allen County's population has increased by 6.05% (21,000 people) between 2010-2019. In the same time period, the total number of households increased by 7% (9,000 households).

Resident Population
Allen County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Allen County | 2010-2019



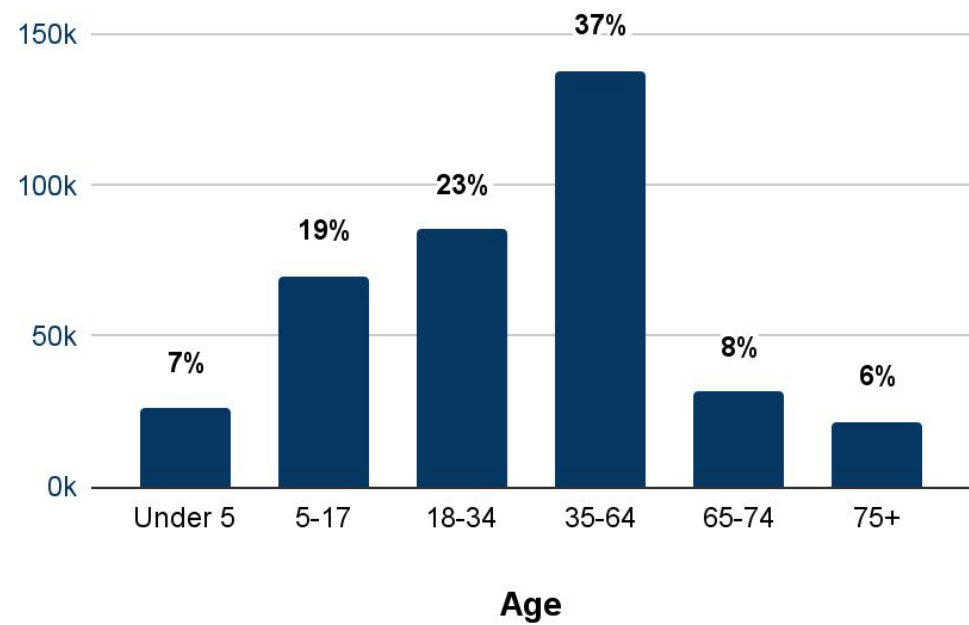
Source: FRED, U.S. Census Bureau

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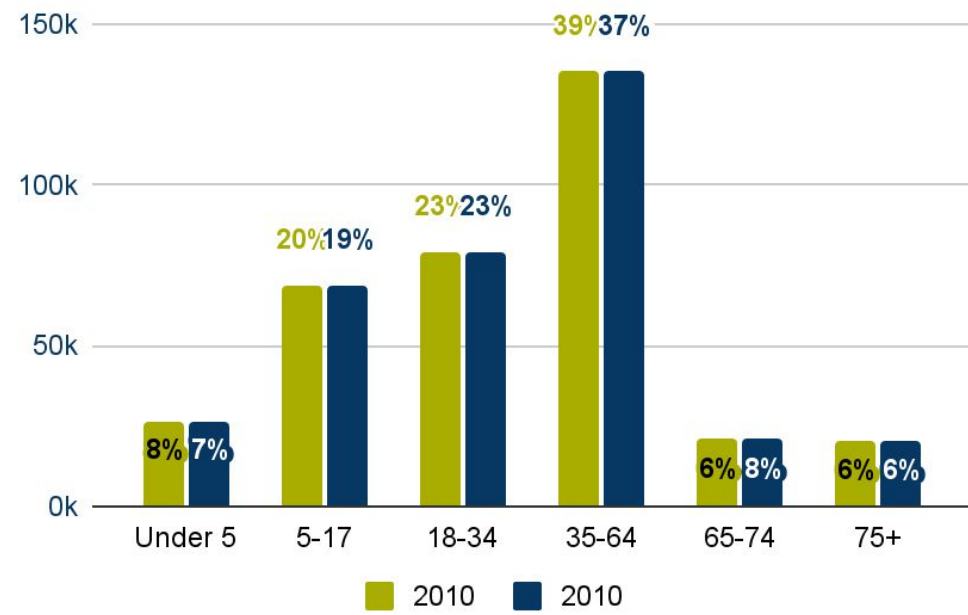
AGE | 14% of people in Allen County are above the age of 65, while 26% are below 18.

Population by Age
Allen County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Allen County | 2010, 2019

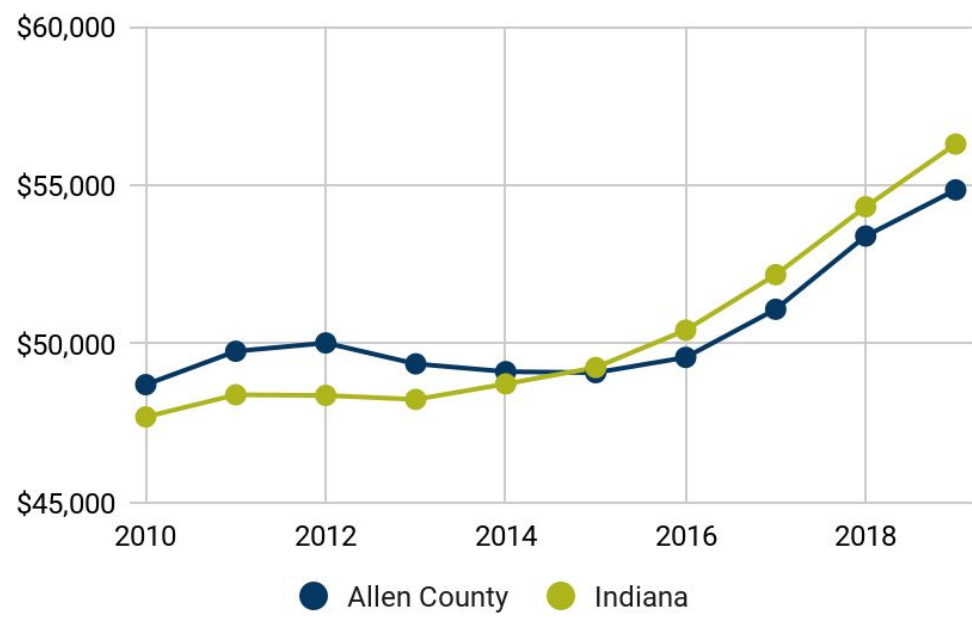


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Allen County had a median income of \$54,857 in 2019, up 13% since 2010. 31% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

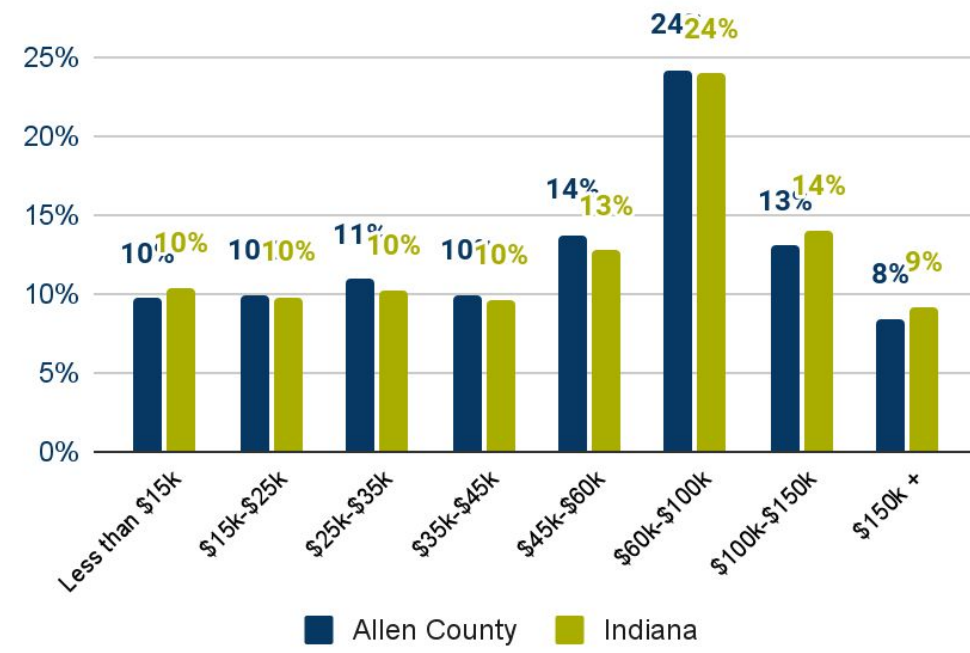
Allen County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Allen County, State of Indiana | 2019



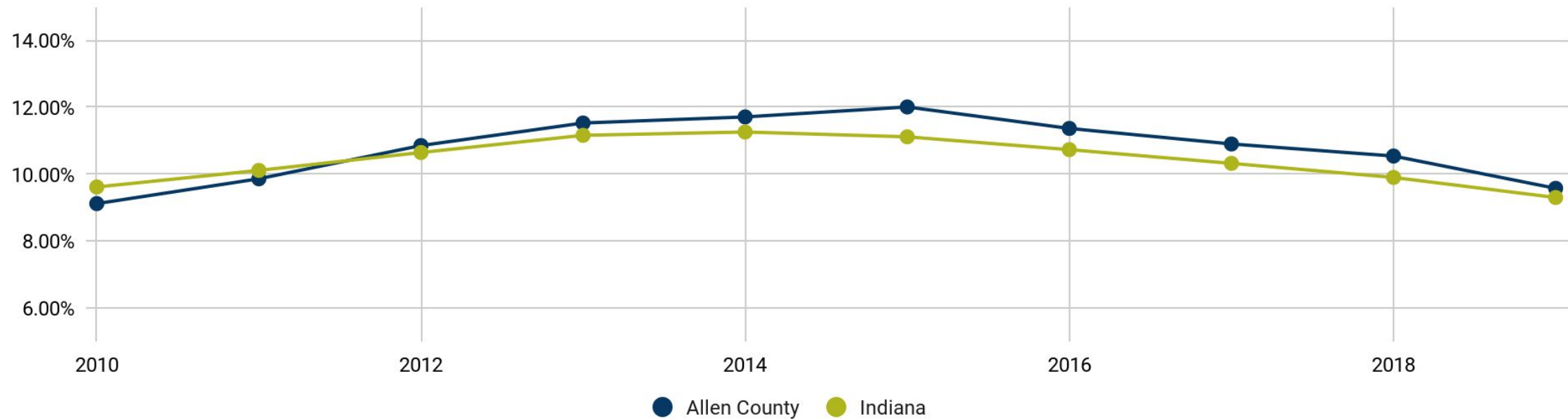
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 9.6% of families live in poverty conditions in Allen County, up 0.5 points from 9.1% in 2010.

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

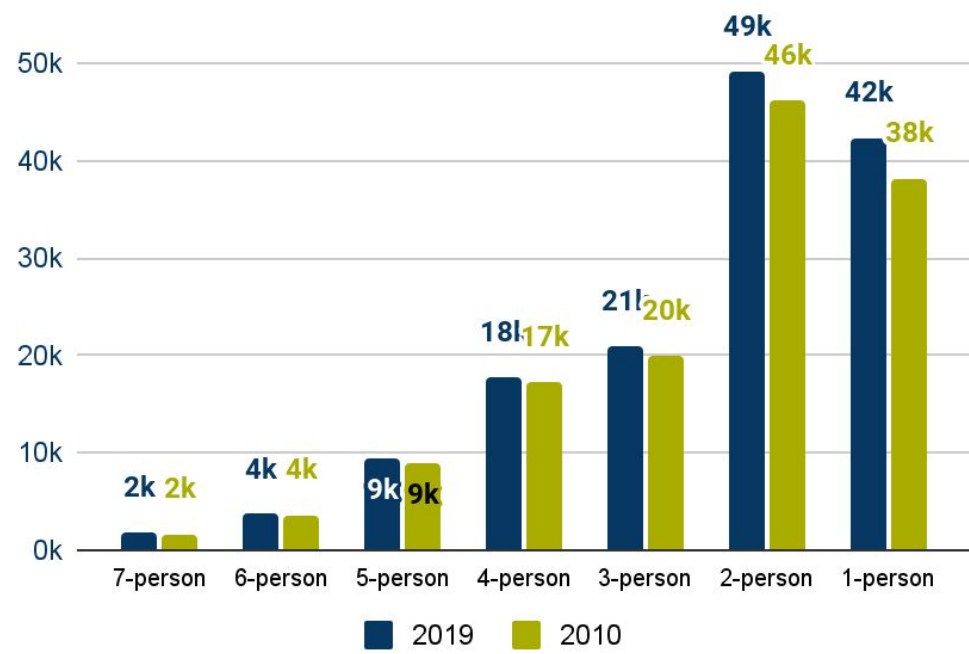


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

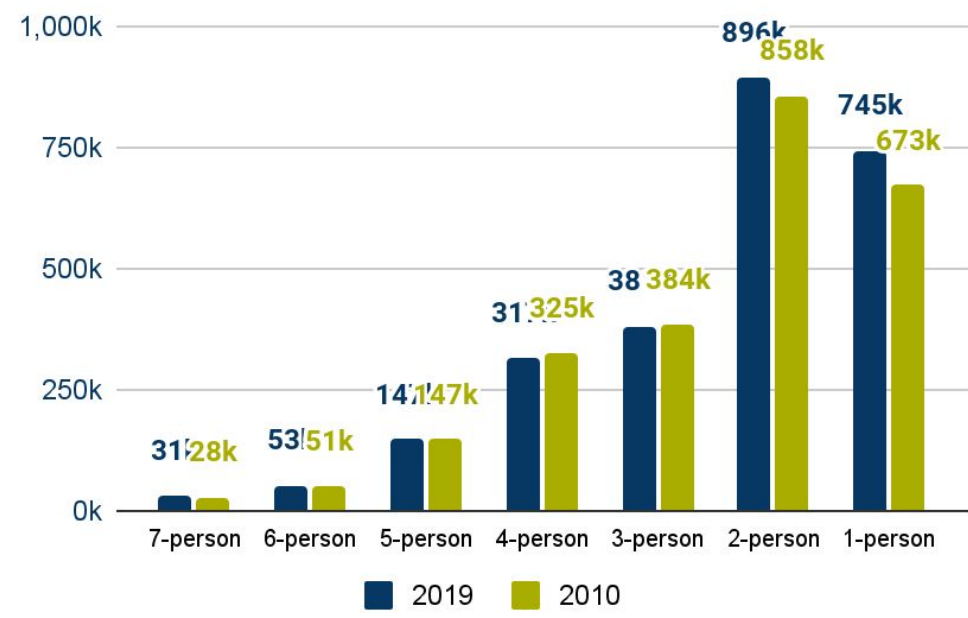
HOUSEHOLD SIZE | The average household size is 2.53, compared to 2.52 statewide. The Allen County average household has shrunk by 0.02 persons since 2010.

Household Size
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

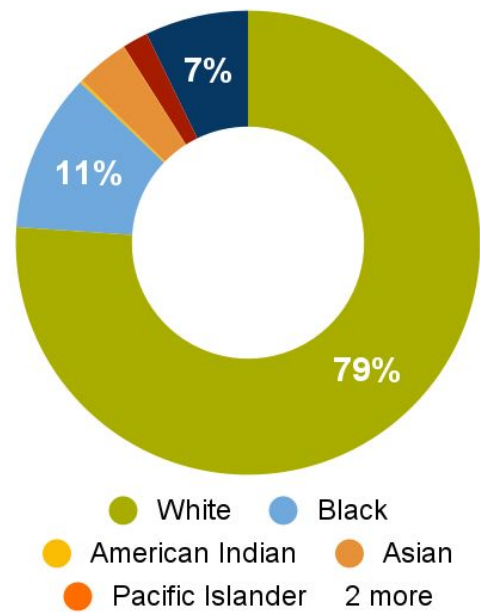


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Allen County is 79% white, 11% Black, 7% Hispanic/Latino, 4% Asian, and 2% other.

Racial Distribution

Allen County | 2019



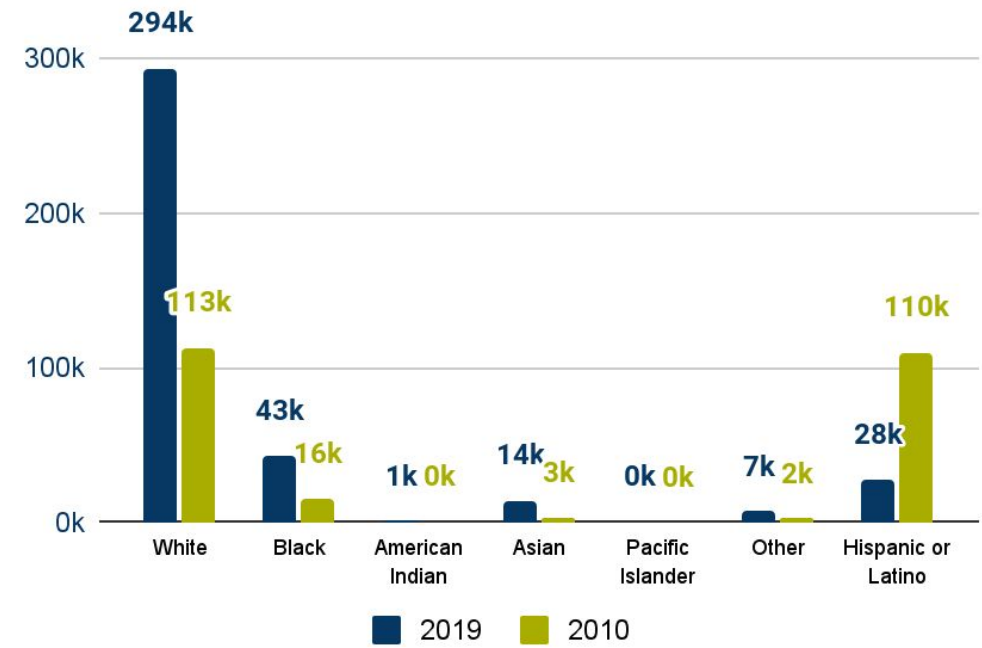
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Allen County | 2010, 2019



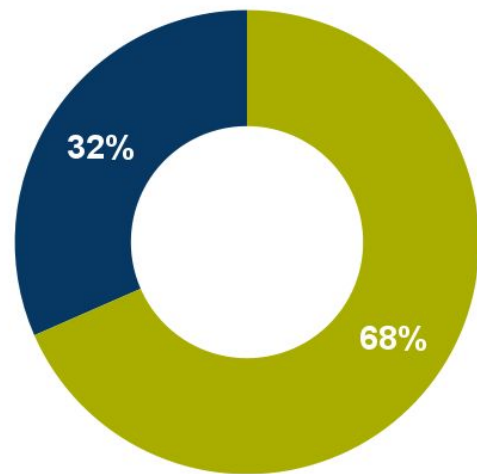
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 32% of households (45,801 households) in Allen County were renters, while 68% are (99,264 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Allen County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

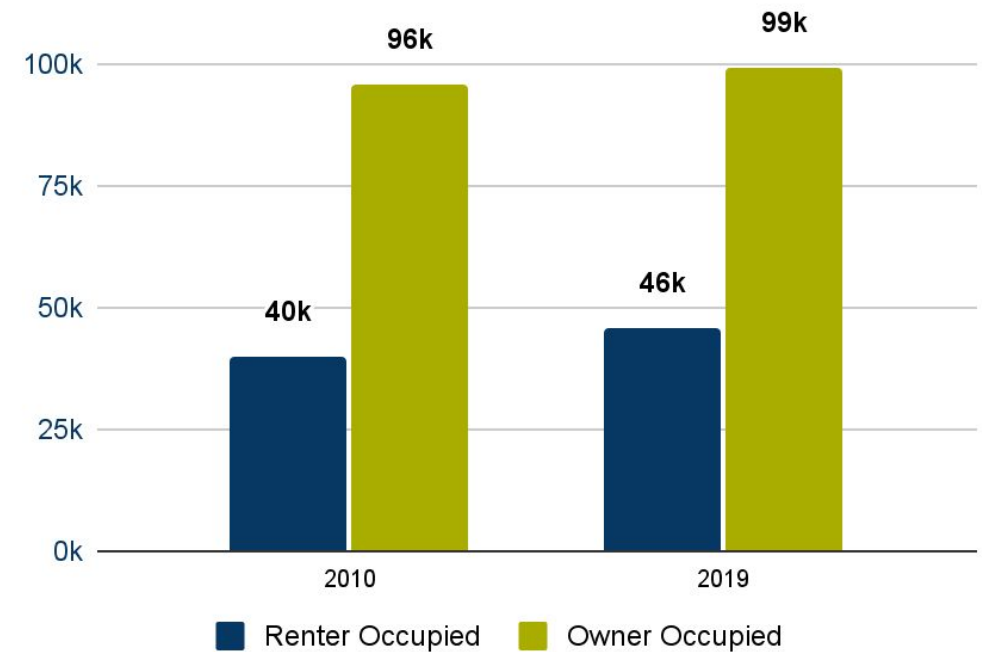
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Allen County | 2010-2019



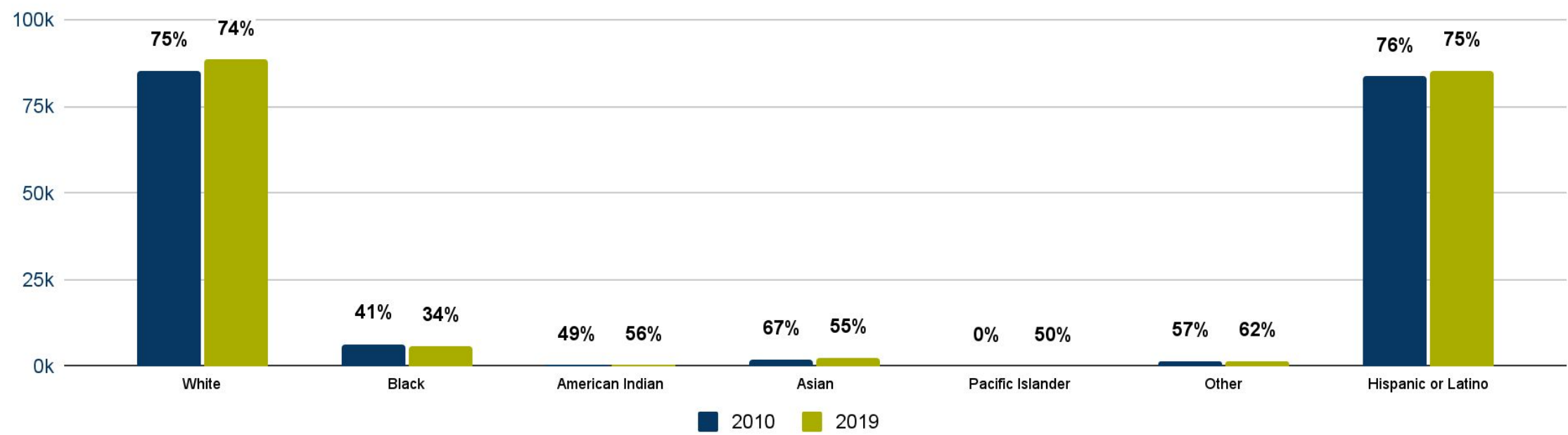
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 68%, among non-Hispanic White households' homeownership is 74%, 34% for Black households, and 75% for Hispanic or Latino households.

Homeownership by Race
Allen County | 2010, 2019

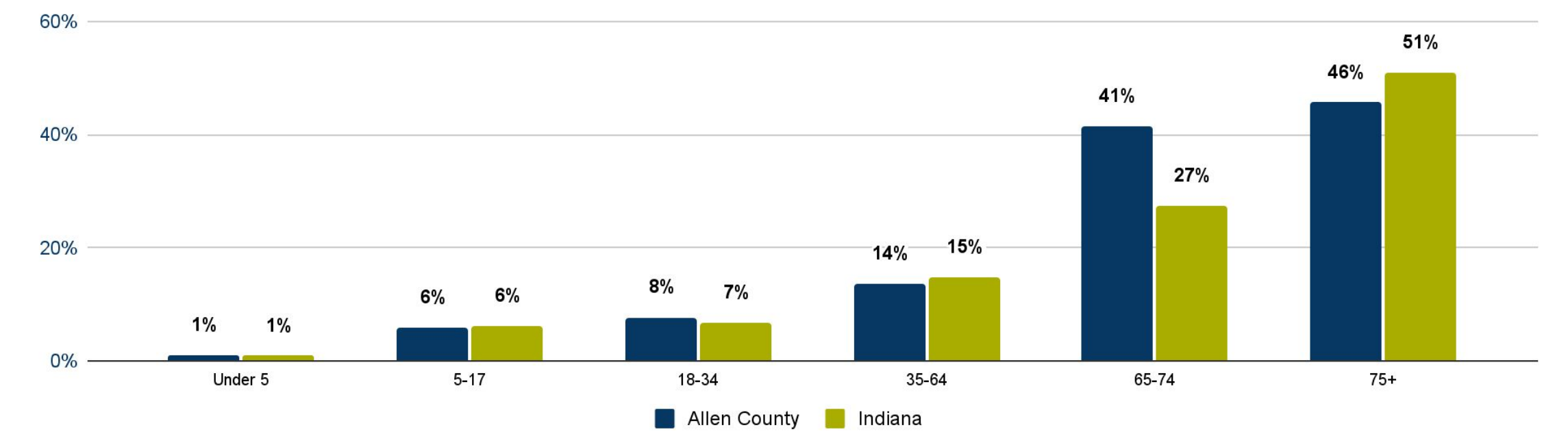


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 14% of people in Allen County live with a disability. For people above 65, the share increases to 43%.

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

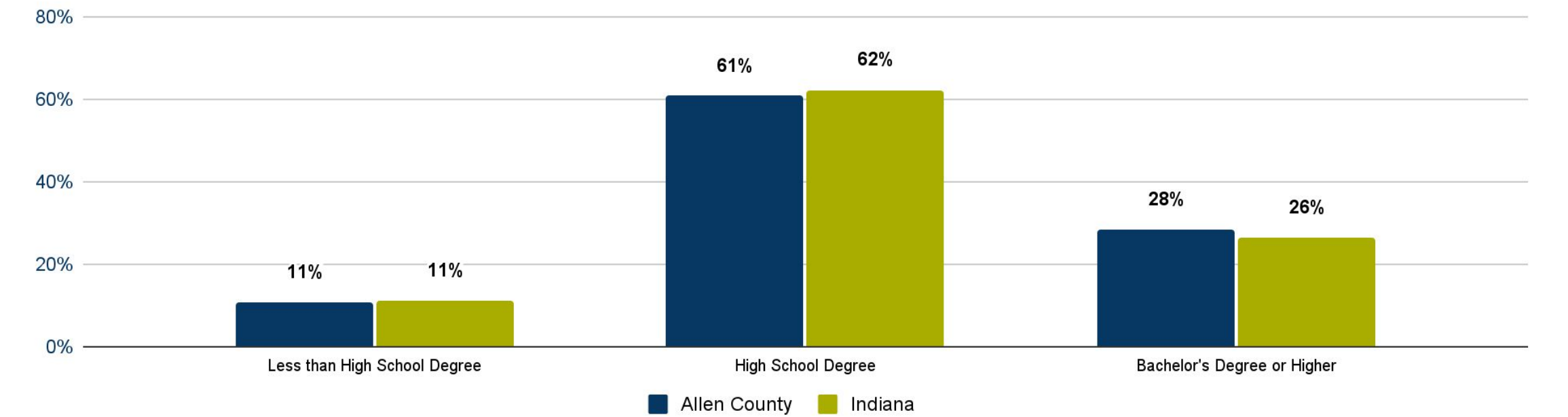


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EDUCATIONAL ATTAINMENT | In Allen County, 61% of the population has at least a high school degree and 28% of the population has at least a Bachelor’s degree.

Educational Attainment
Allen County, Indiana | 2019



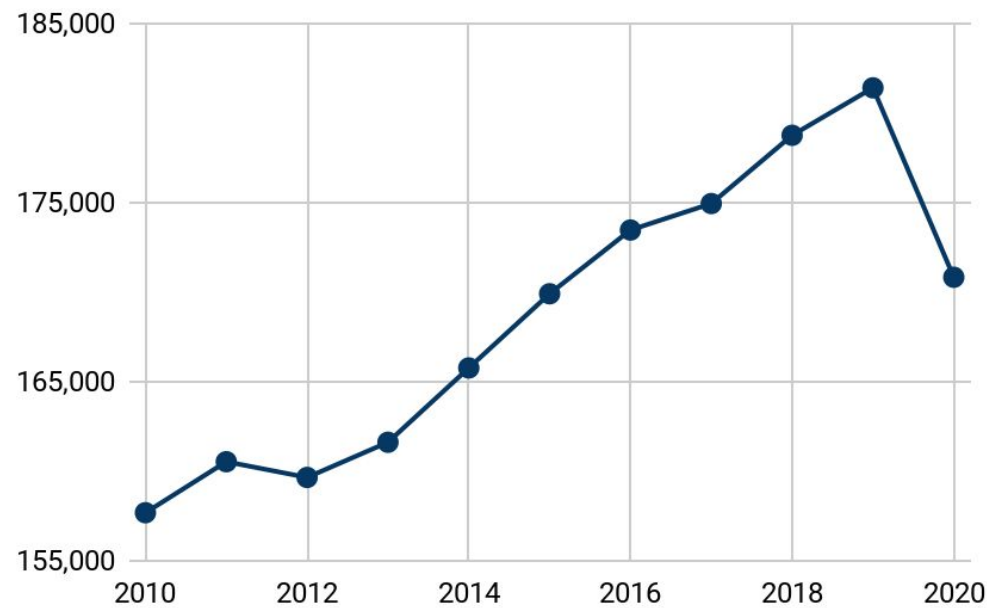
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

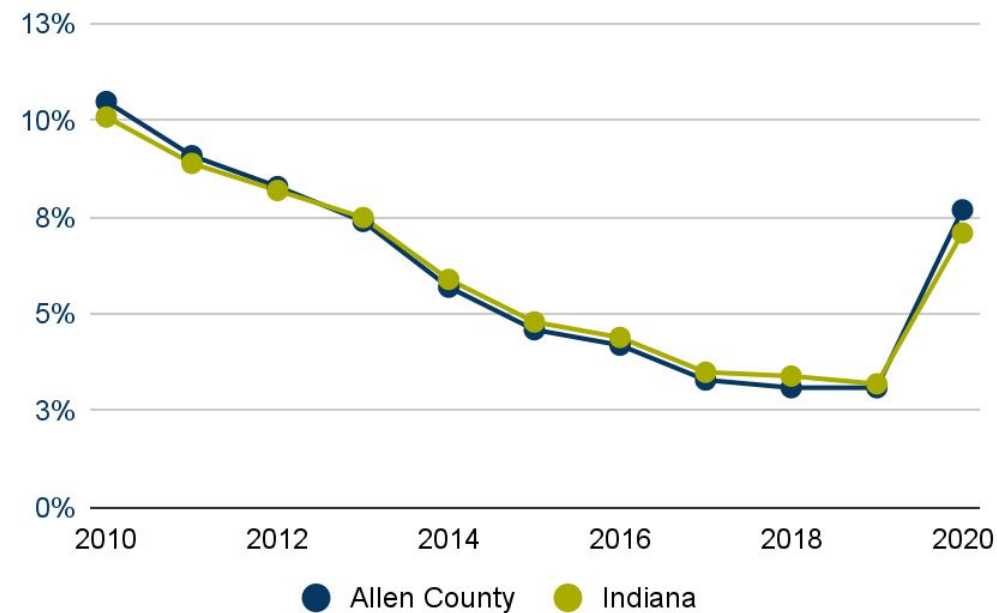
EMPLOYMENT BASE | There are currently 171,000 employed persons in Allen County, up by 8% since 2010. The unemployment rate in 2020 was 7.70%, up 4.6 points from 2019.

Total Employment
Allen County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Allen County, Indiana | 2010-2019

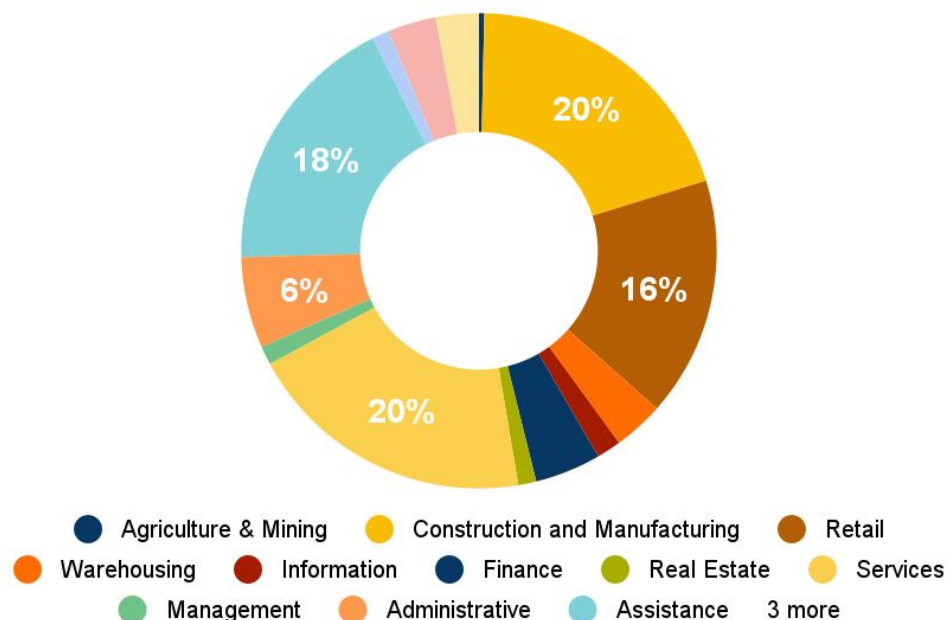


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Allen County, accounting for 18% of all jobs, followed by Manufacturing (15% of all jobs).

Total Jobs by All Industries
Allen County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$47,499**
2. Trade, transportation, and utilities | **\$44,230**
3. Professional and business services | **\$51,043**
4. Goods-producing | **\$62,981**
5. Financial activities | **\$73,032**

Source: BLS

Top 5 Employers

1. Parkview Birthing Ctr (Fort Wayne)
2. Parkview Health (Fort Wayne)
3. Parkview Regional Medical Ctr (Fort Wayne)
4. Lutheran Hospital (Fort Wayne)
5. Lincoln Financial Advisors Crp (Fort Wayne)

Source: BLS

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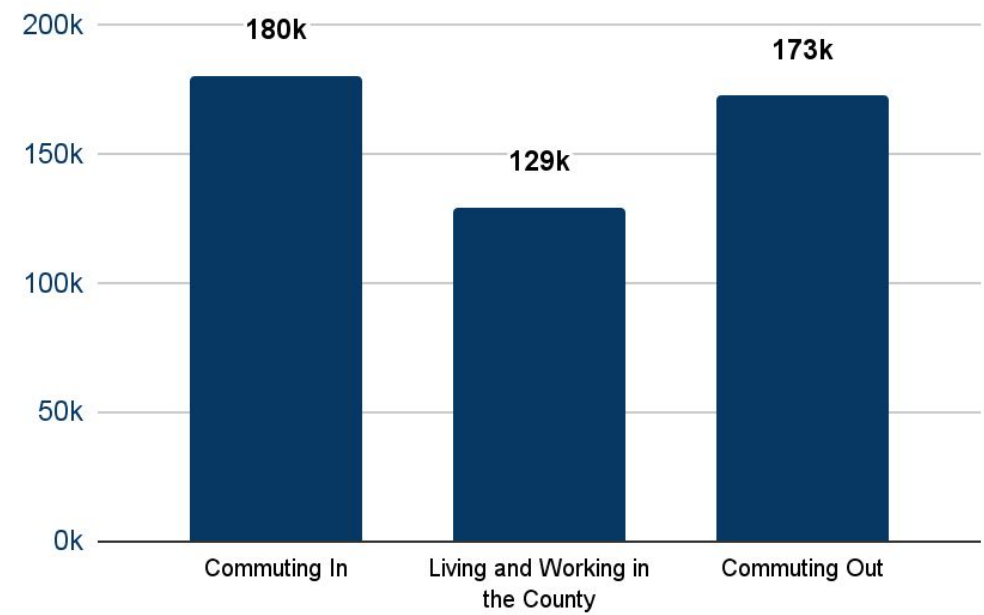
COMMUTER INFLOW / OUTFLOW | 180,000 commuters come into Allen County for their jobs, while 173,000 employees travel outside for their jobs.

Employment Inflow
Allen County | 2018



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

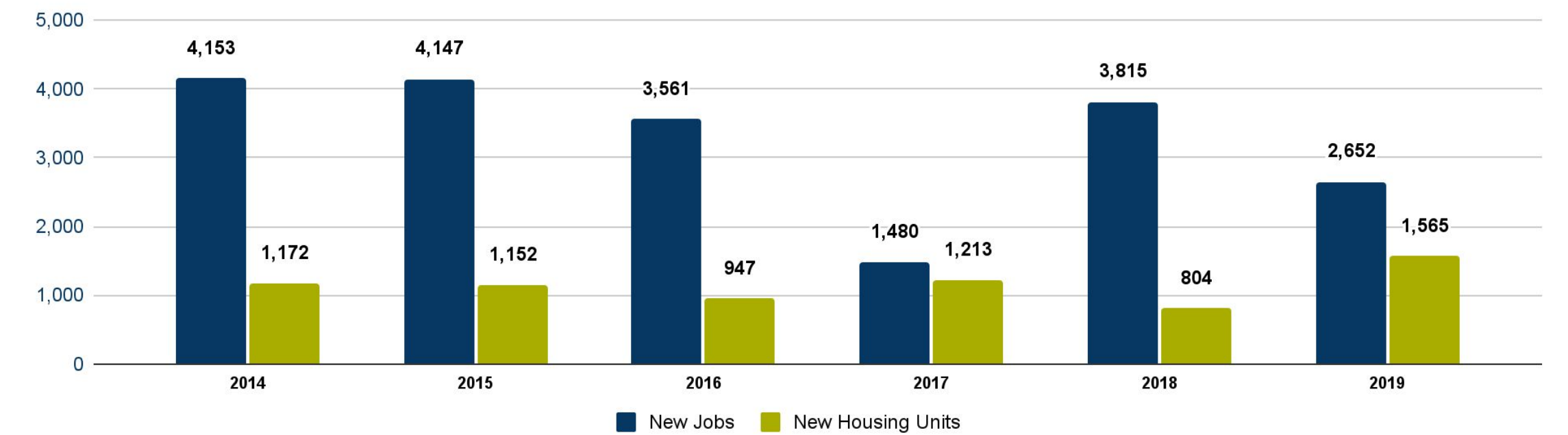
Commuting Patterns
Allen County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 19808 between 2014-2019 and 6853, or 35 units for every 100 jobs created.

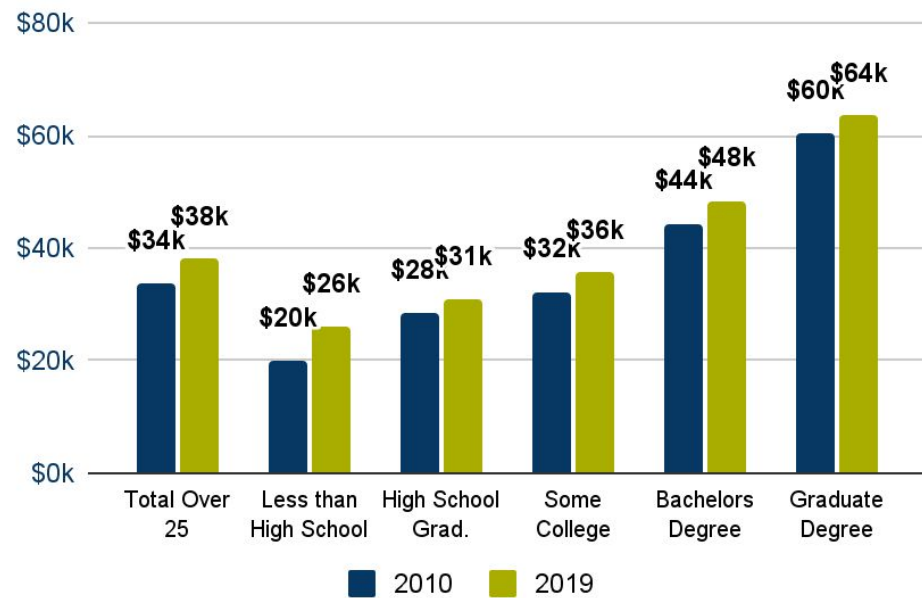
Job Growth and Housing Production
Allen County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

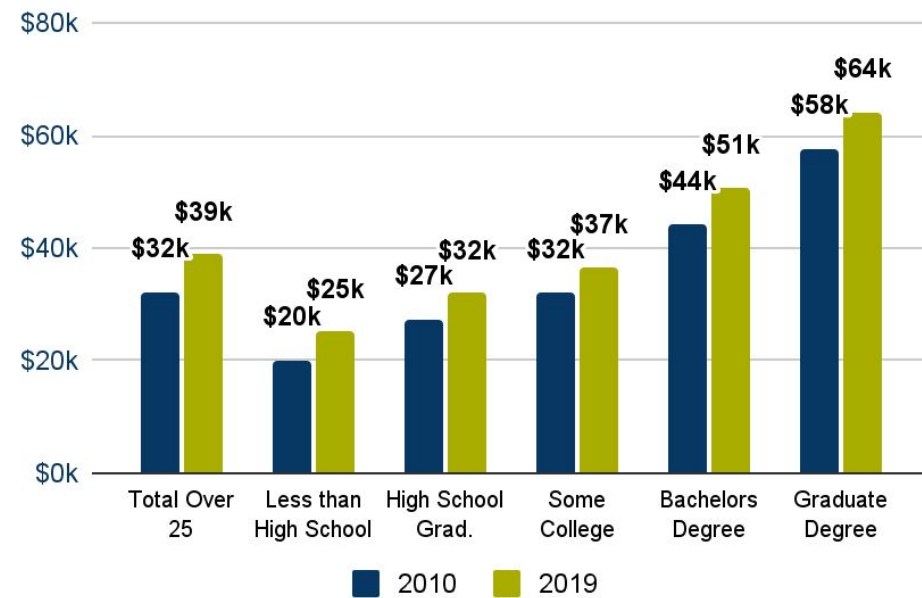
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 13% since 2010 for the total population and increased 9% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

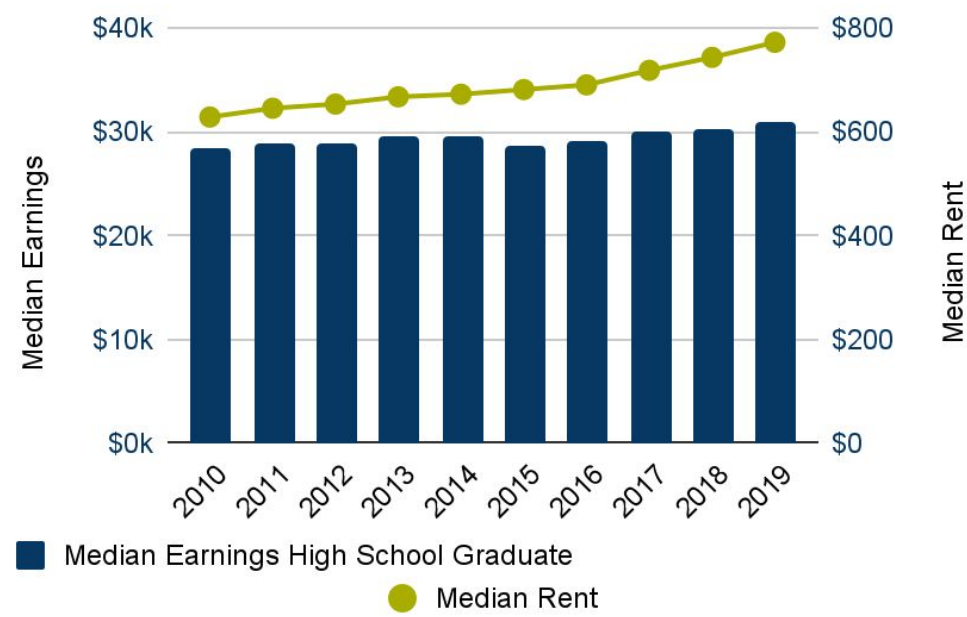
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 22.9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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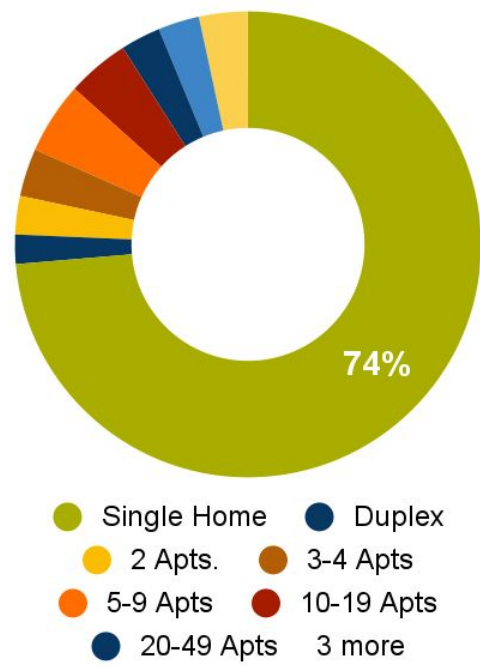
HOUSING TRENDS

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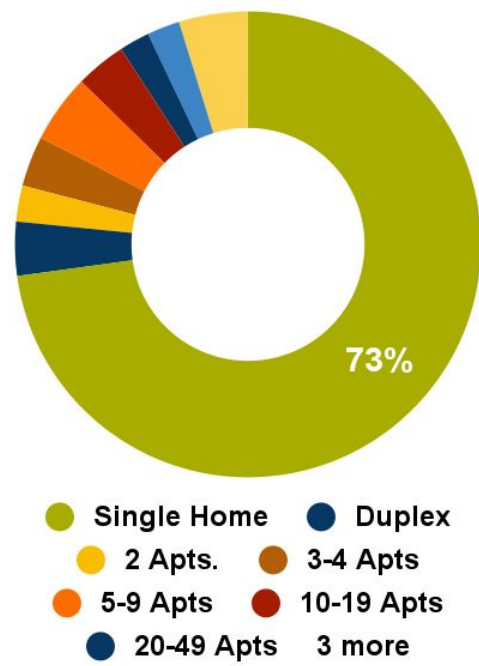
HOUSING TYPOLOGY | 74% of homes in Allen County are single-family, while 23% are multifamily. The share of multifamily housing has decreased by 581 homes since 2010.

Housing Typology

Allen County | 2019



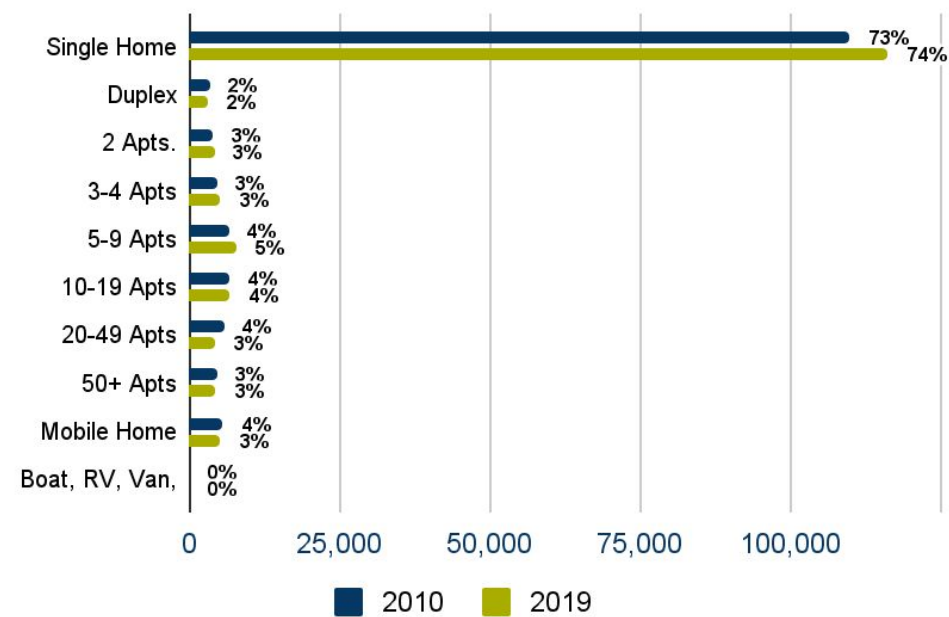
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Allen County | 2010, 2019

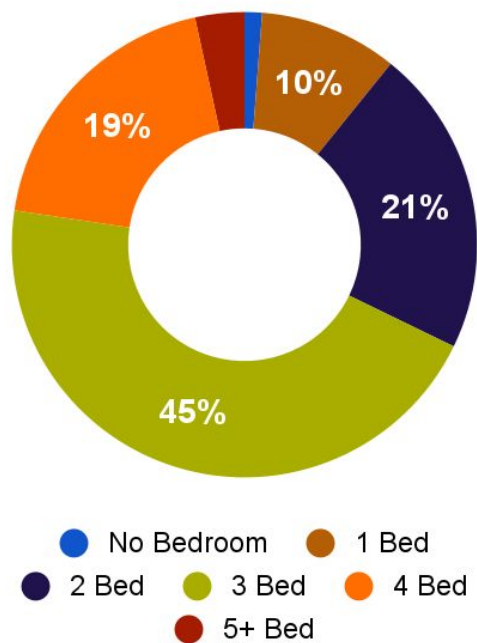


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Allen County are 2.53, with 68% of units 3 bedroom or more.

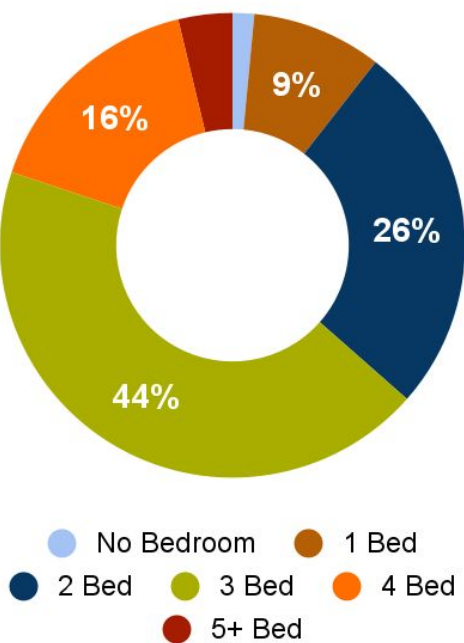
Housing Stock by Bedrooms

Allen County | 2019



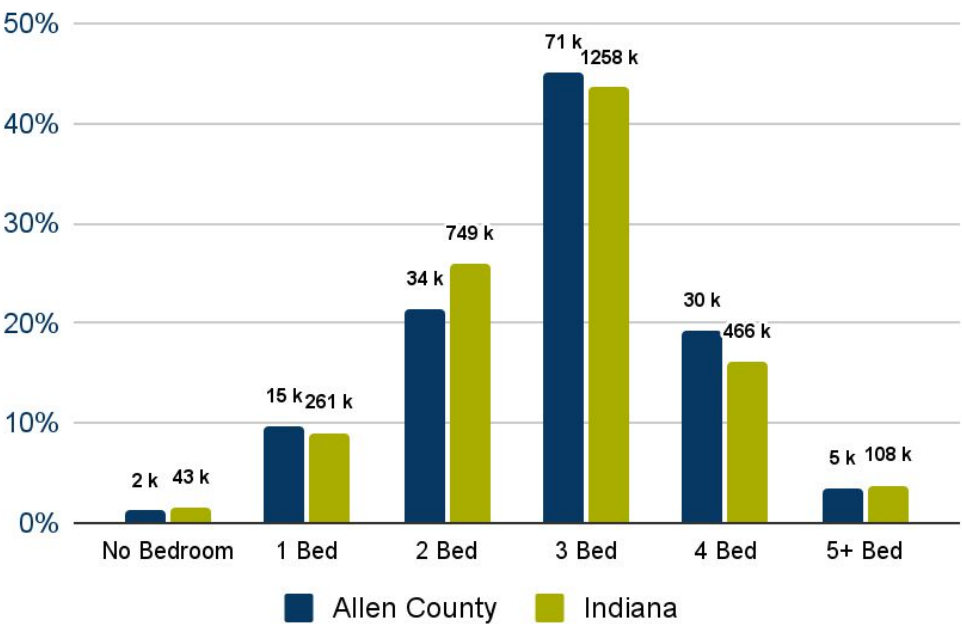
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

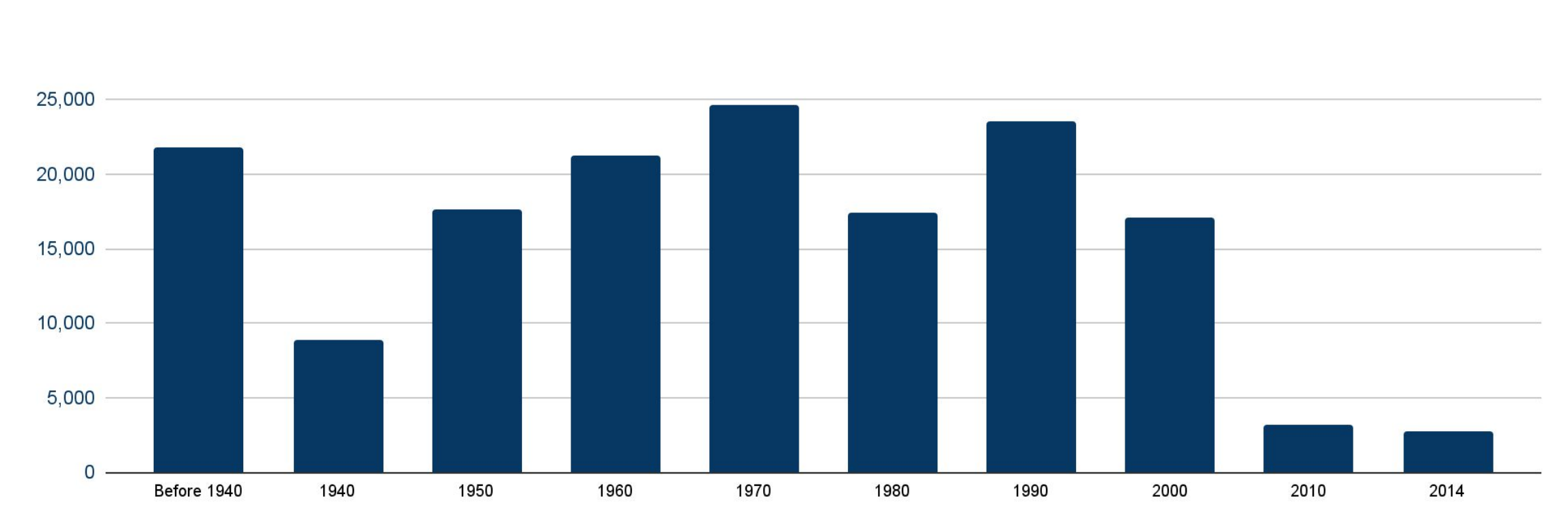
Allen County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 85% of homes were built before 1990, with most homes built in 2014.

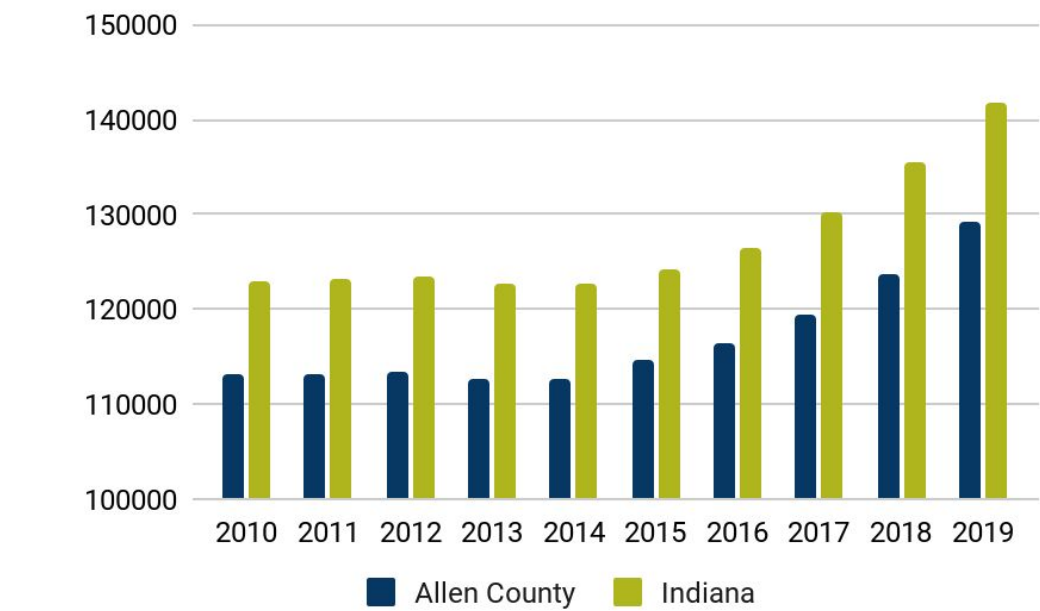
Homes by Year Built
Allen County | 2019



Source: ACS 2010-2019 5-year estimates

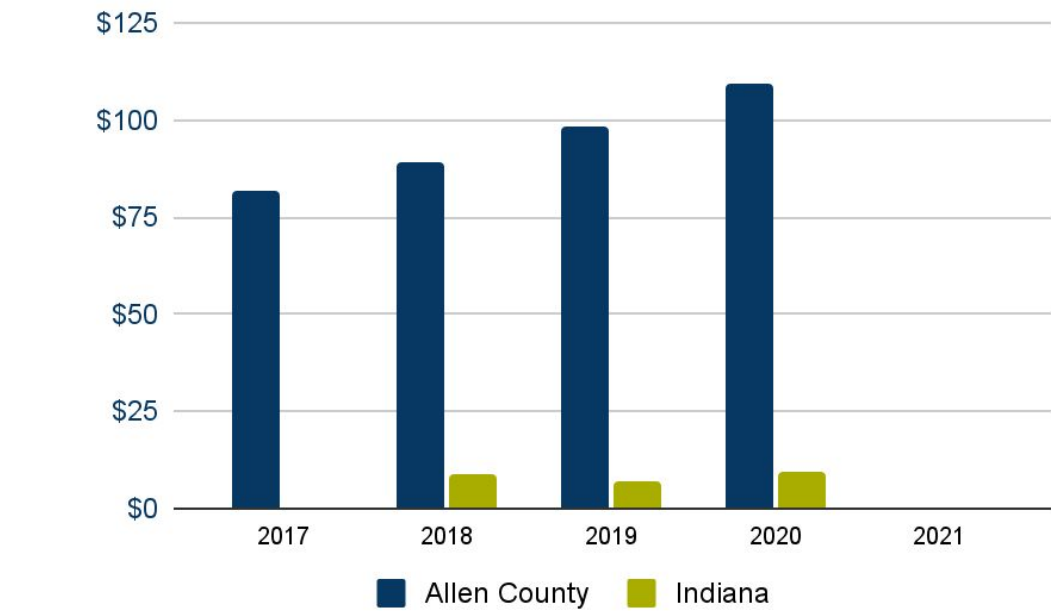
MEDIAN LISTING PRICE | Homes in Allen County have a median listing price of \$129,300, compared to \$141,700 statewide. Home prices have increased by 14% since 2010.

Median Listing Price
Allen County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



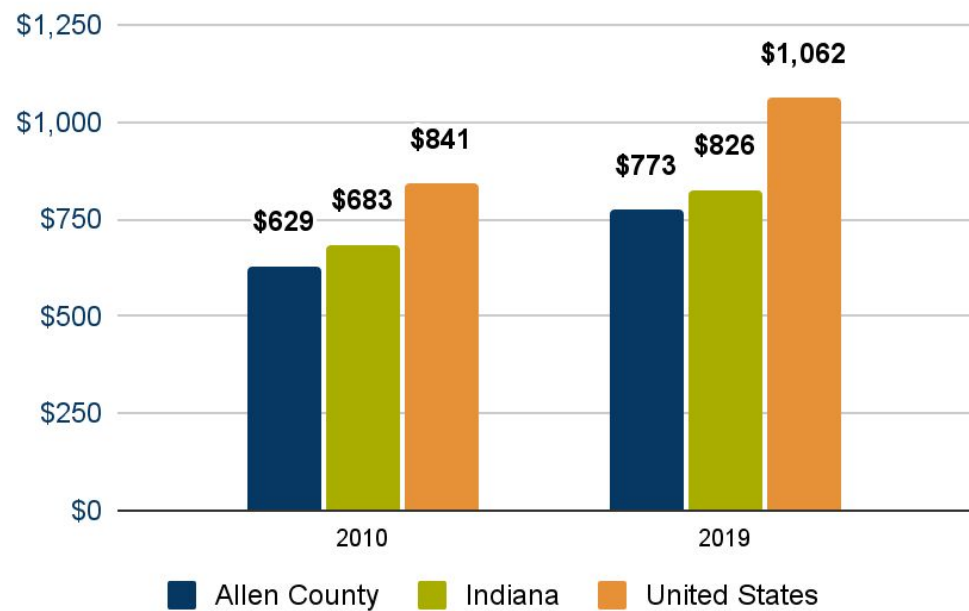
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$773.

Median Rent

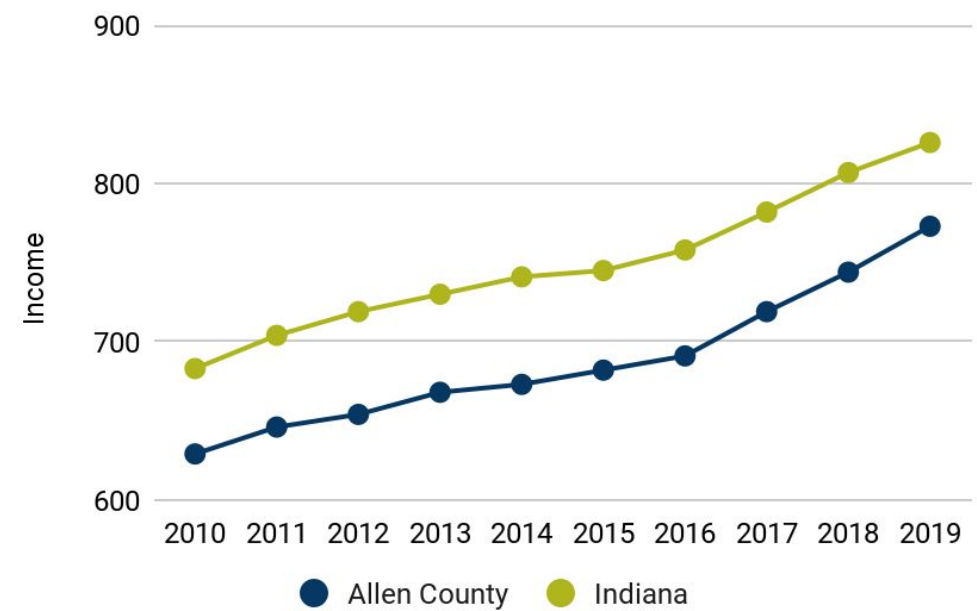
Allen County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Allen County, Indiana | 2010 - 2019



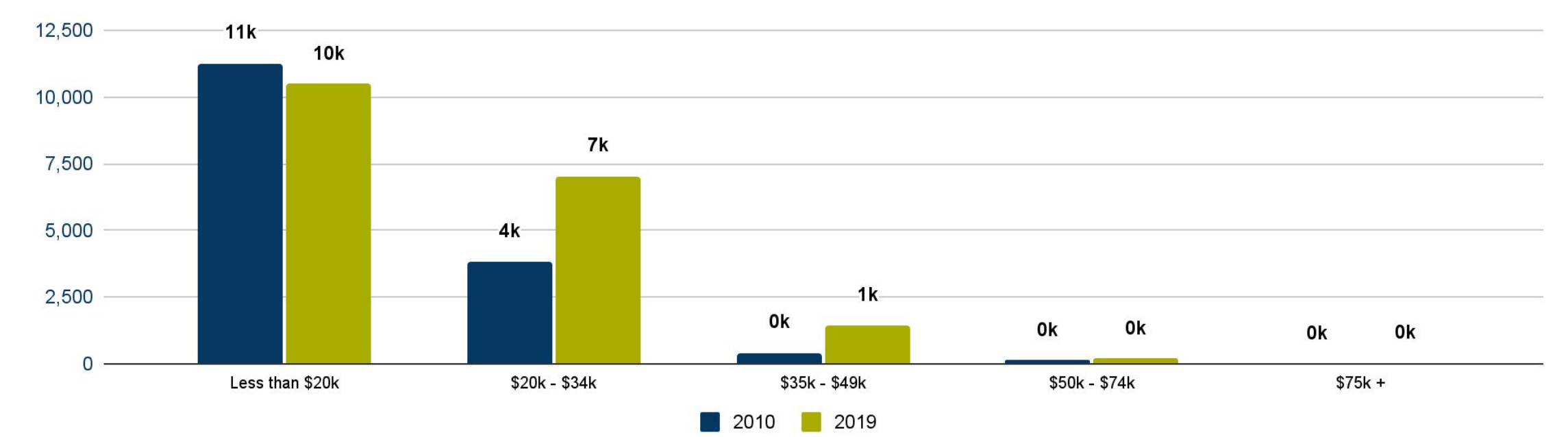
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 44% of households are housing cost burdened in Allen County, up 6% since 2010. 52% of households earning below \$50,000 are housing cost burdened.

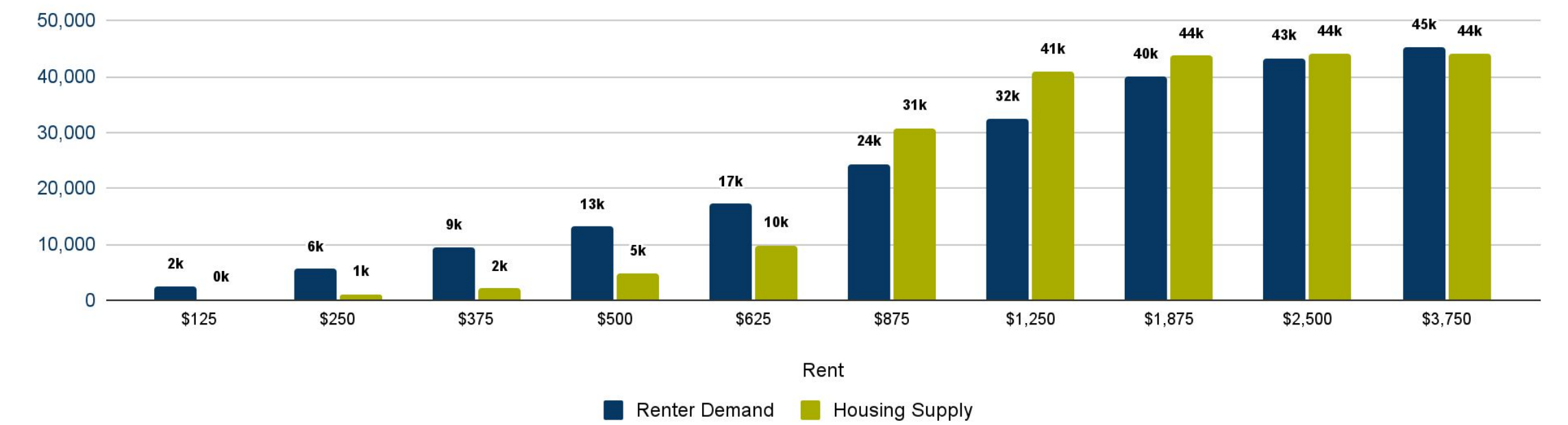
Renter Housing Cost Burden
Allen County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 15000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Allen County, Indiana | 2010-2019

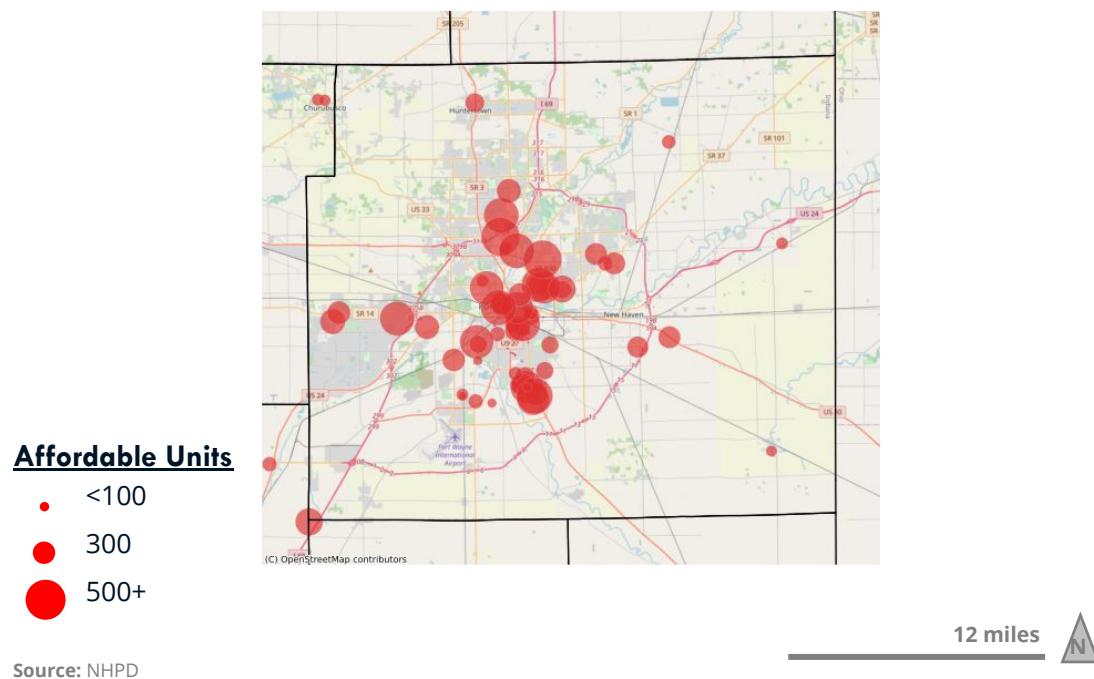


Source: ACS 2010-2019 5-year estimates

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

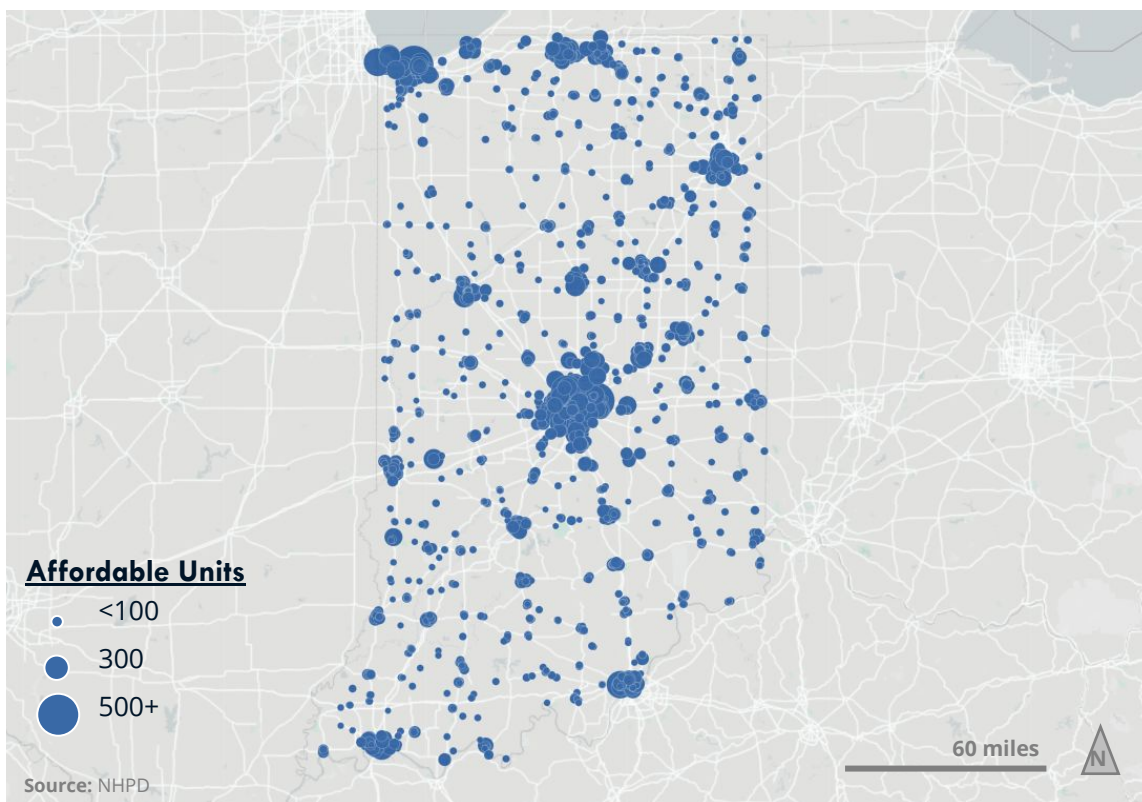
Affordable Housing Inventory

Allen County | 2020



Affordable Housing Inventory

State of Indiana | 2020

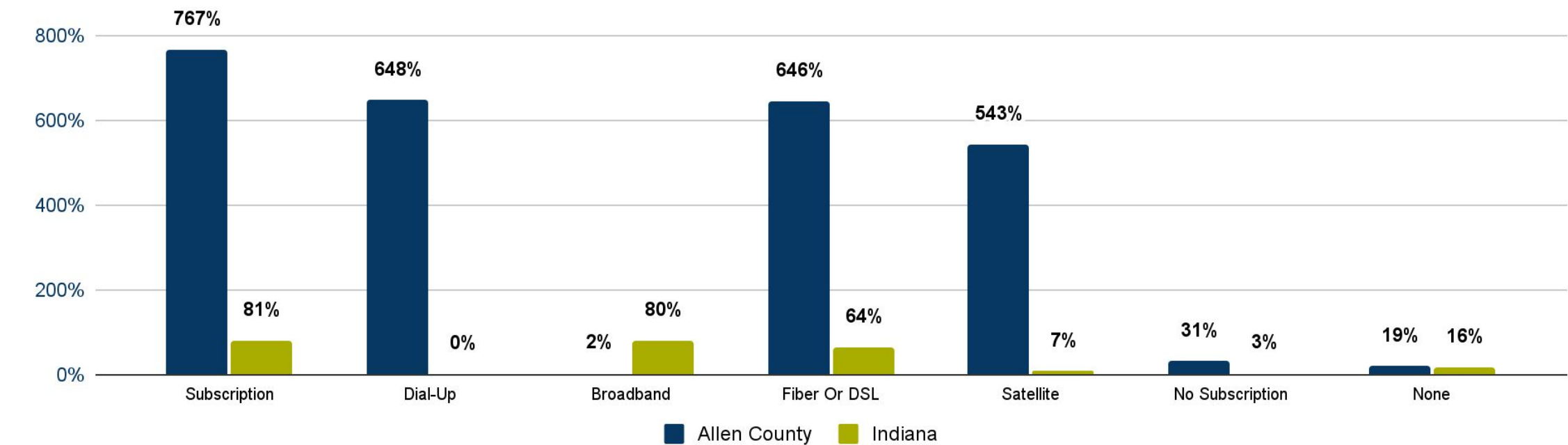


WORKING DRAFT

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

Broadband Access
Allen County | 2017-2020



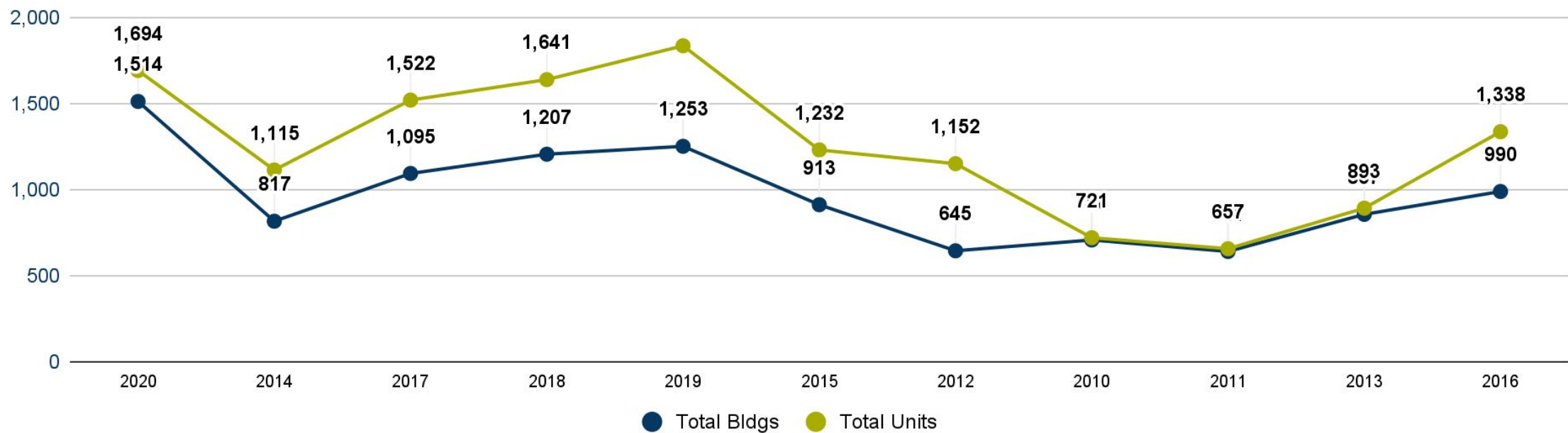
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 990 new housing starts in 2016 in Allen County, with 10,640 total building permits authorized since 2020.

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



Source: St. Louis Fed.

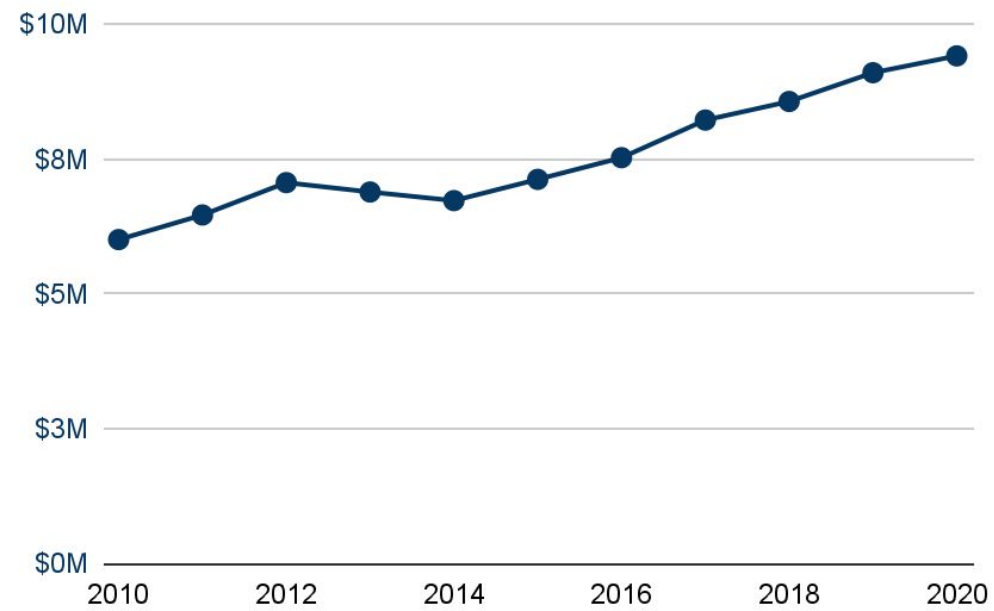
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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