



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR DECATUR 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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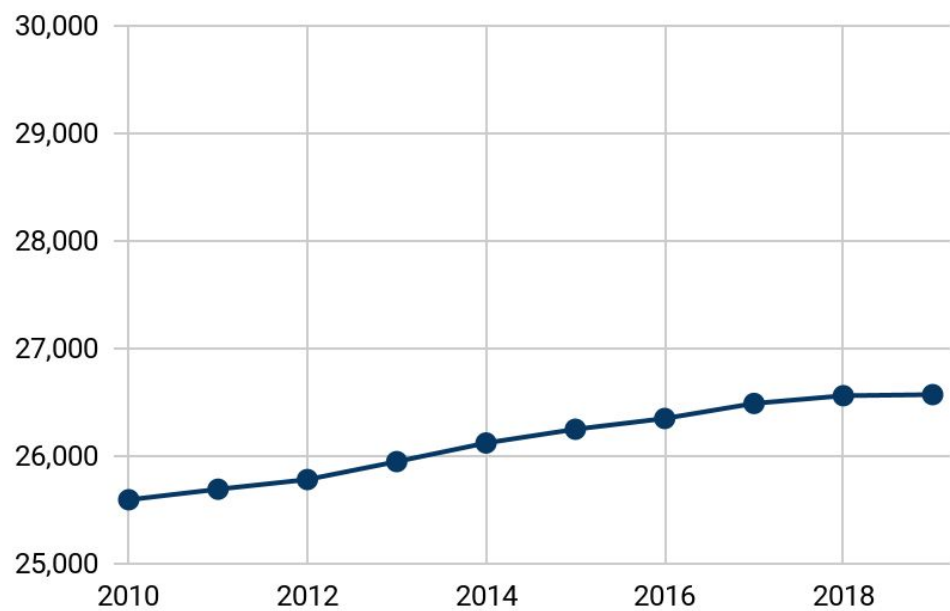
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

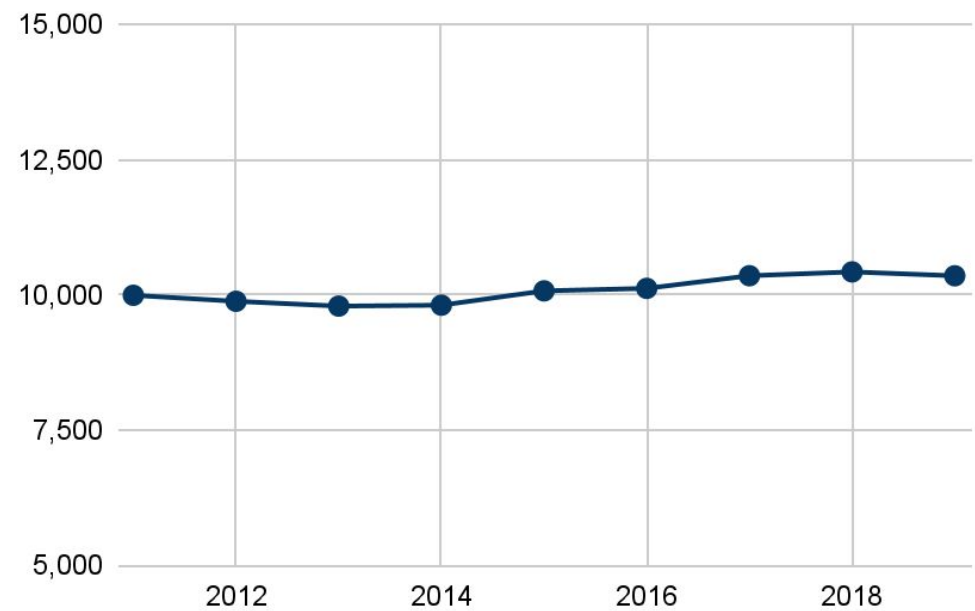
**POPULATION** | Decatur County's population has increased by 3.82% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 4% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Decatur County | 2010-2019



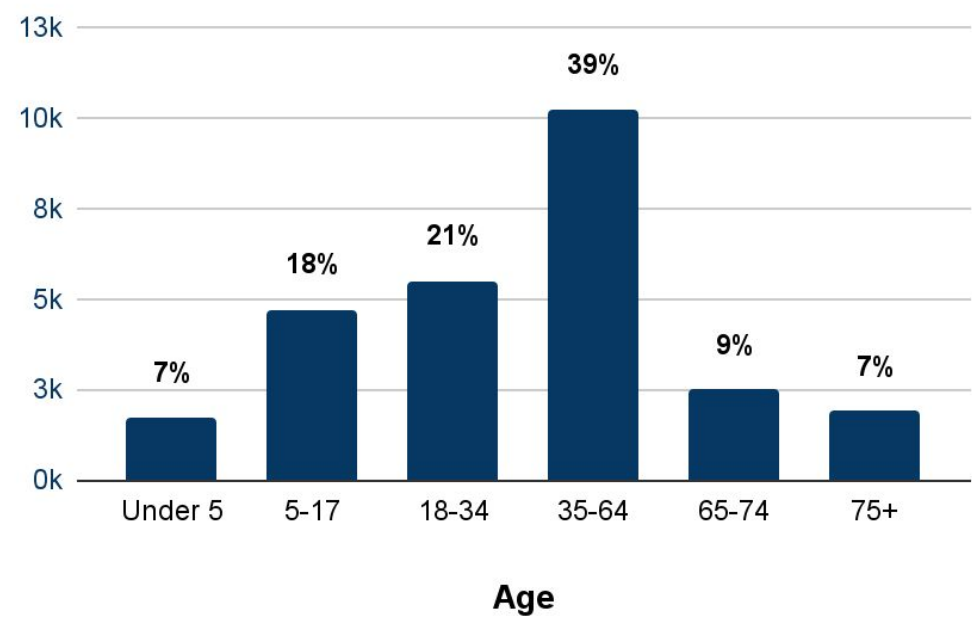
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

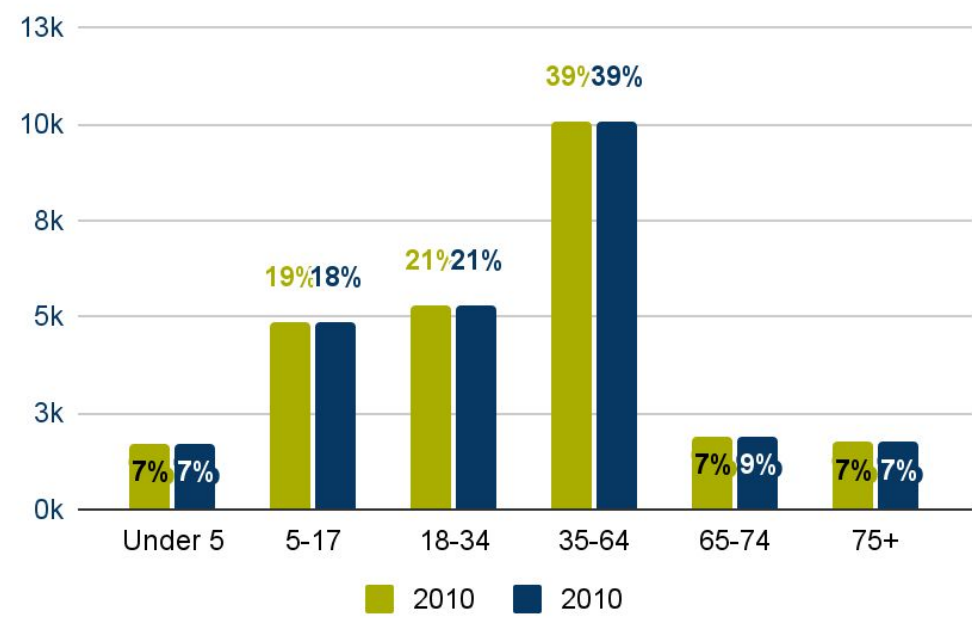
**AGE** | 17% of people in Decatur County are above the age of 65, while 24% are below 18.

**Population by Age**  
Decatur County | 2019



Source: ACS 2019 5-year estimates

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

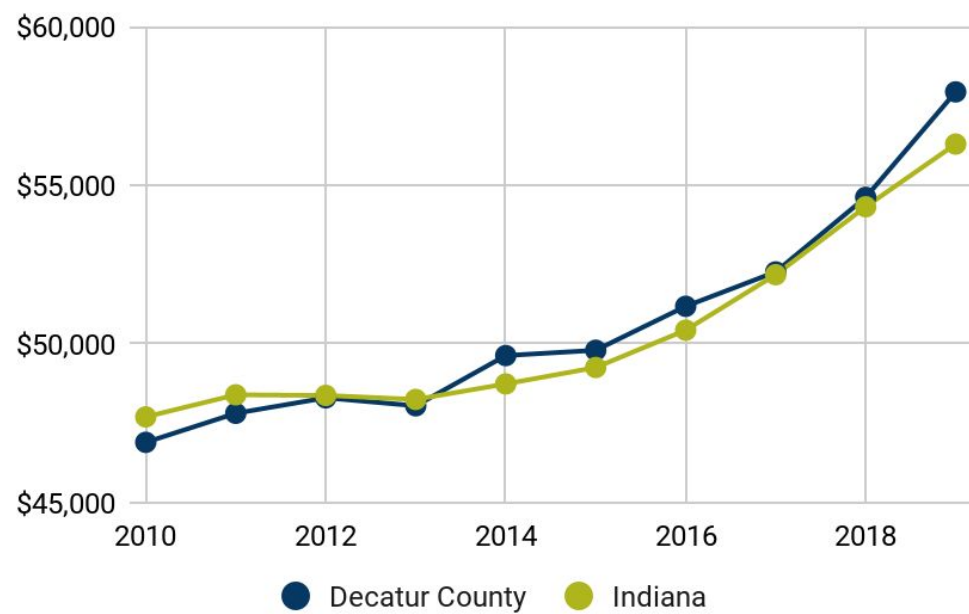


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Decatur County had a median income of \$57,949 in 2019, up 24% since 2010. 27% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

**Median Income**

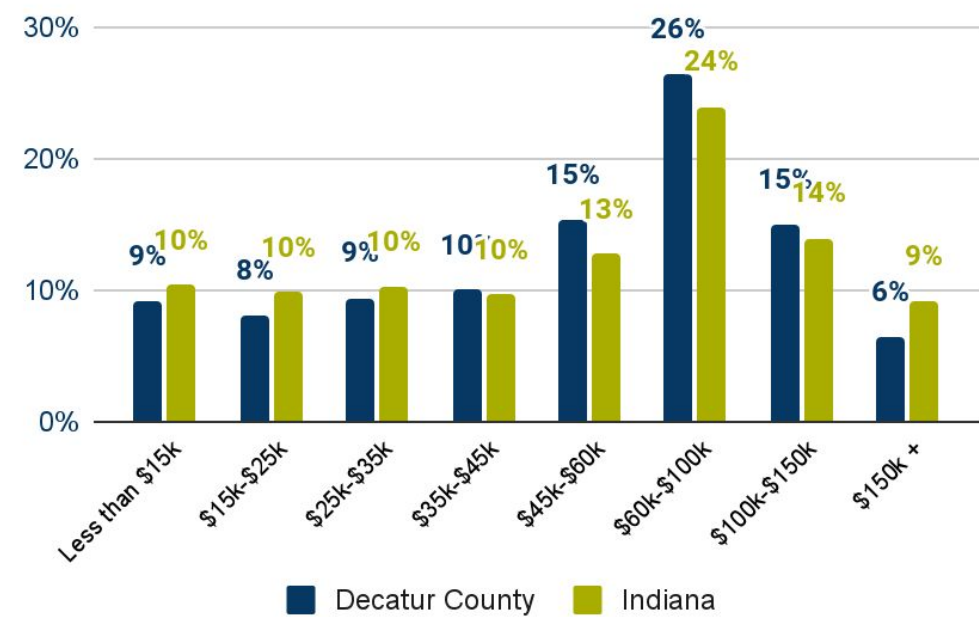
Decatur County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Decatur County, State of Indiana | 2019



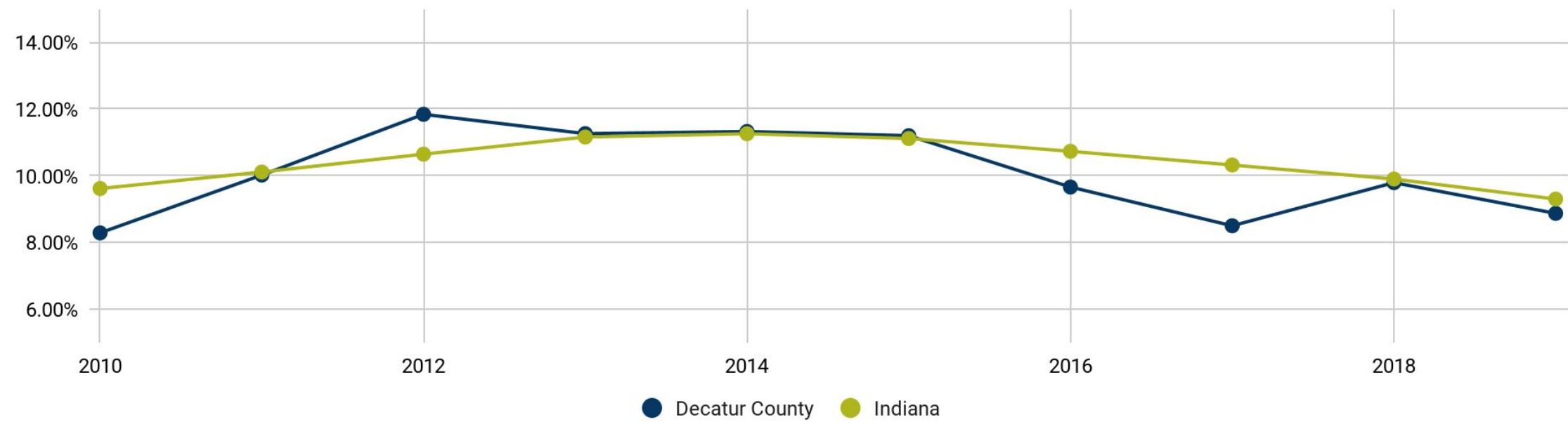
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 8.9% of families live in poverty conditions in Decatur County, up 0.6 points from 8.3% in 2010.

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



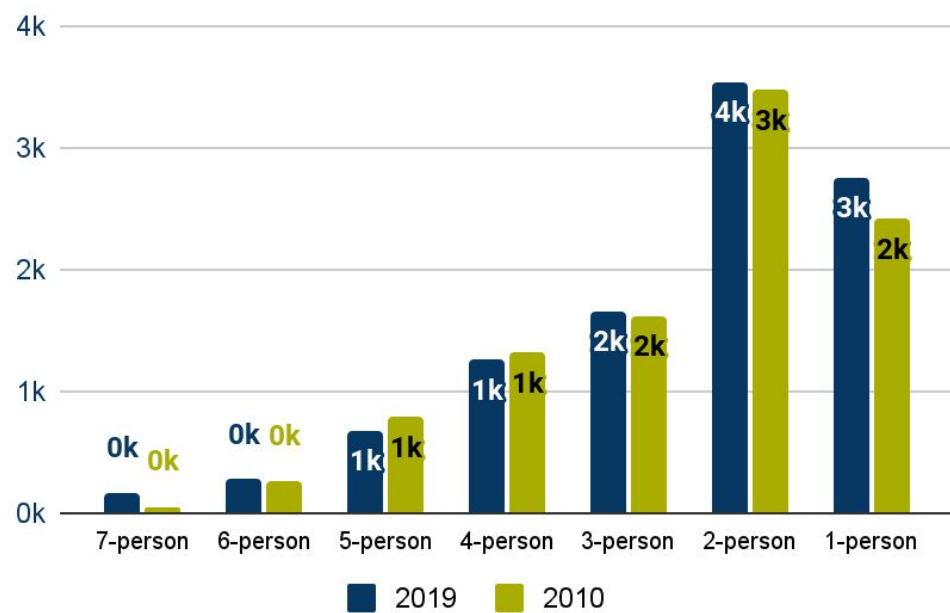
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**HOUSEHOLD SIZE |** The average household size is 2.53, compared to 2.52 statewide. The Decatur County average household has grown by 0.01 persons since 2010.

**Household Size**  
Decatur 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**

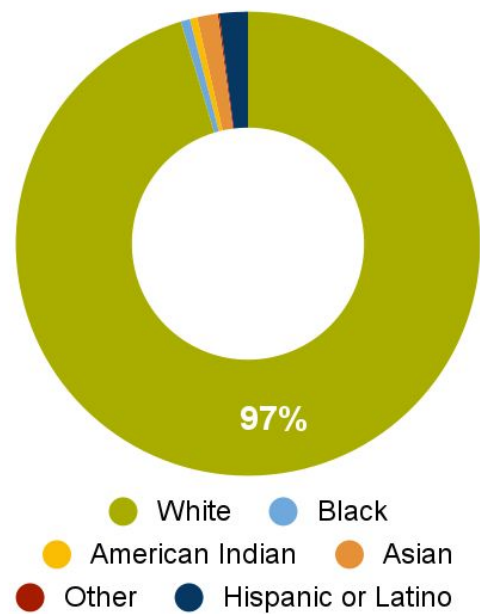
Note: Some data are placeholders, and not representative of actual conditions.

**RACIAL COMPOSITION |** The currently racial distribution of households in Decatur County is 97% white, 1% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

**Racial Distribution**

Decatur County | 2019

Indiana | 2019

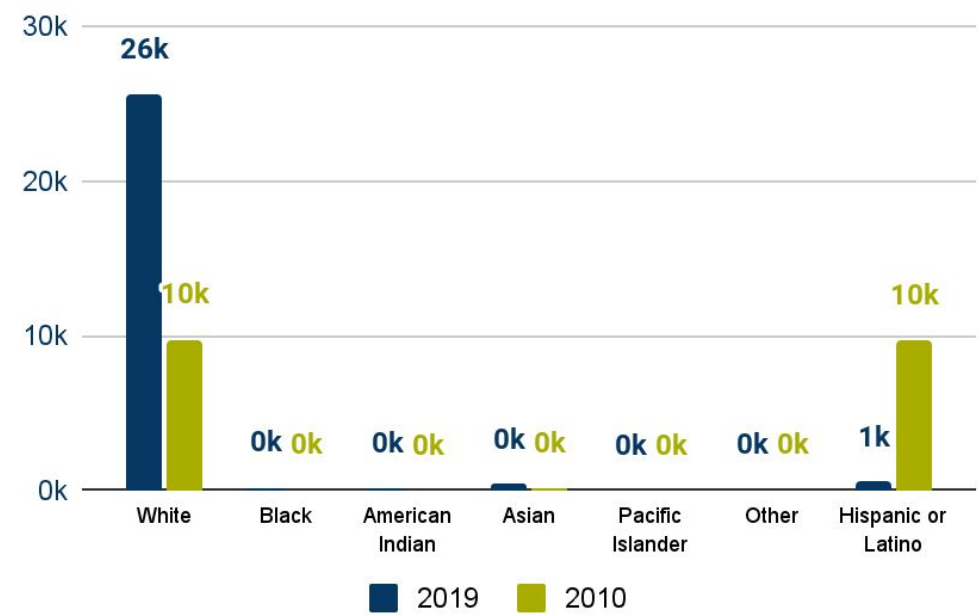


Source: ACS 2010-2019 5-year estimates



**Household Racial Distribution**

Decatur County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

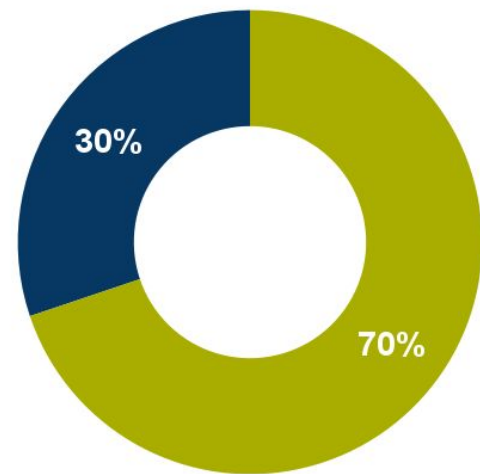
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 30% of households (3,123 households) in Decatur County were renters, while 70% are (7,230 households) owner households. The share of renters has increased by 2% since 2010.

**Housing Tenure**

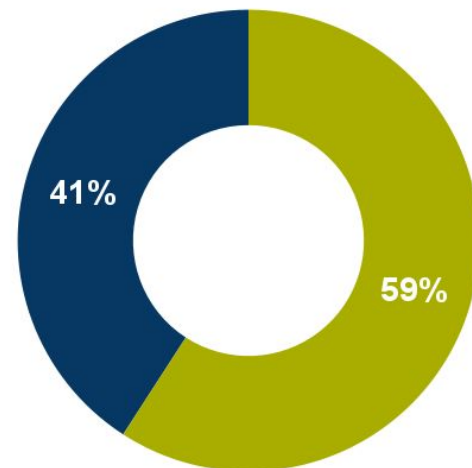
Decatur County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

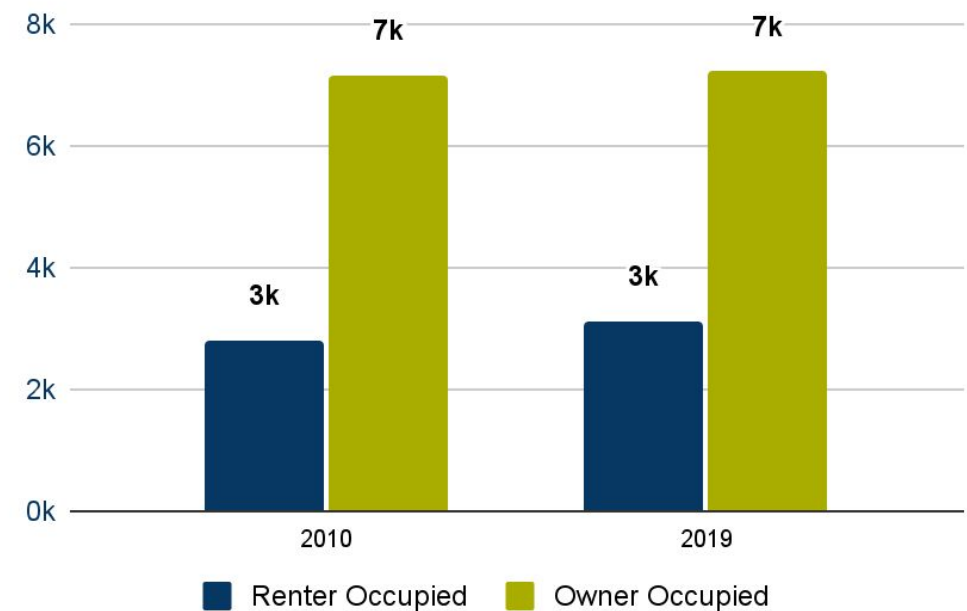
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Decatur County | 2010-2019



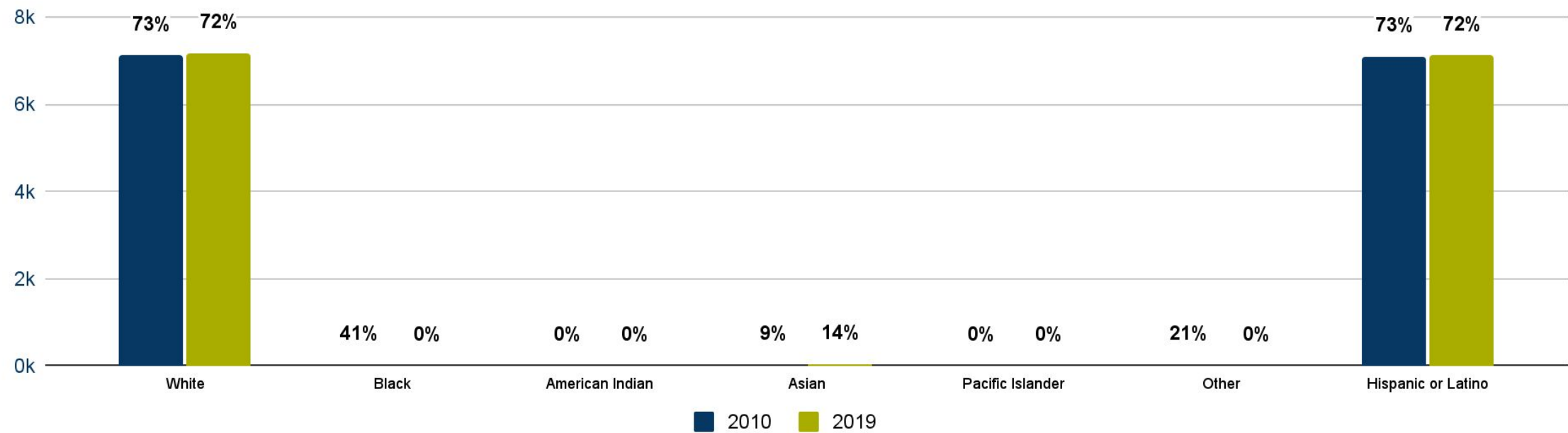
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 70%, among non-Hispanic White households' homeownership is 72%, 0% for Black households, and 72% for Hispanic or Latino households.

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

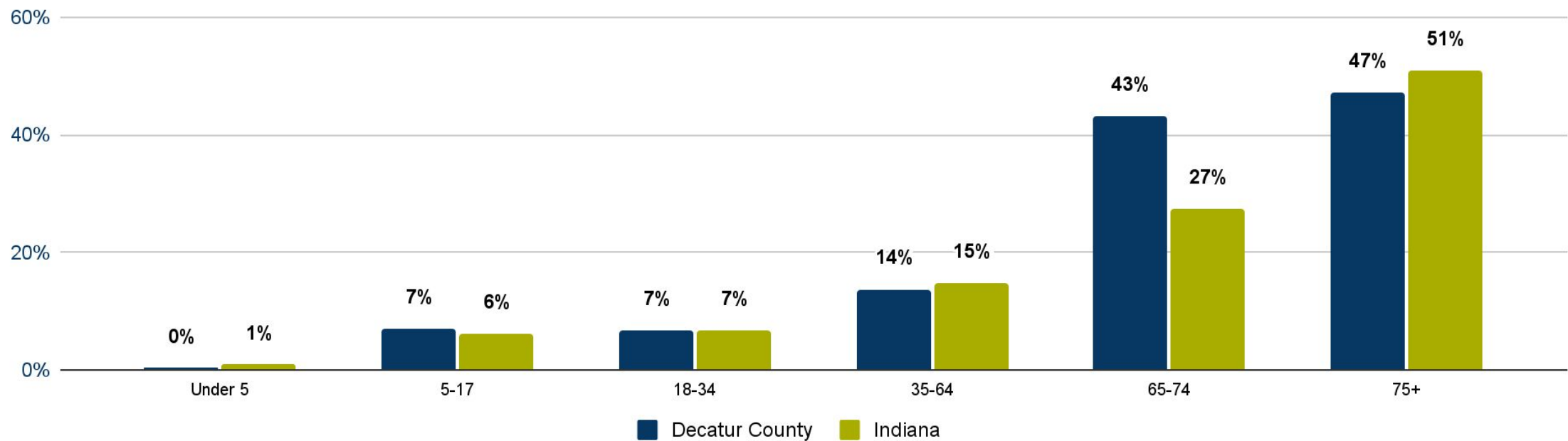


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 15% of people in Decatur County live with a disability. For people above 65, the share increases to 45%.

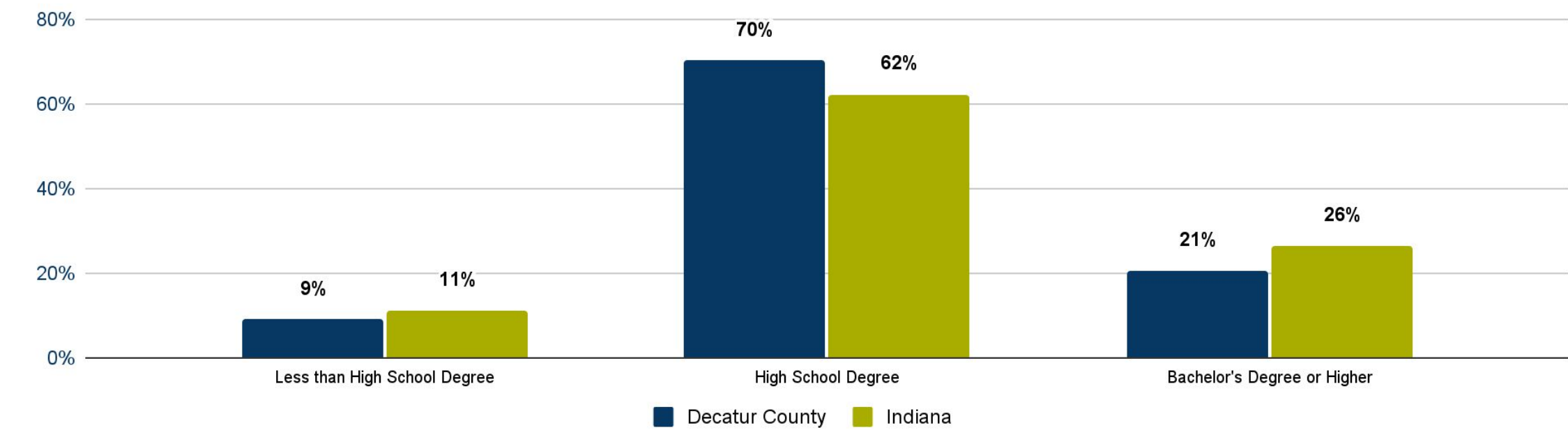
**Share of the Population with a Disability by Age**  
Decatur County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Decatur County, 70% of the population has at least a high school degree and 21% of the population has at least a Bachelor's degree.

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



Source: ACS 2010-2019 5-year estimates

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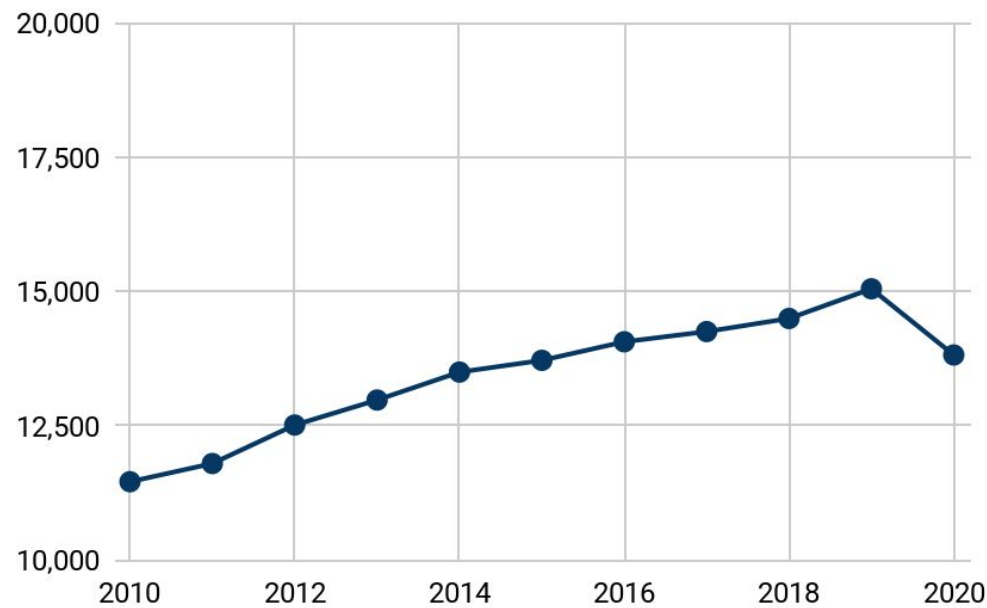
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

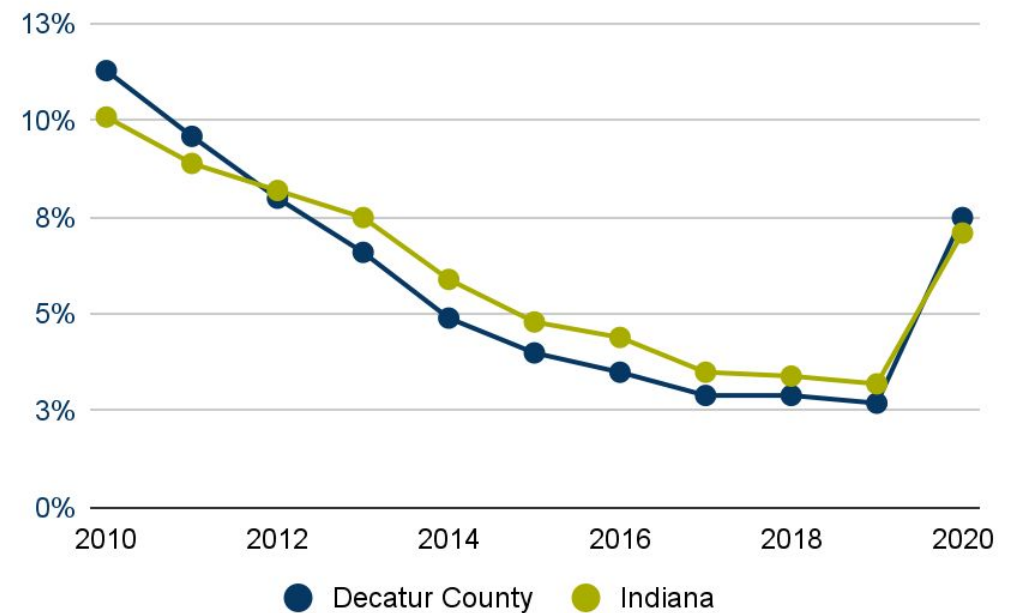
**EMPLOYMENT BASE |** There are currently 14,000 employed persons in Decatur County, up by 21% since 2010. The unemployment rate in 2020 was 7.50%, up 4.8 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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



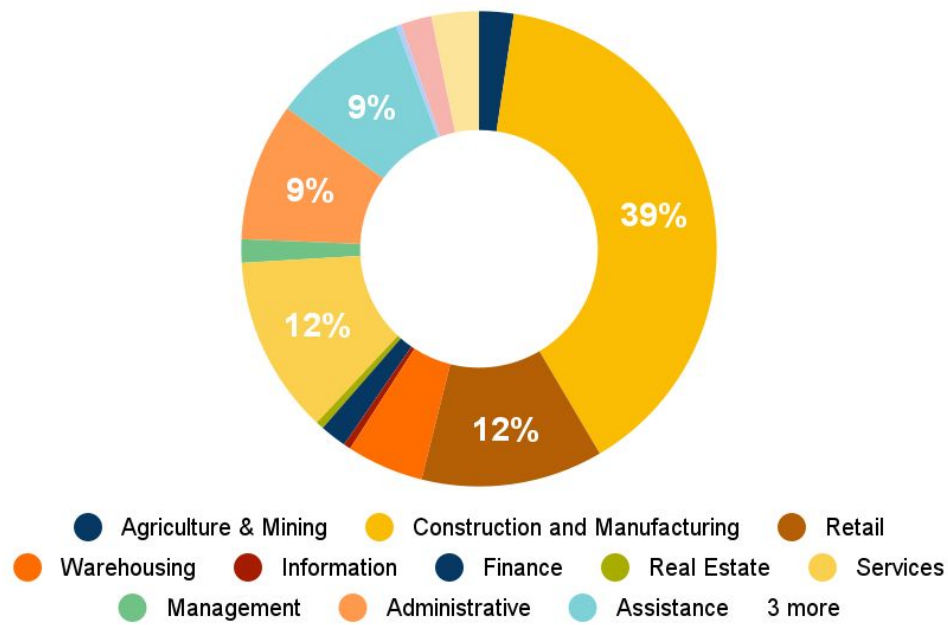
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Decatur County, accounting for 37% of all jobs, followed by Administrative and Support and Waste Management and Remediation Services (9% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$39,066**
2. Trade, transportation, and utilities | **\$38,459**
3. Goods-producing | **\$60,391**
4. Professional and business services | **\$43,414**
5. Construction | **\$48,197**

Source: BLS

**Top 5 Employers**

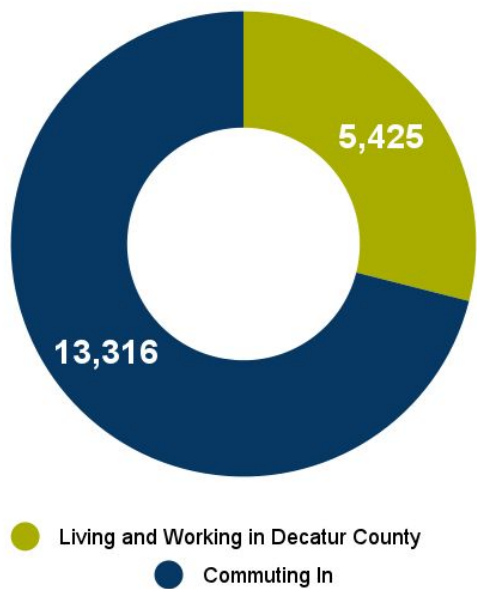
1. Delta Faucet Co (Greensburg)
2. Honda Manufacturing Of In Llc (Greensburg)
3. Valeo Engine Cooling Inc (Greensburg)
4. Walmart Supercenter (Greensburg)
5. Decatur County Memorial Hosp (Greensburg)

Source: BLS

**WORKING DRAFT**

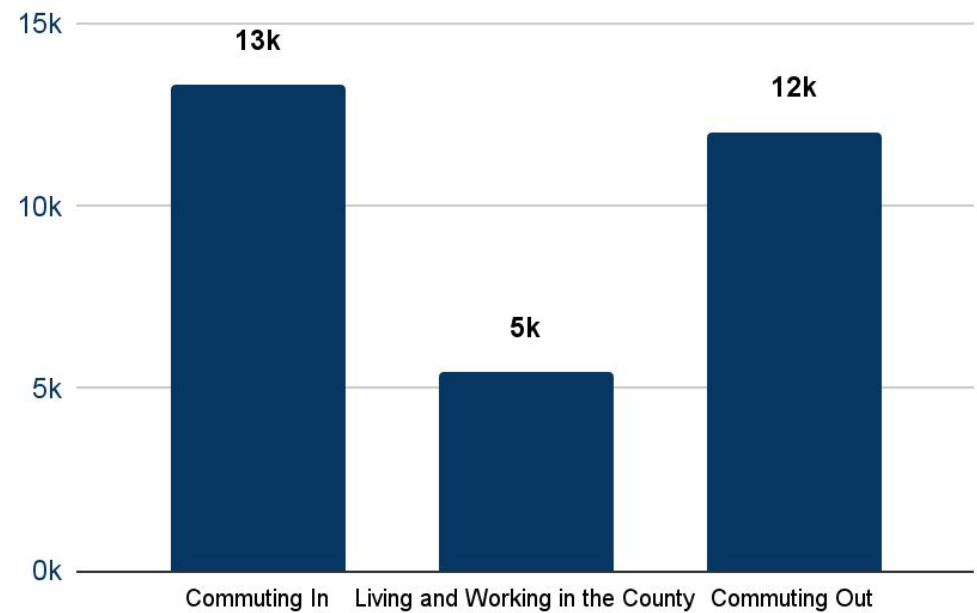
**COMMUTER INFLOW / OUTFLOW |** 13,000 commuters come into Decatur County for their jobs, while 12,000 employees travel outside for their jobs.

**Employment Inflow**  
Decatur County | 2018



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

**Commuting Patterns**  
Decatur County | 2018

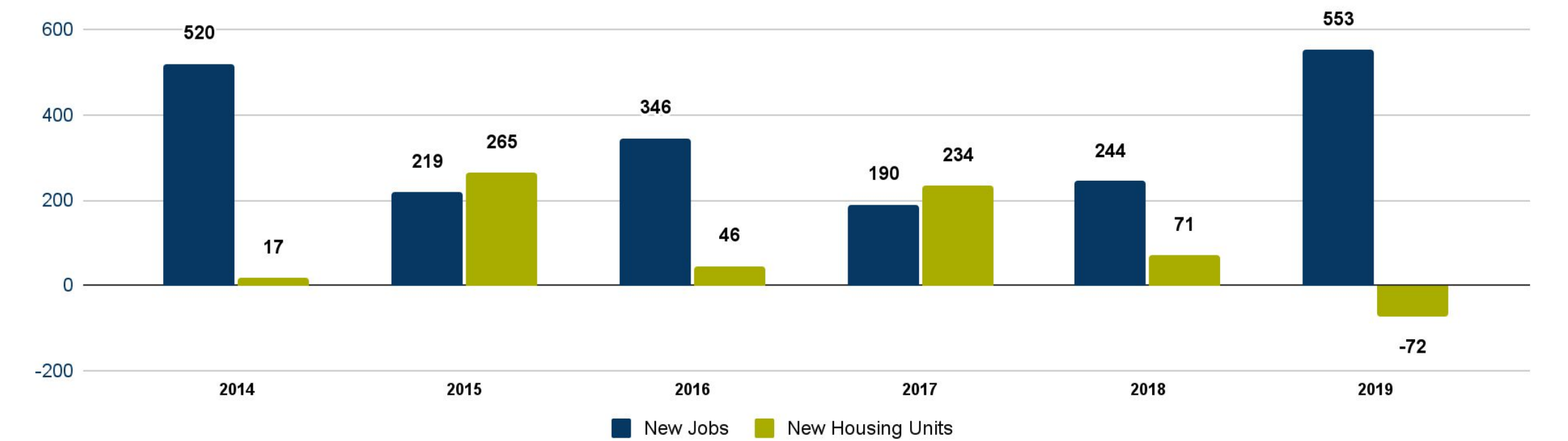


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 2072 between 2014-2019 and 561, or 27 units for every 100 jobs created.

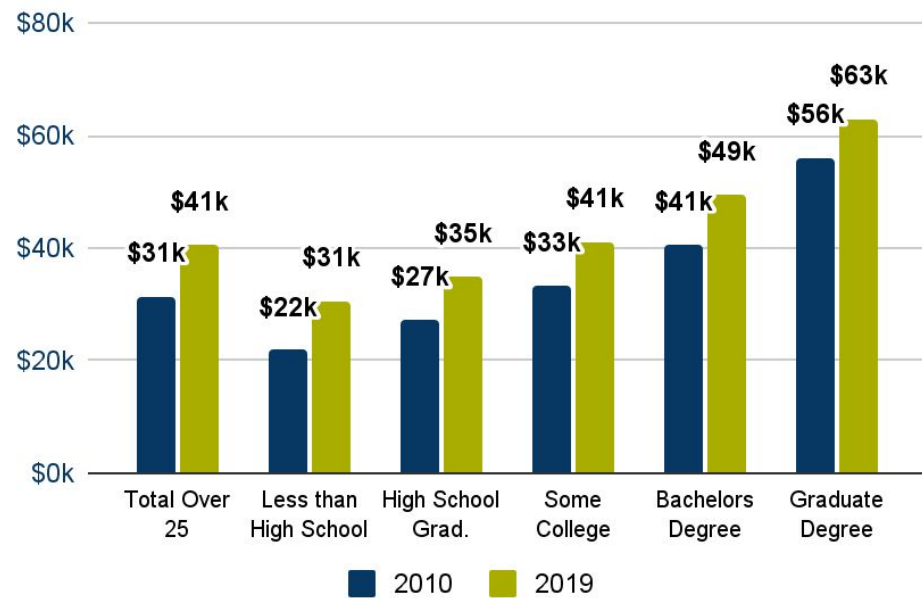
**Job Growth and Housing Production**  
Decatur County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

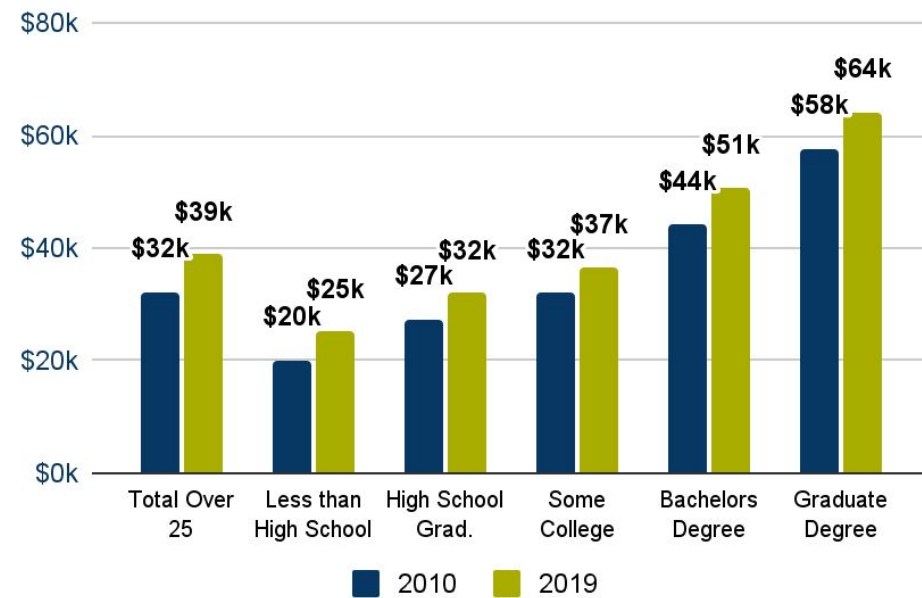
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 29% since 2010 for the total population and increased 29% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

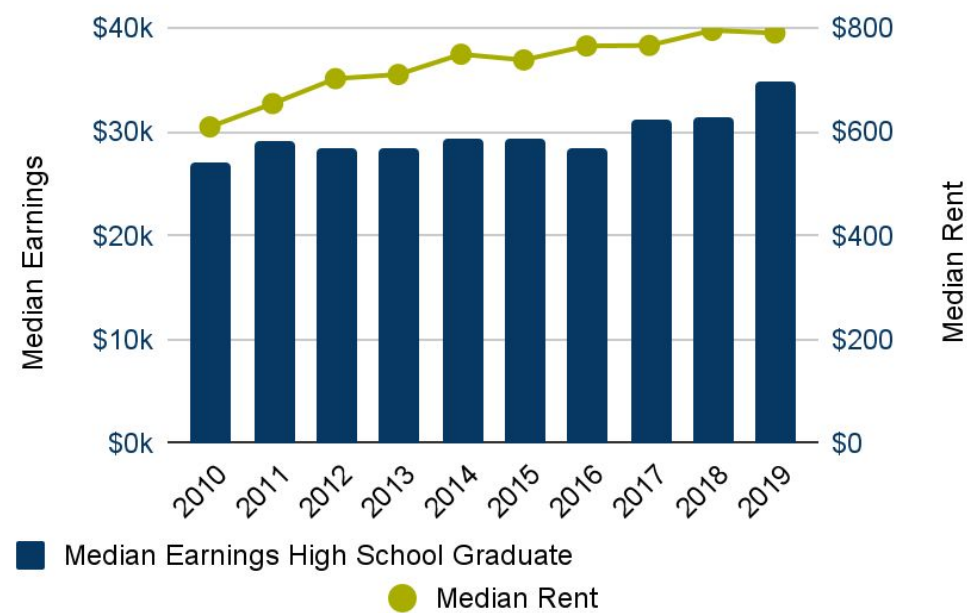
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 29.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

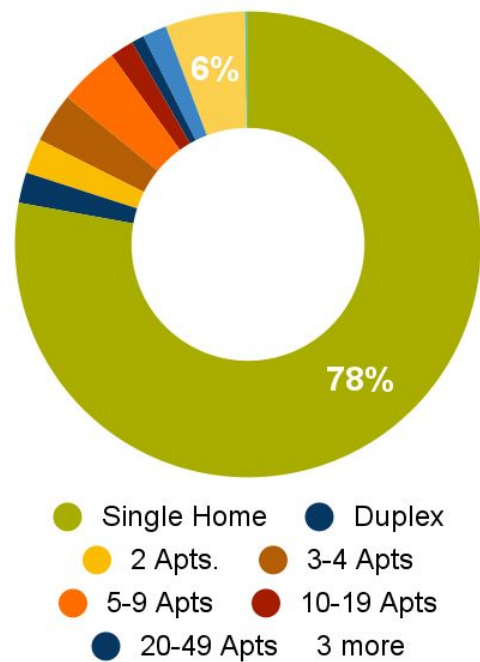
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**WORKING DRAFT**

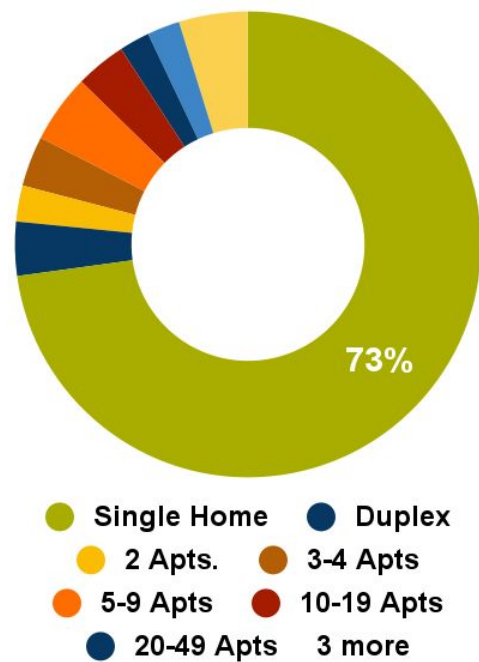
**HOUSING TYPOLOGY |** 78% of homes in Decatur County are single-family, while 16% are multifamily. The share of multifamily housing has increased by 253 homes since 2010.

**Housing Typology**

Decatur County | 2019



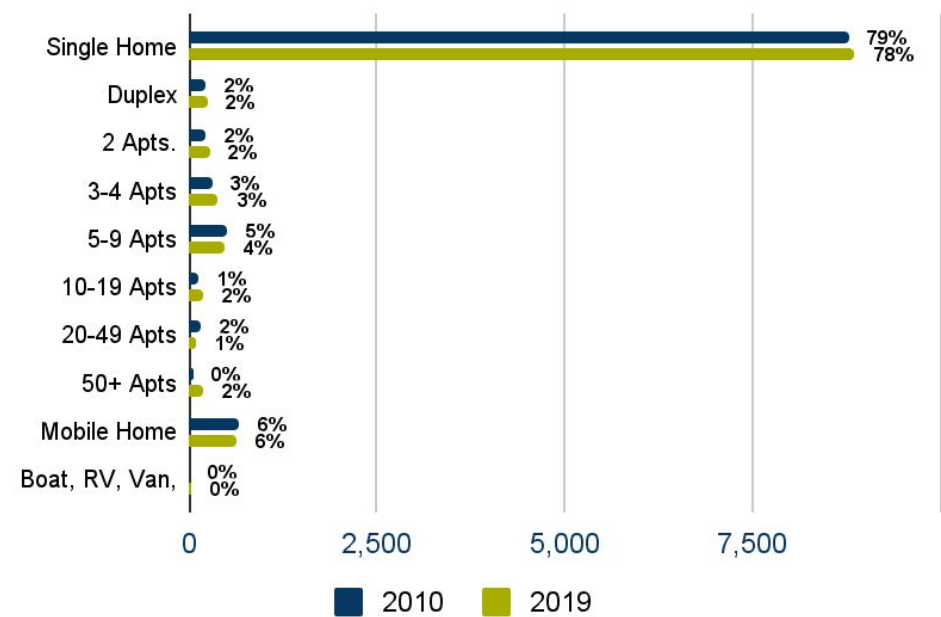
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Decatur County | 2010, 2019

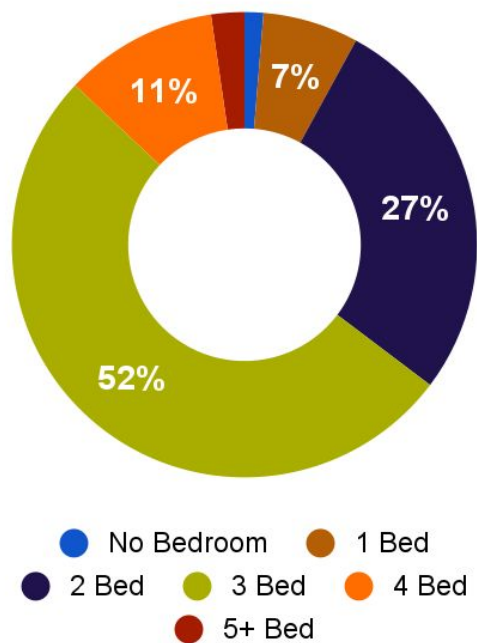


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Decatur County are 2.53, with 65% of units 3 bedroom or more.

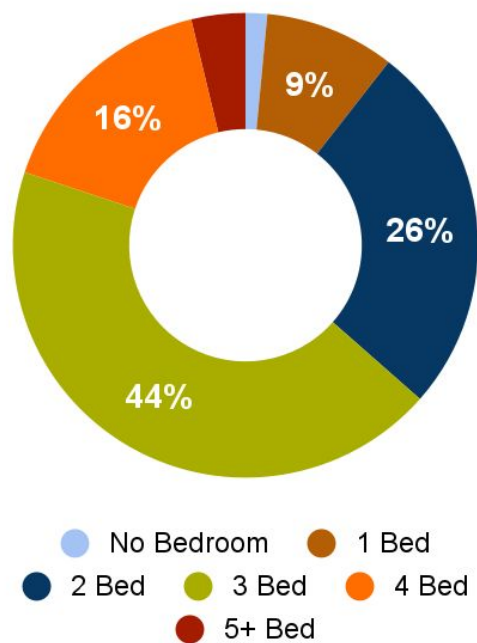
## Housing Stock by Bedrooms

Decatur County | 2019



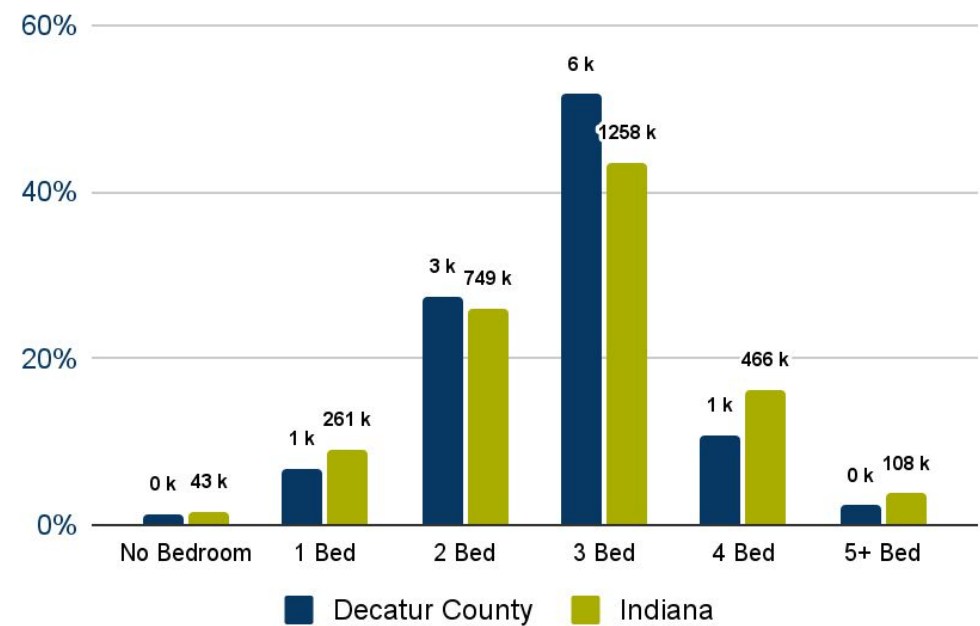
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

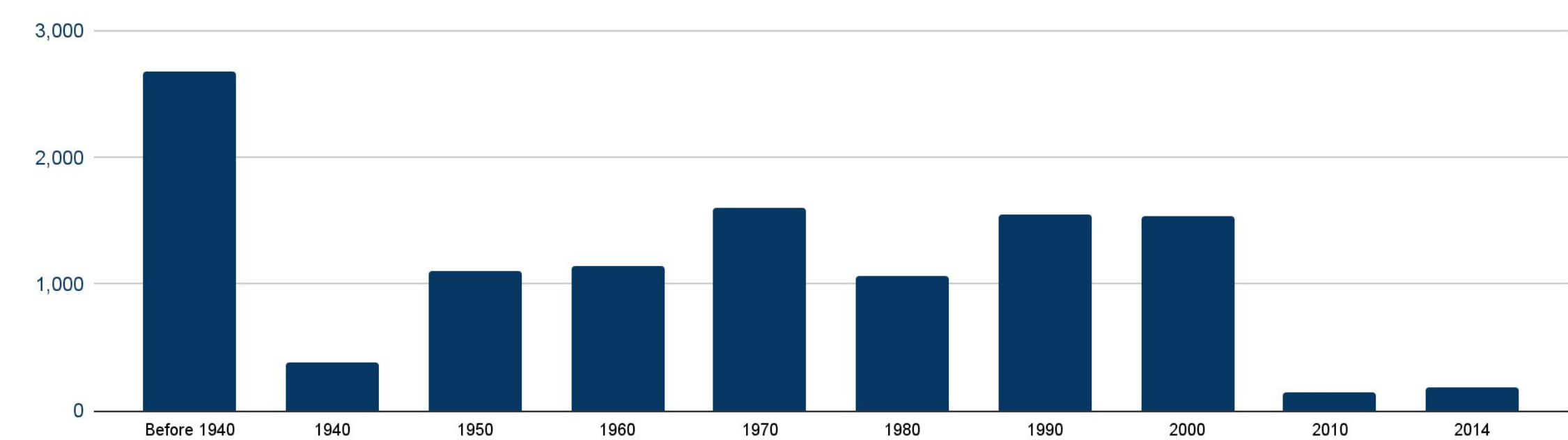
Decatur County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 84% of homes were built before 1990, with most homes built in 2014.

**Homes by Year Built**  
Decatur County | 2019

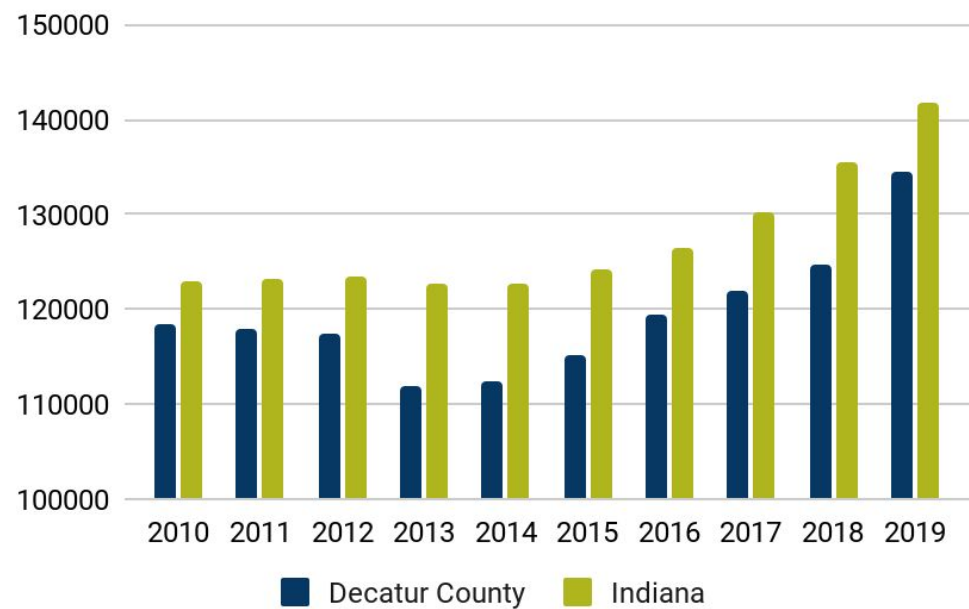


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

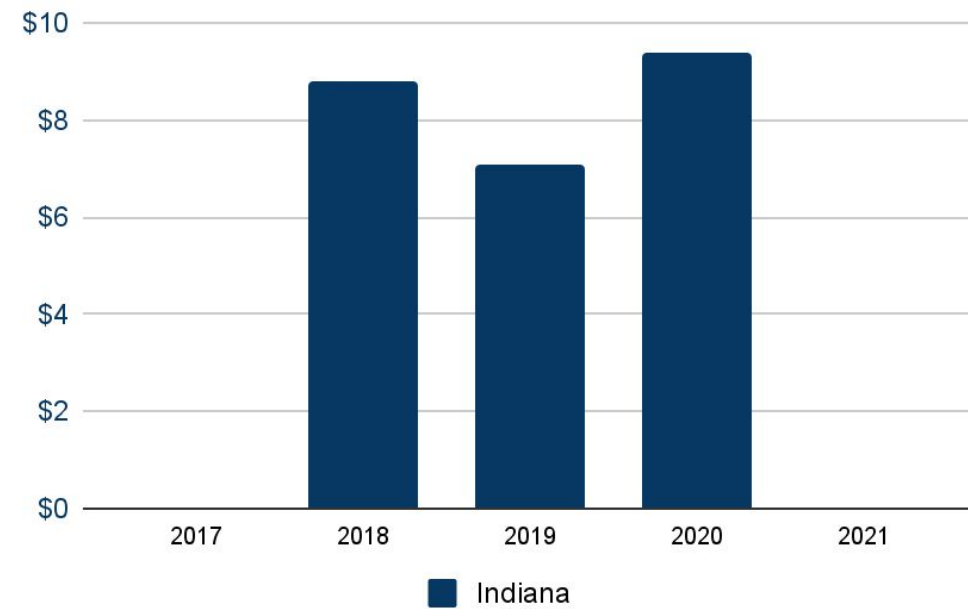
**MEDIAN LISTING PRICE |** Homes in Decatur County have a median listing price of \$134,400, compared to \$141,700 statewide. Home prices have increased by 13% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

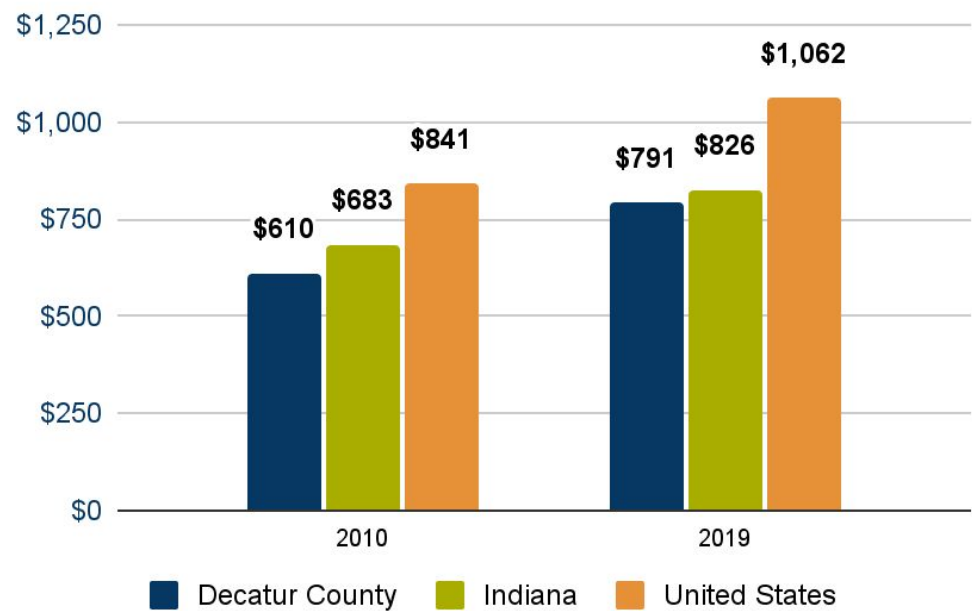
**Note: Some data are placeholders, and not representative of actual conditions.**



**MEDIAN RENTS |** Median rents have increased by 30% since 2010, with average rents at \$791.

**Median Rent**

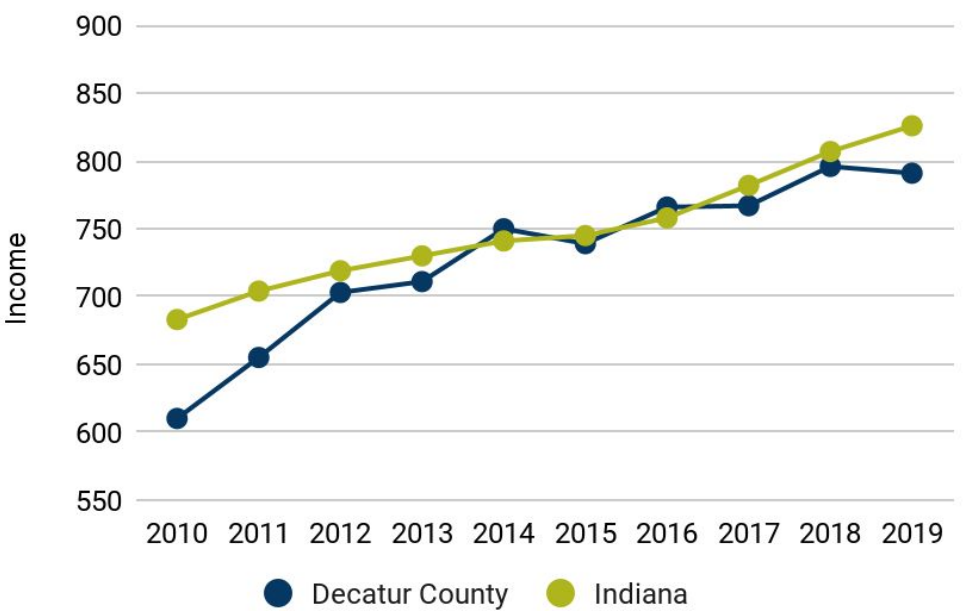
Decatur County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

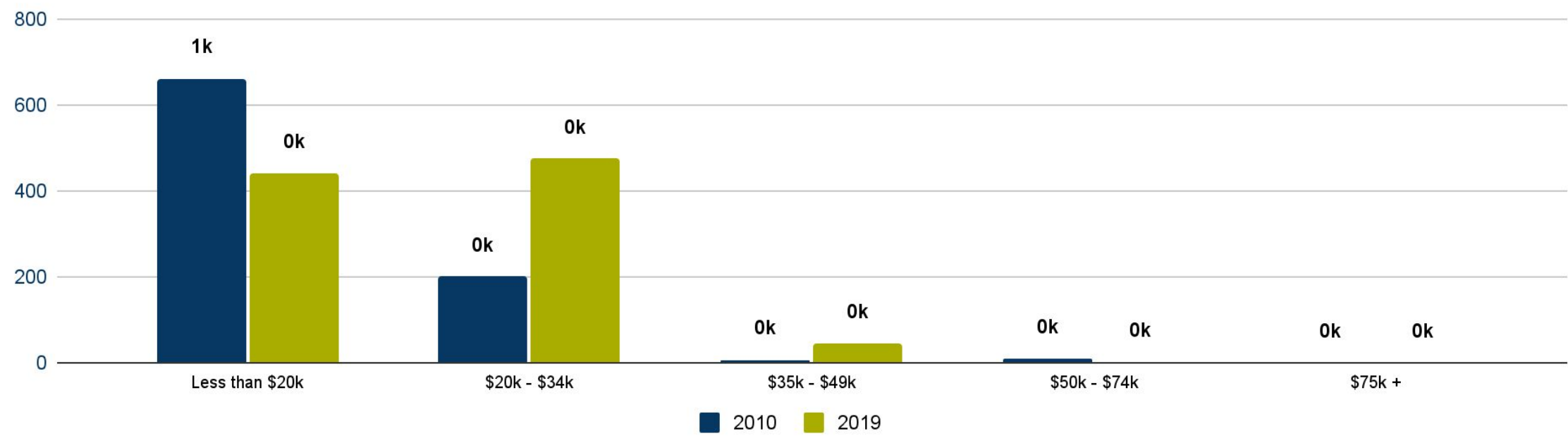
Decatur County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 34% of households are housing cost burdened in Decatur County, down -4% since 2010. 45% of households earning below \$50,000 are housing cost burdened.

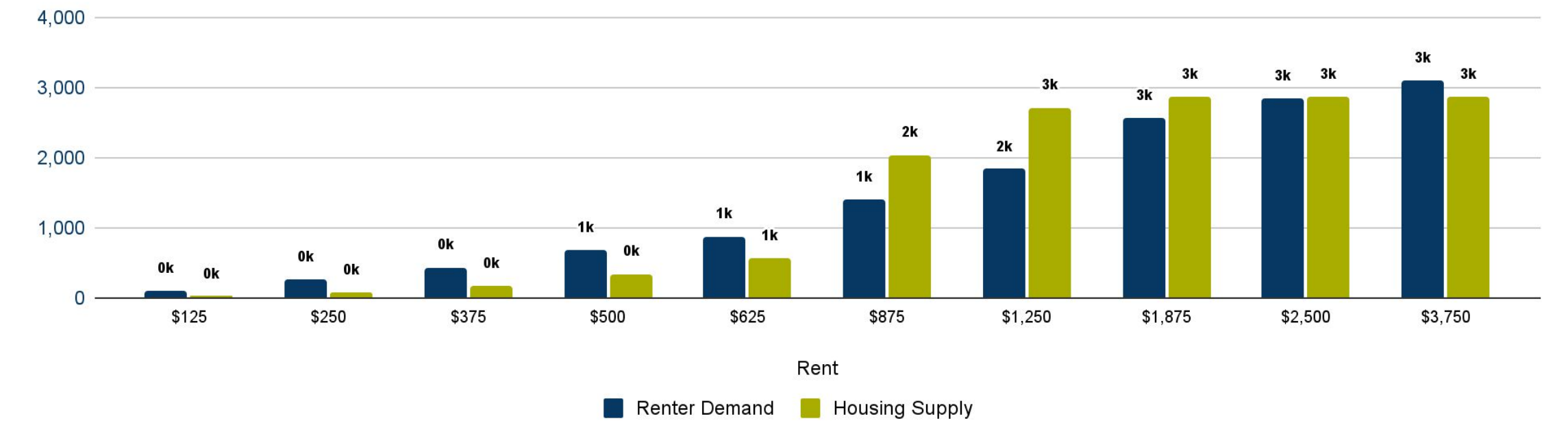
**Renter Housing Cost Burden**  
Decatur County, Indiana | 2010 - 2019



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**  
Decatur County, Indiana | 2010-2019

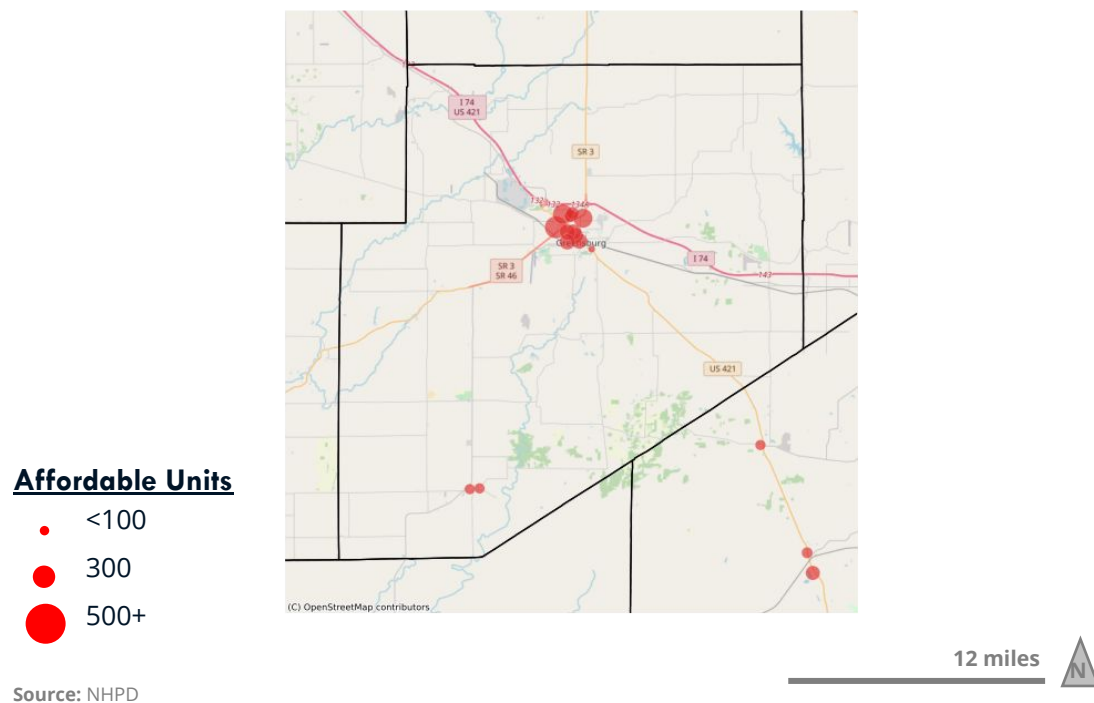


Source: ACS 2010-2019 5-year estimates

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

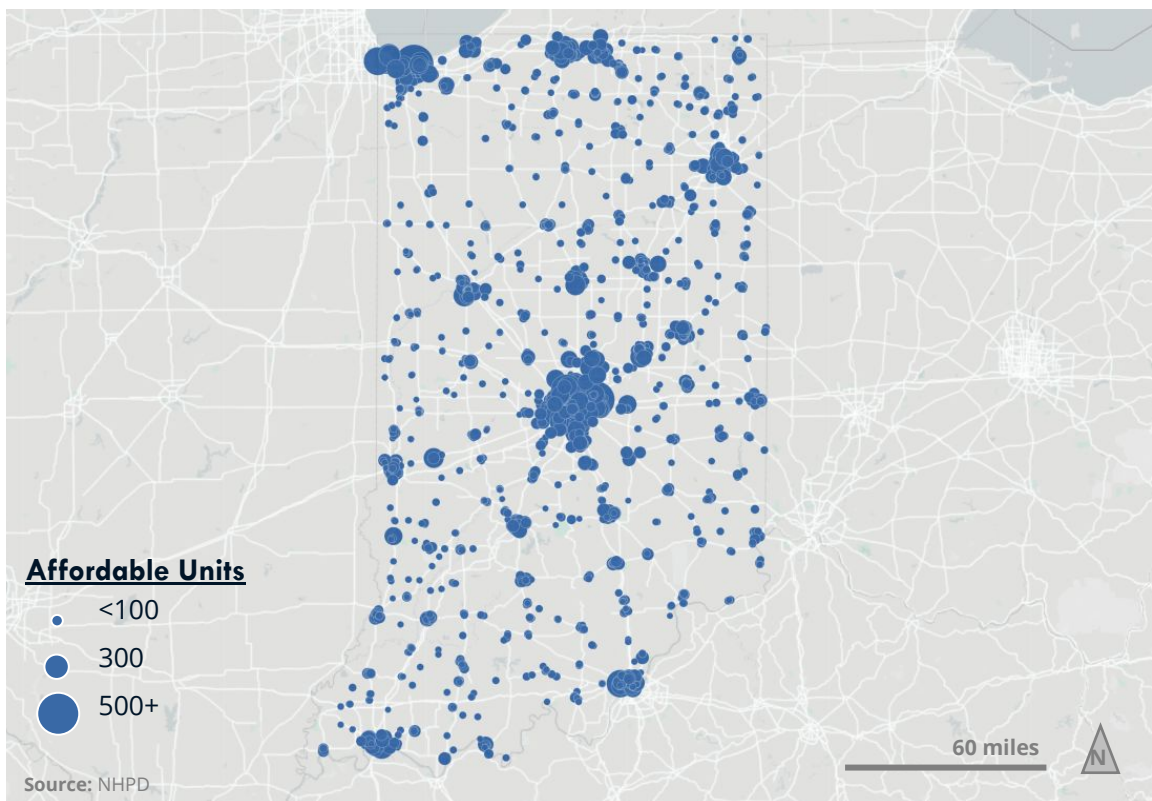
## Affordable Housing Inventory

Decatur County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

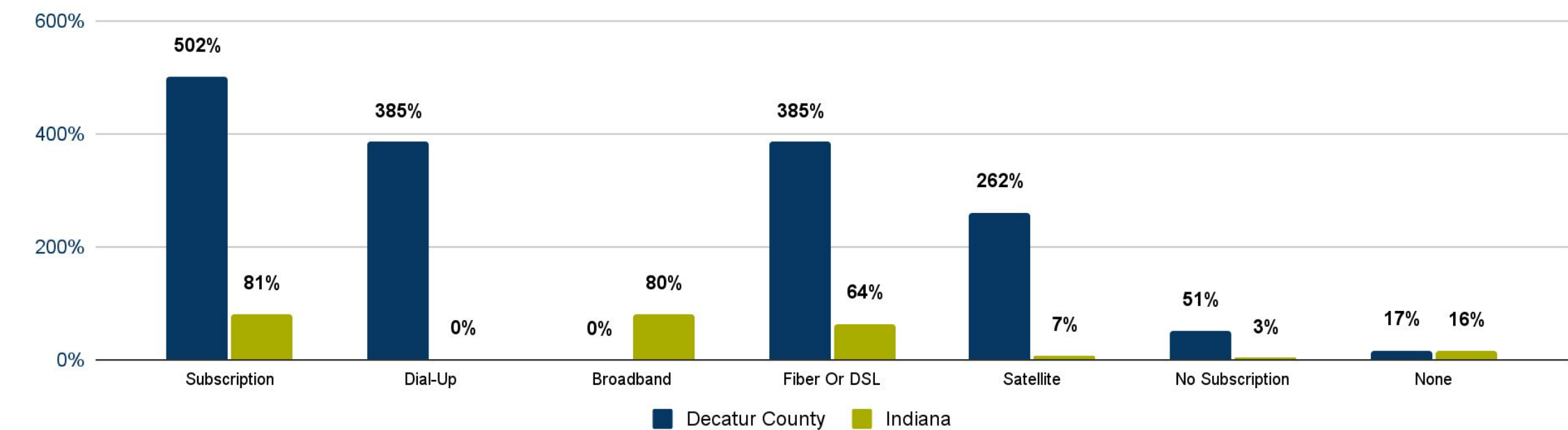


**WORKING DRAFT**

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# HOUSING AMENITIES | 0% of housing units have access to broadband.

## Broadband Access Decatur County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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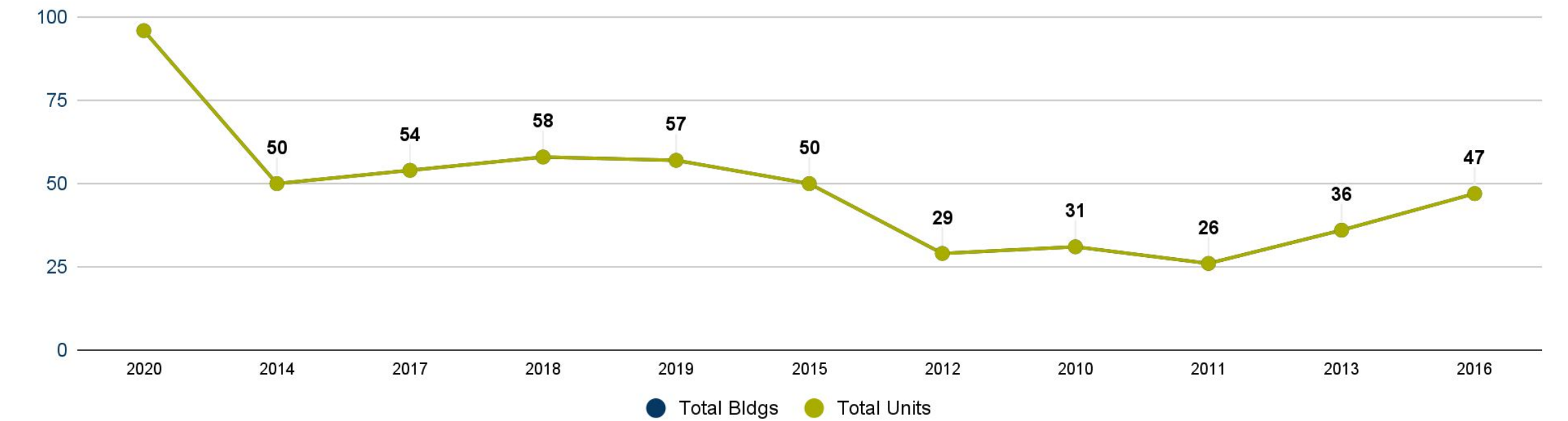
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS |** There have been 47 new housing starts in 2016 in Decatur County, with 534 total building permits authorized since 2020.

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