

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR ALLEN 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.

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

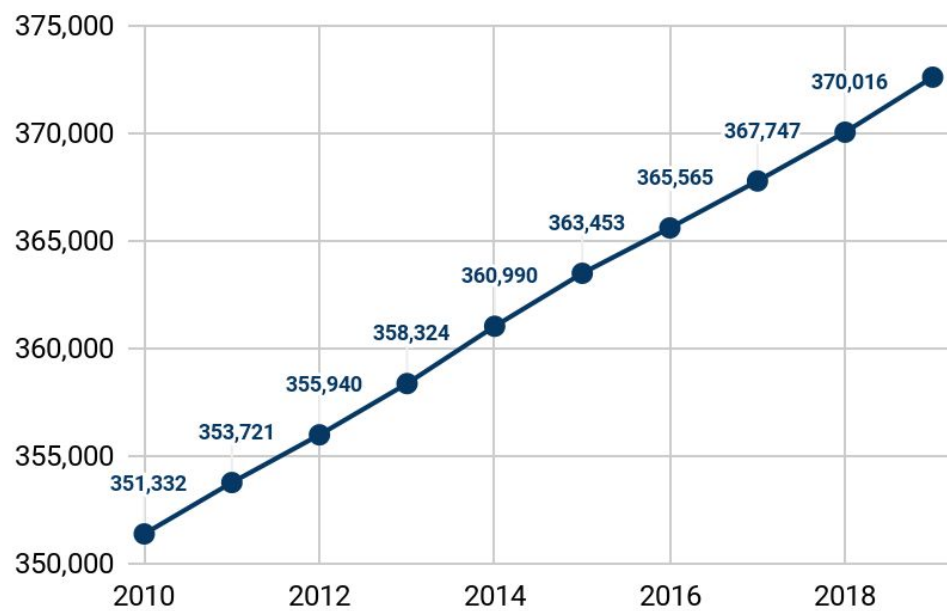
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

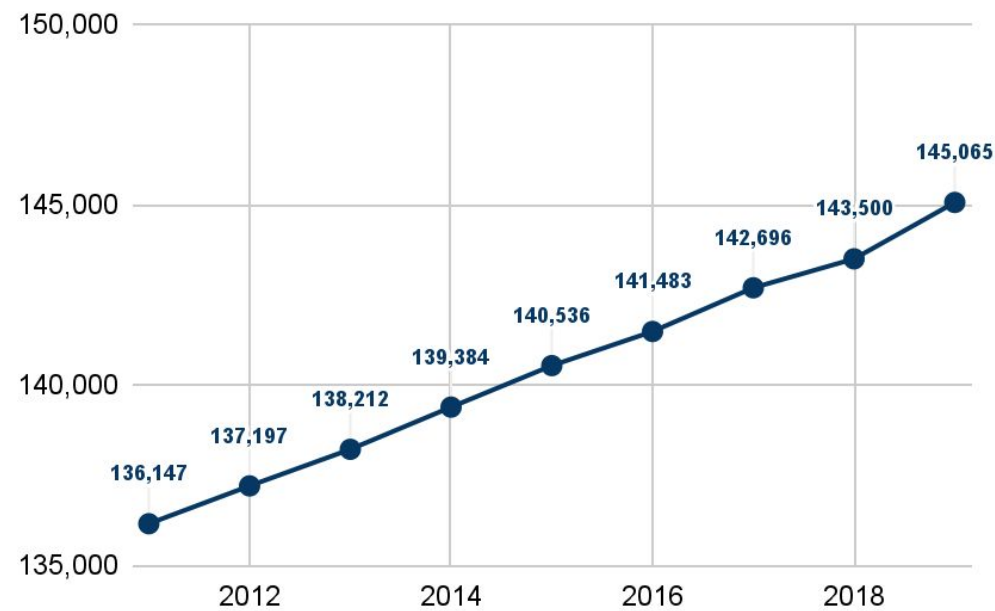
POPULATION | Allen County's population has increased by 6.05% (21,243 people) between 2010-2019. In the same time period, the total number of households increased by 6.82% (9,258 households).

Resident Population
Allen County | 2010-2019



Source: FRED, U.S. Census Bureau

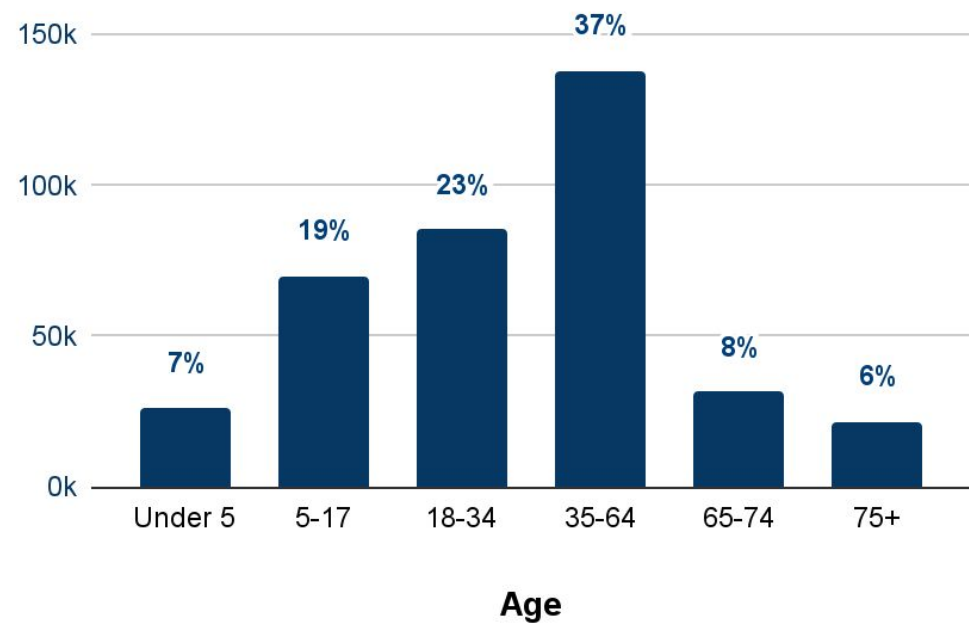
Households
Allen County | 2010-2019



Source: FRED, U.S. Census Bureau

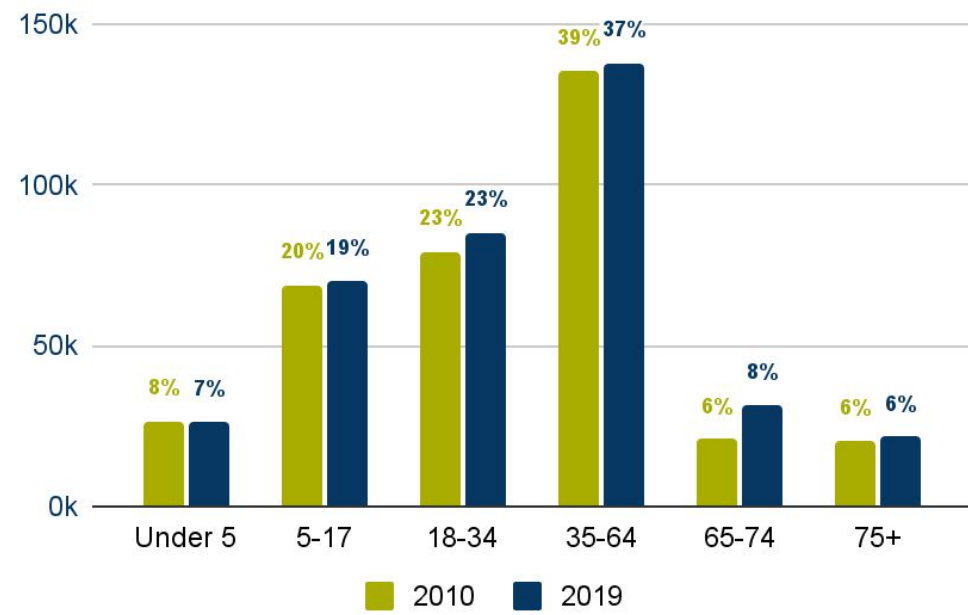
AGE | 14% of people in Allen County are above the age of 65, while 26% are below 18.

Population by Age
Allen County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Allen County | 2010, 2019

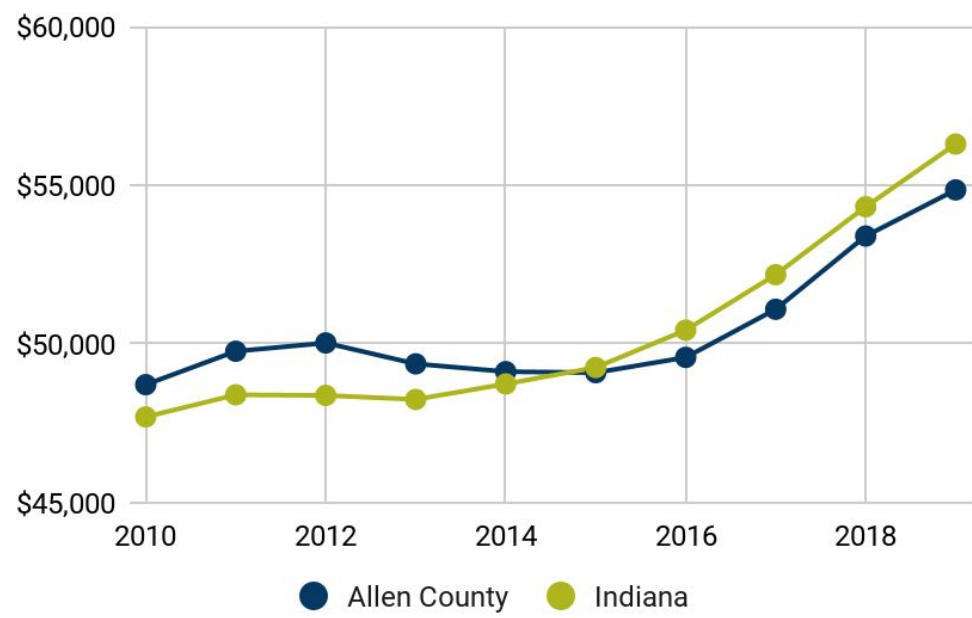


Source: ACS 2010-2019 1-year estimates

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

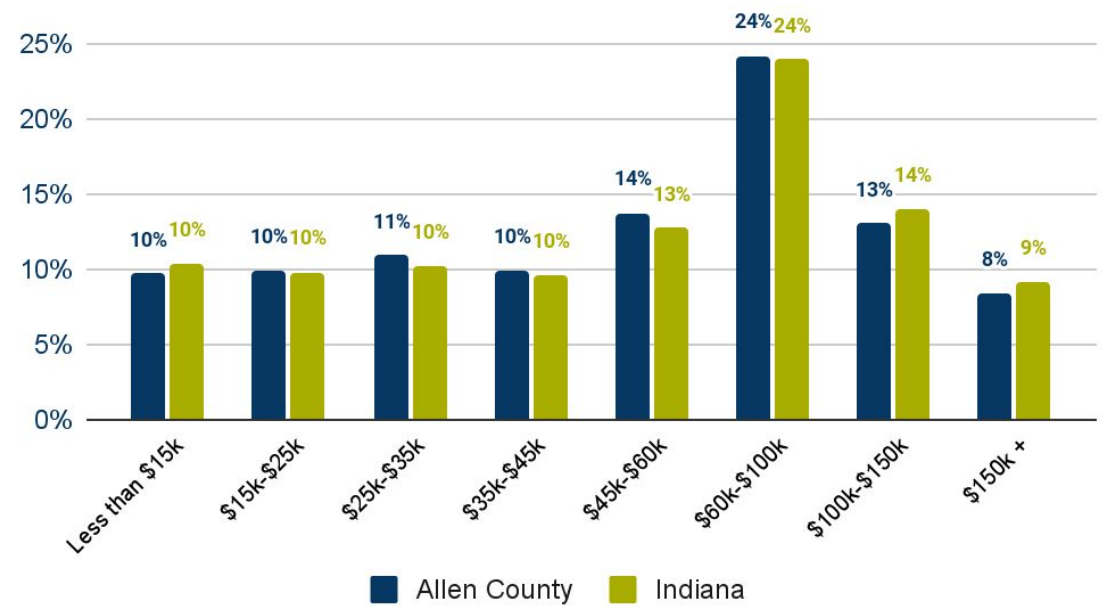
Allen County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

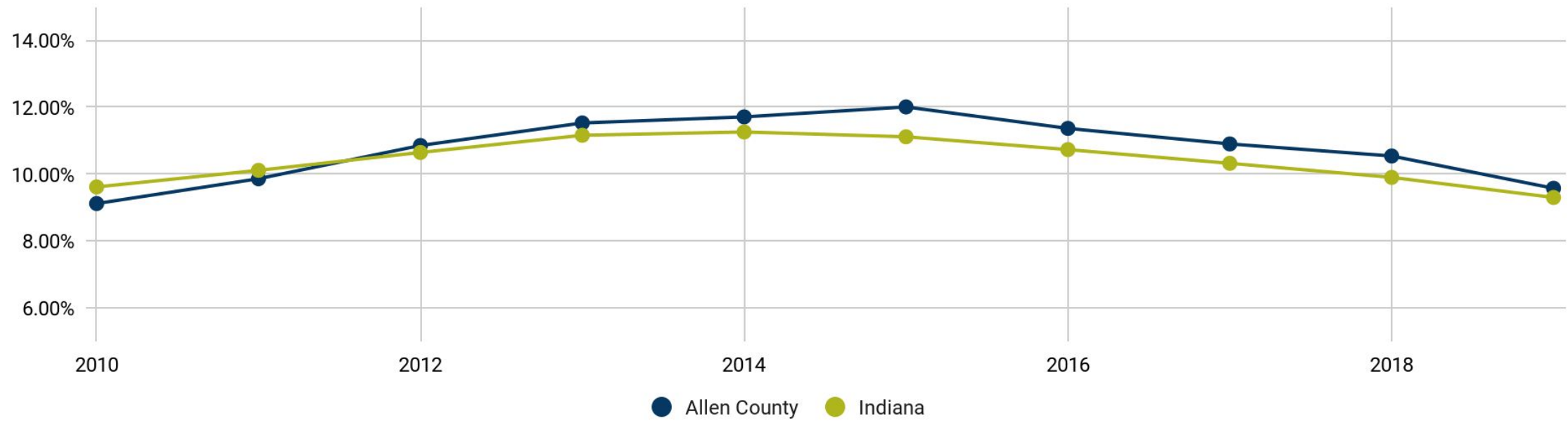
Allen County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.6% of families live in poverty conditions in Allen County, up 0.46 percentage points from 9.1% in 2010.

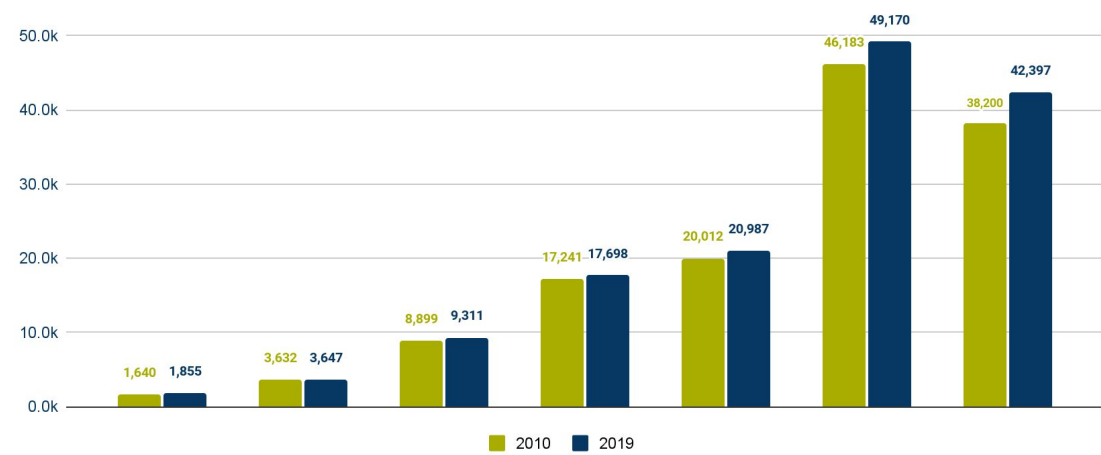
Family Poverty Rate
Allen County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

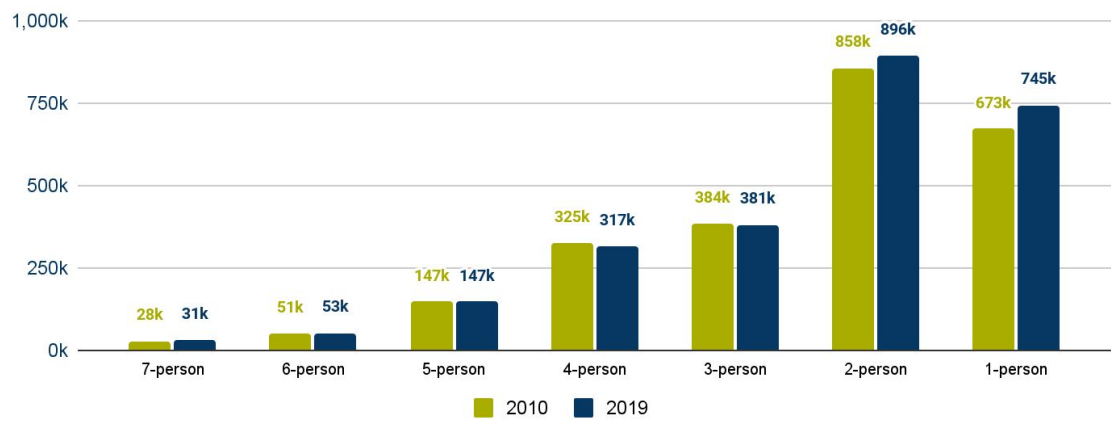
HOUSEHOLD SIZE | The average household size is 2.53 people, compared to 2.52 statewide. The Allen County average household has shrunk by 0.02 persons since 2010.

Household Size
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

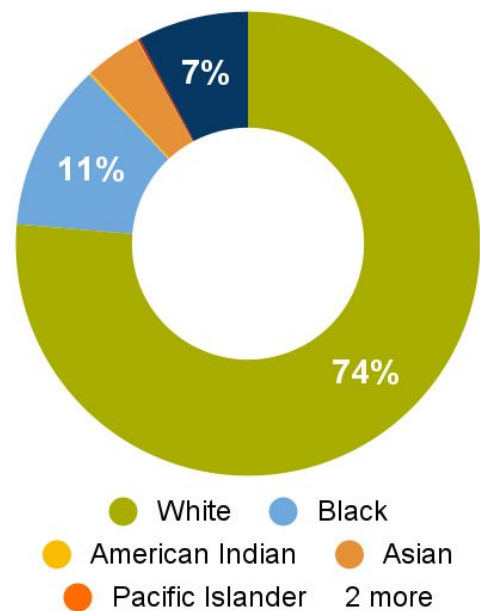


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Allen County is 74% white, 11% Black, 7% Hispanic/Latino, 4% Asian, and 0% other.

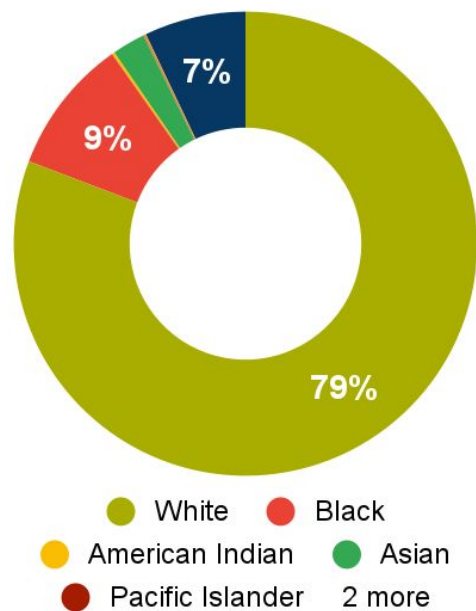
Racial/Ethnic Distribution

Allen County | 2019



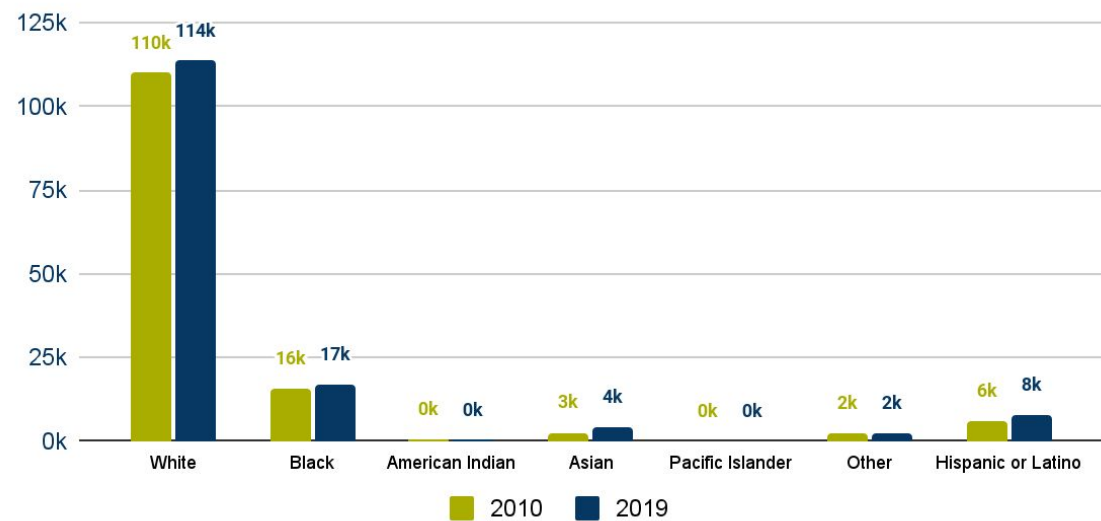
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Allen County | 2010, 2019

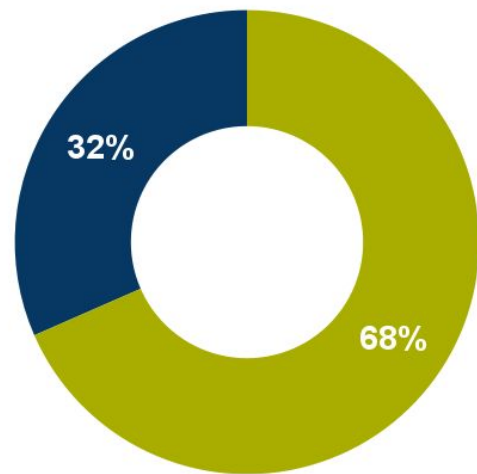


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 32% of households (45,801 households) in Allen County were renters, while 68% (99,264 households) were 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

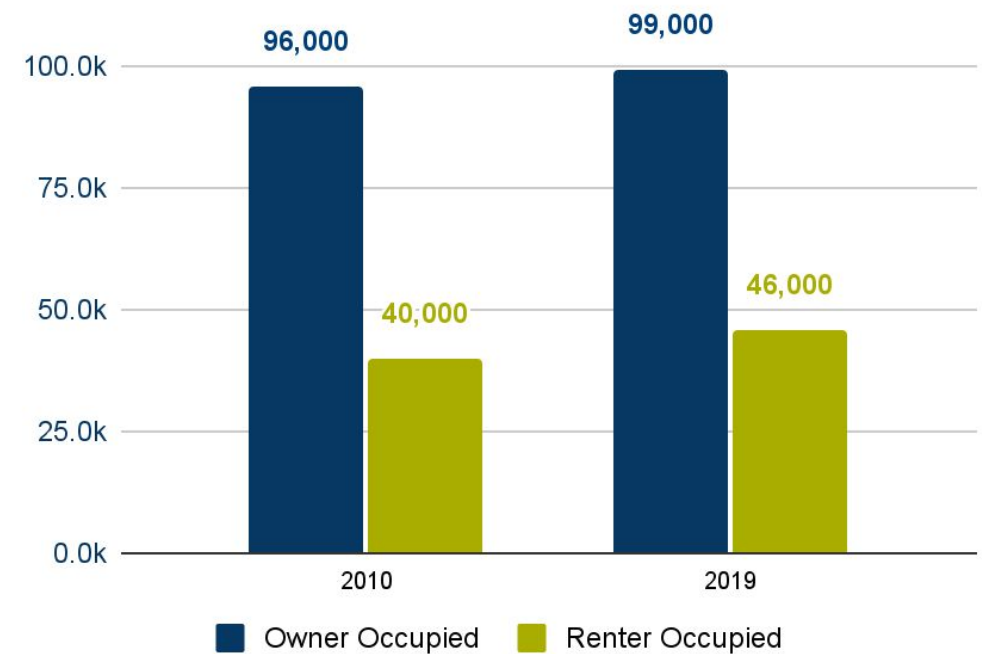
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

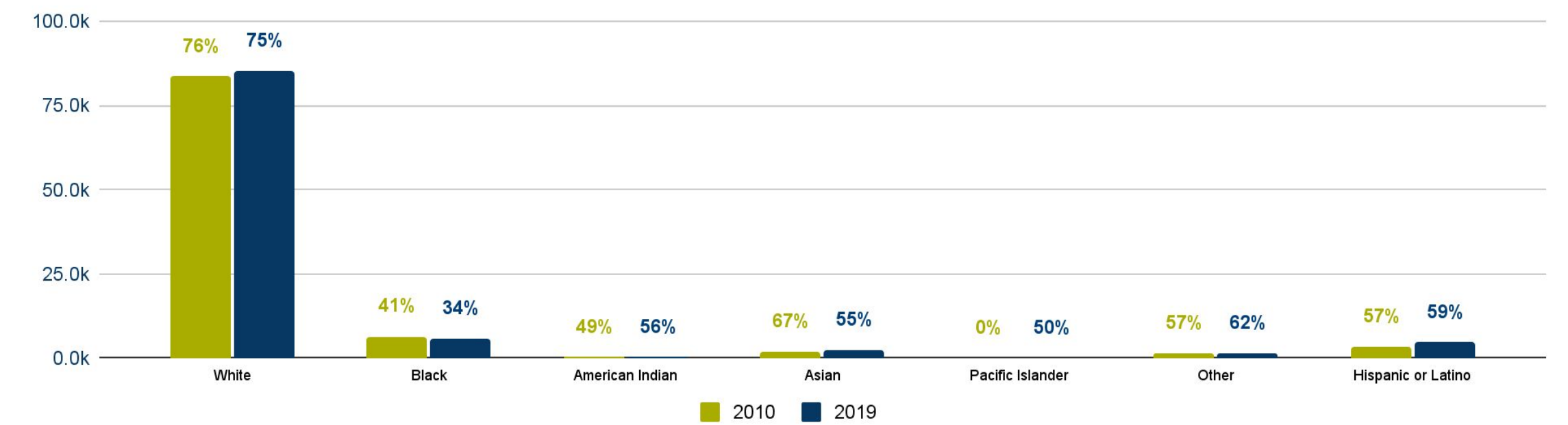
Allen County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 68%, homeownership is 75% among non-Hispanic White households, 34% for Black households, and 59% for Hispanic or Latino households.

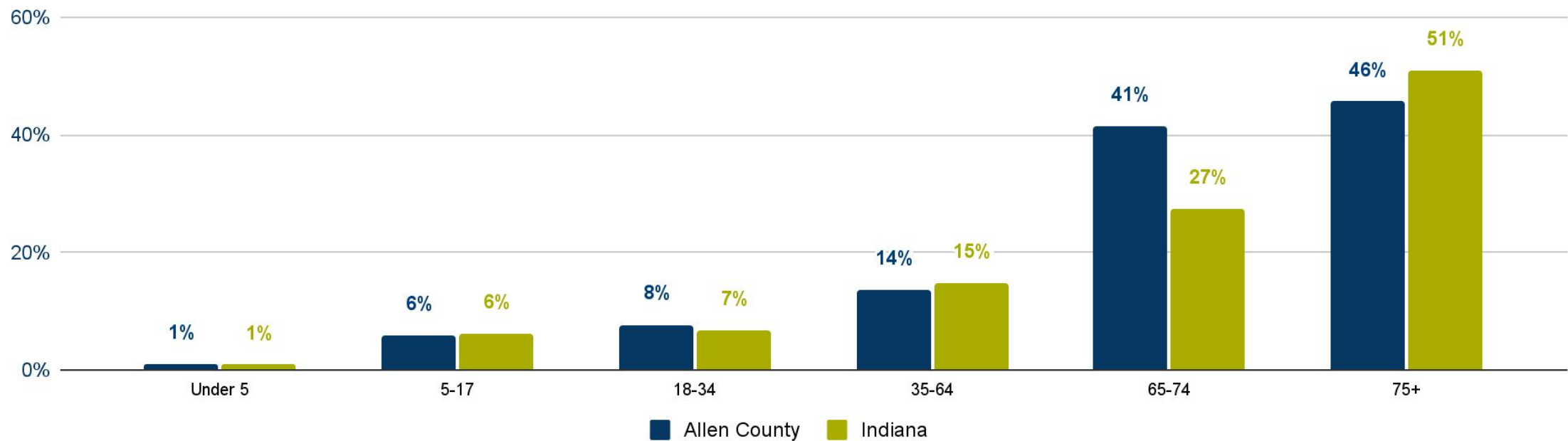
Homeownership by Race
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

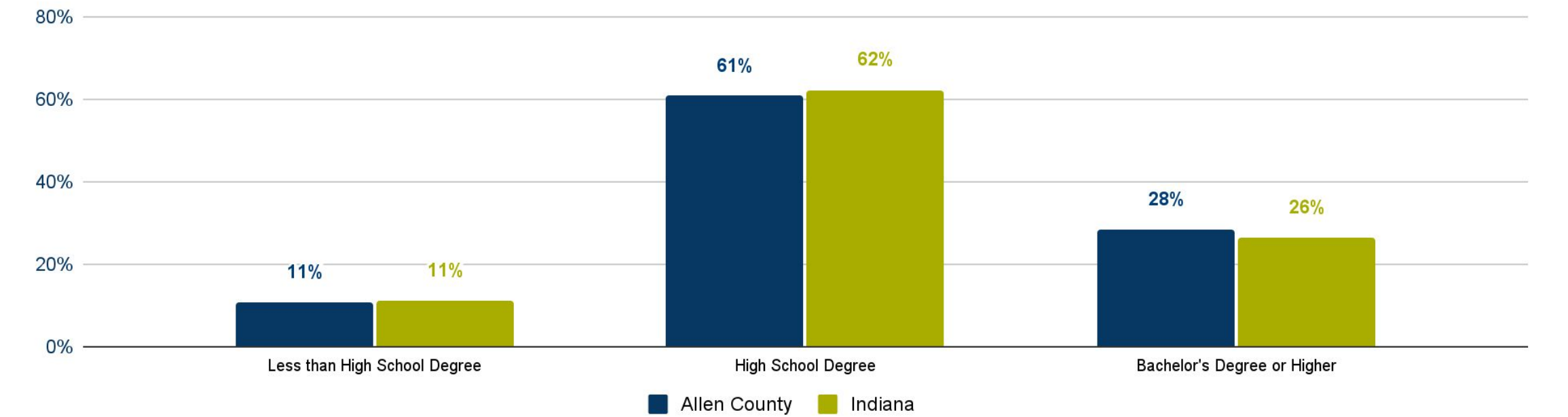
Share of the Population with a Disability by Age
Allen County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

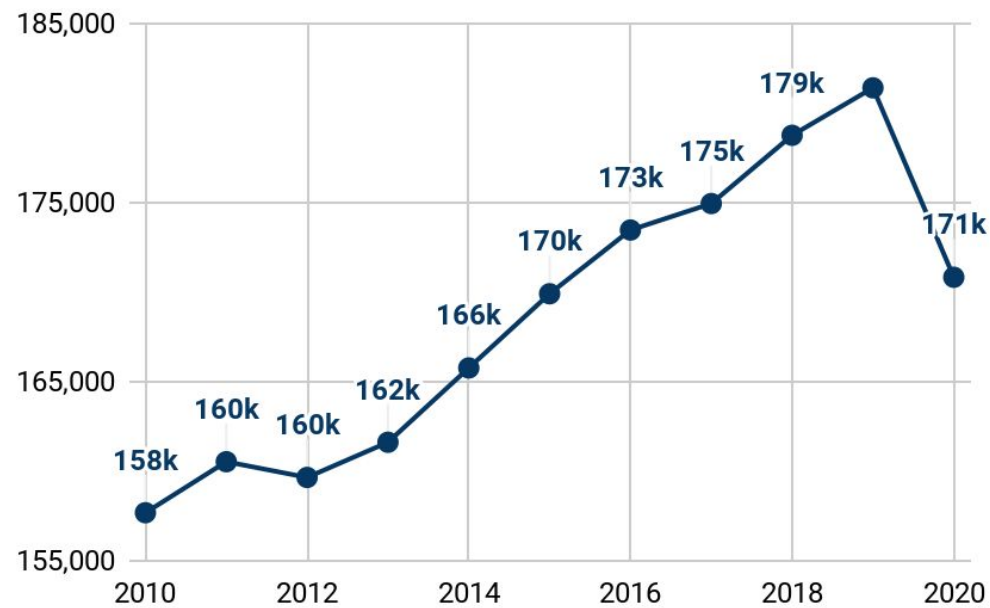


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

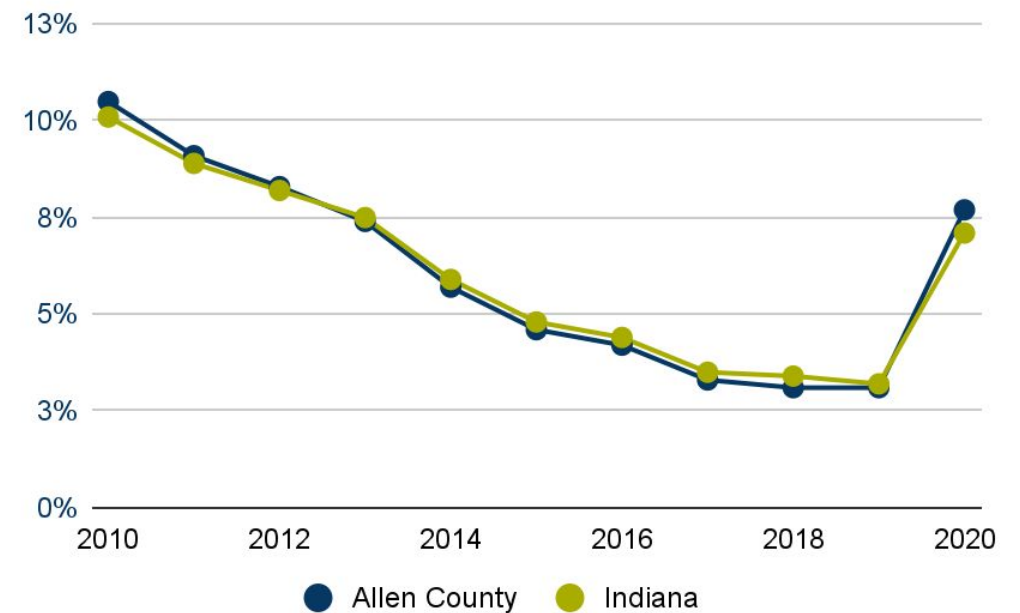
EMPLOYMENT BASE | There are currently 171,000 employed persons in Allen County, up by 8.35% since 2010. The unemployment rate in 2020 was 7.70%, up 4.60 points from 2019.

Total Employment
Allen County | 2010-2019



Source: ACS 2010-2019 5-year estimates

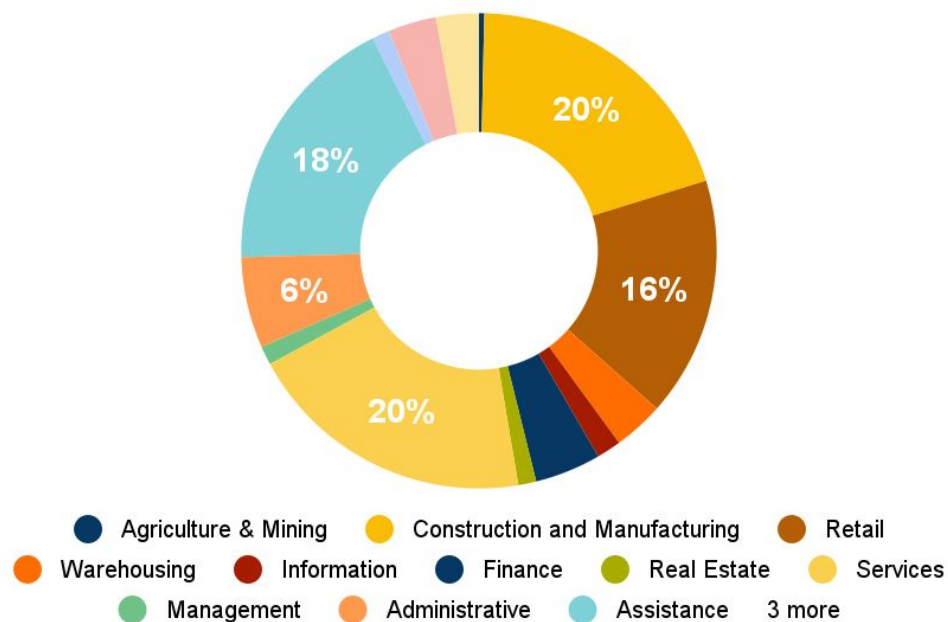
Unemployment Rate
Allen County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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 | **\$47,528**
2. Trade, transportation, and utilities | **\$44,197**
3. Professional and business services | **\$51,352**
4. Goods-producing | **\$62,978**
5. Financial activities | **\$73,034**

Source: BLS

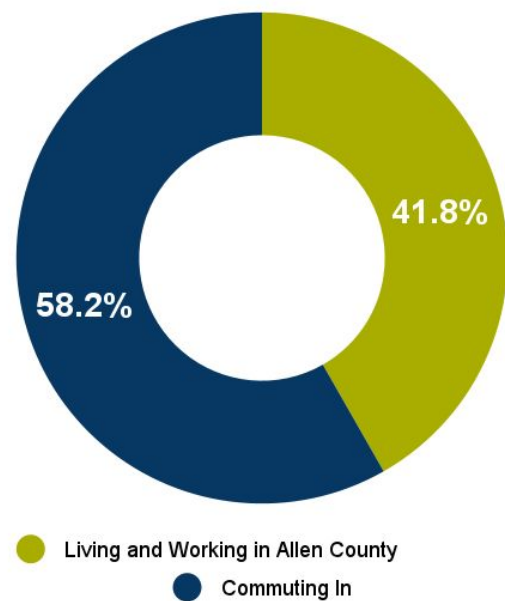
Top 5 Employers

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

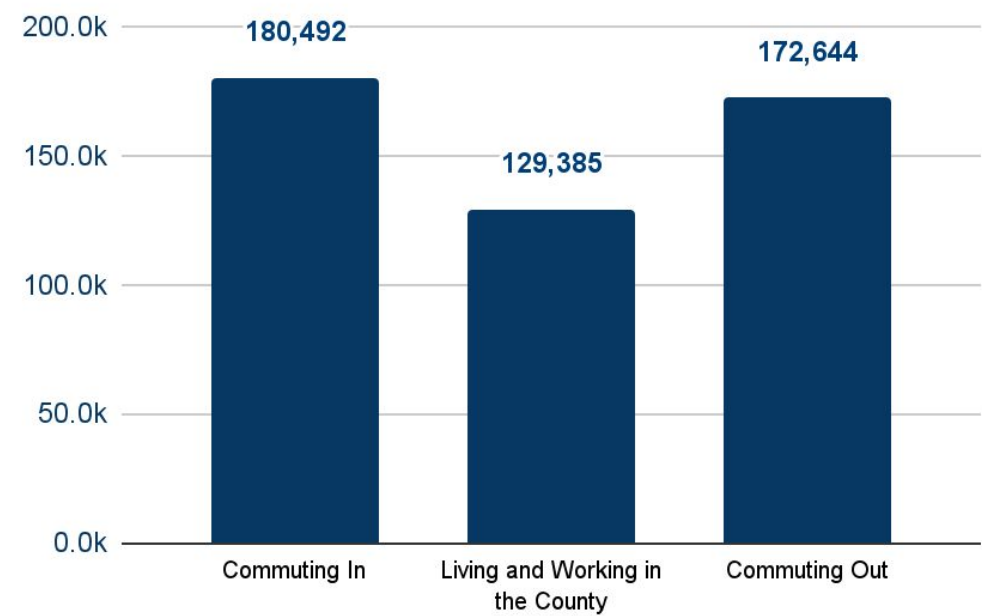
COMMUTER INFLOW / OUTFLOW | 180,000 commuters come into Allen County for their jobs, while 173,000 employees travel outside of Allen County for their jobs.

Employment Inflow
Allen County | 2018



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

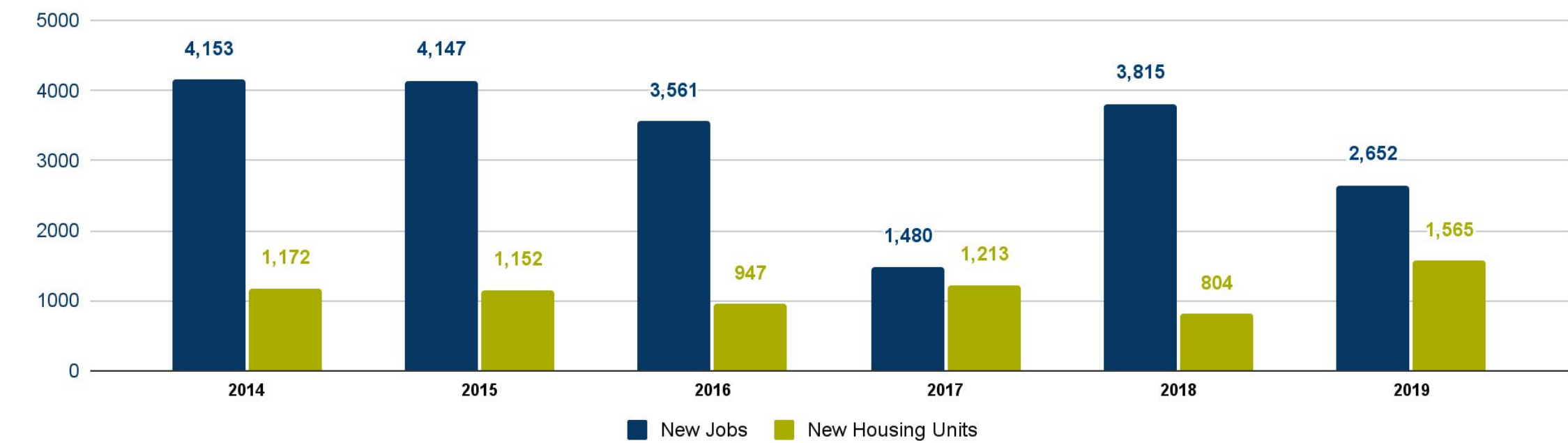
Commuting Patterns
Allen County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Allen County has created 19,808 jobs between 2014-2019 and 6,853 housing units, or 35 units for every 100 jobs created.

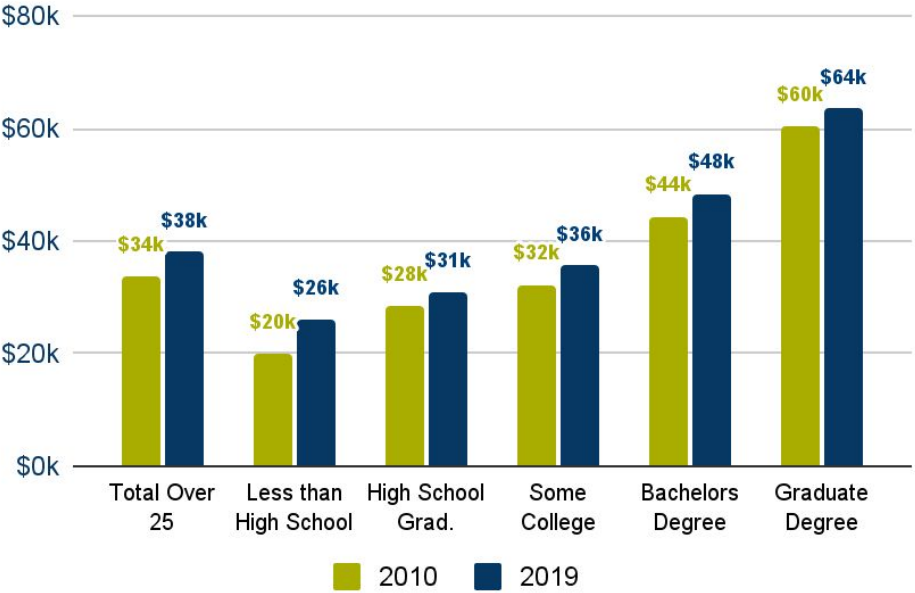
Job Growth and Housing Production
Allen County | Total Jobs, New Jobs



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 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

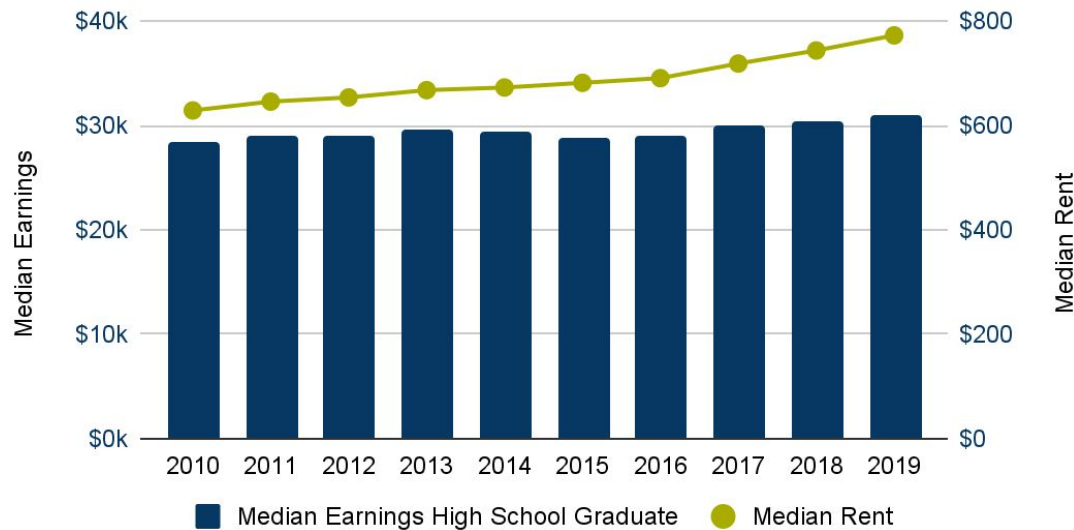
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

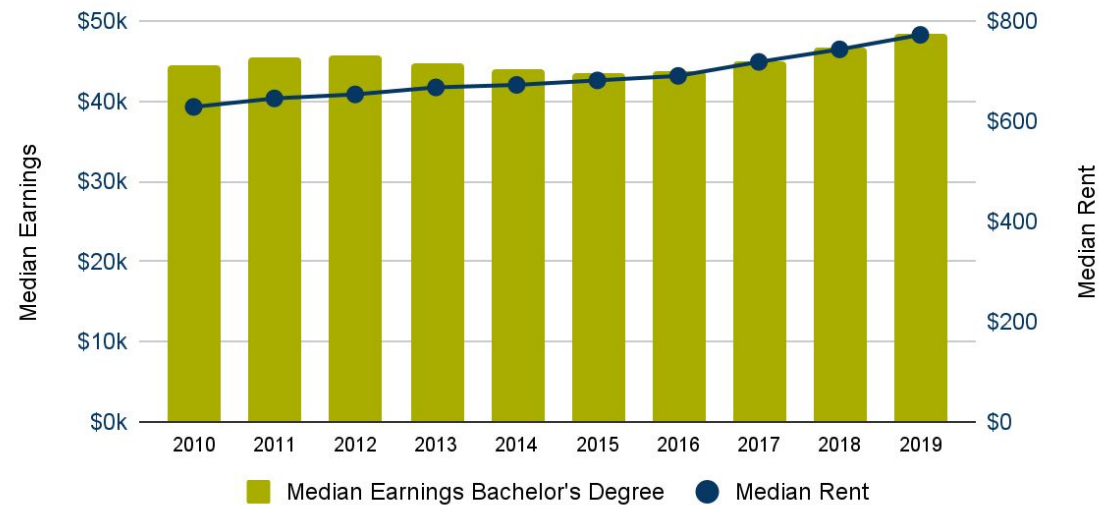
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 22.9%, or 23% since 2010.

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



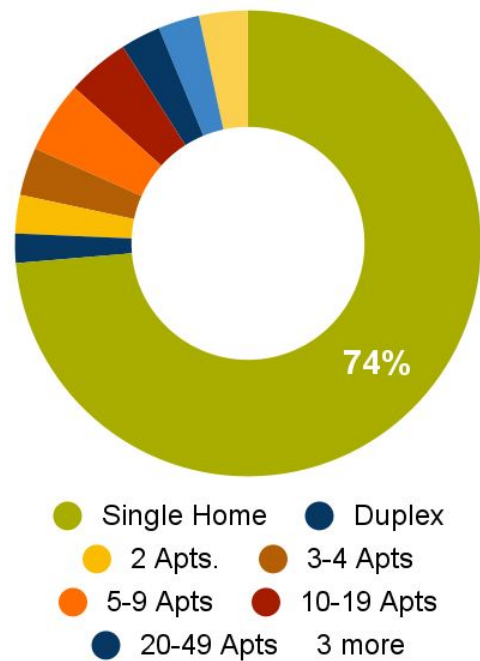
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

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

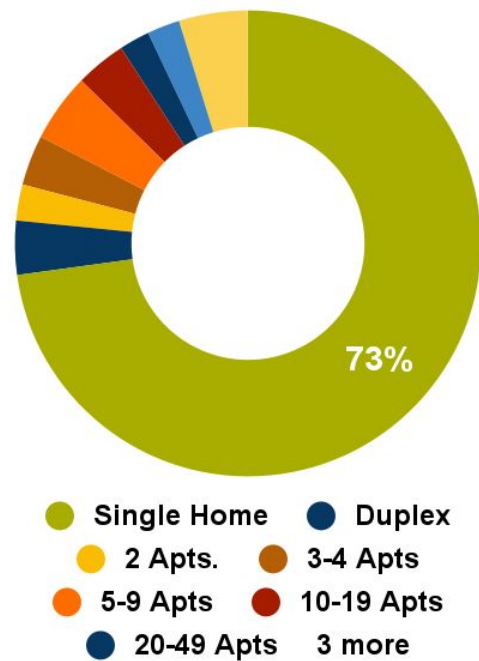
Housing Typology

Allen County | 2019



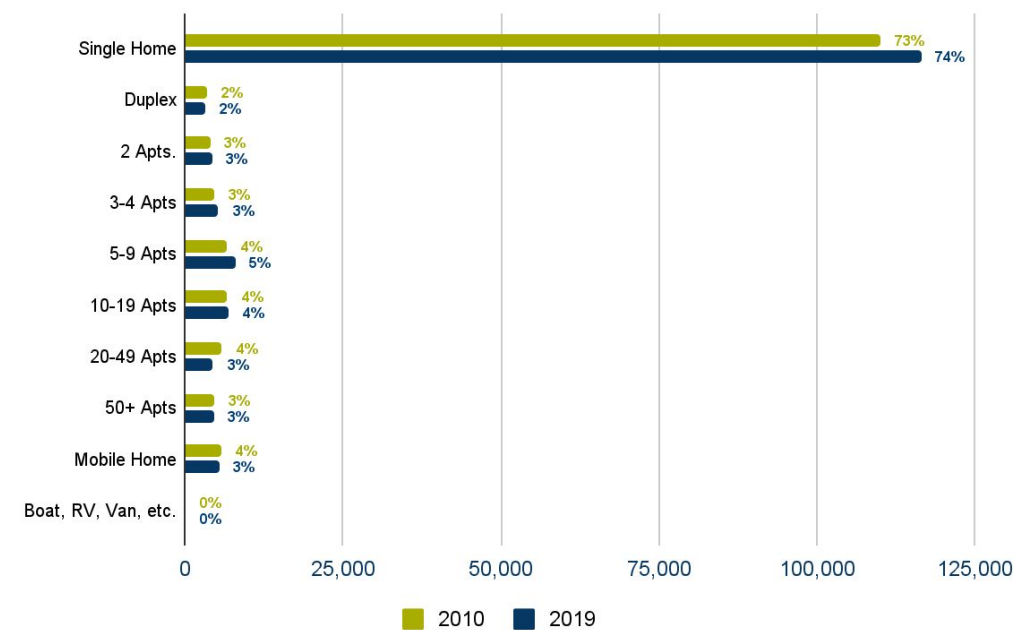
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Allen County | 2010-2019



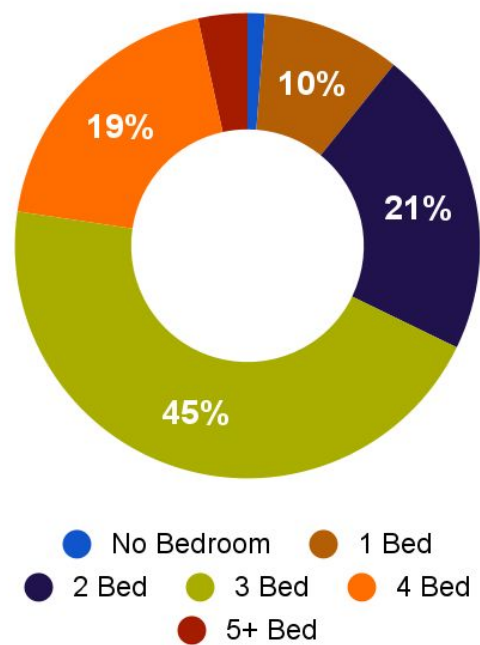
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Allen County contain 2.53 bedrooms, with 68% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Allen County | 2019

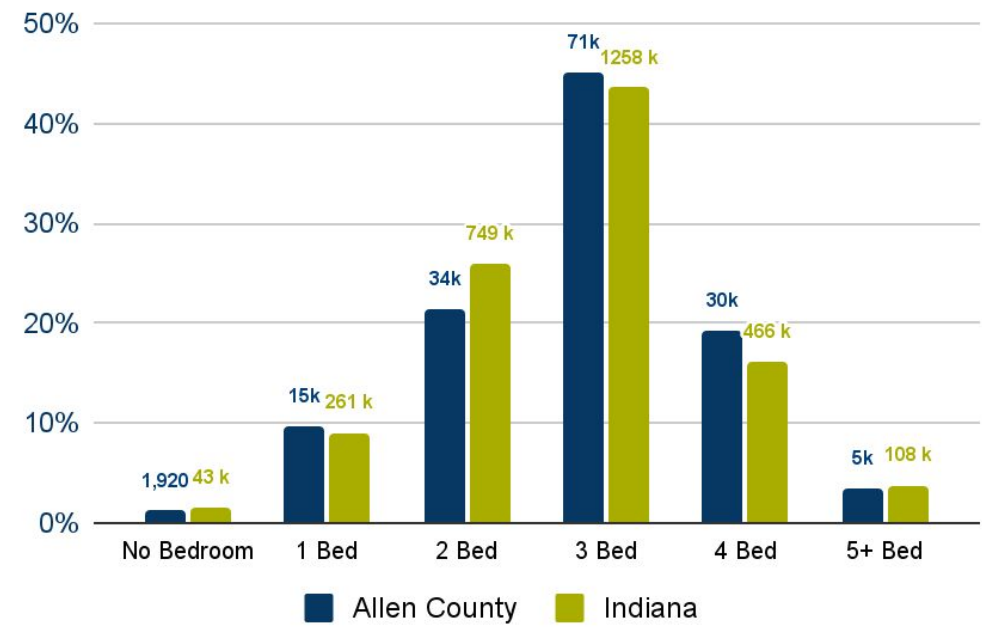
Indiana | 2019



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

Share of Housing Stock by Bedroom

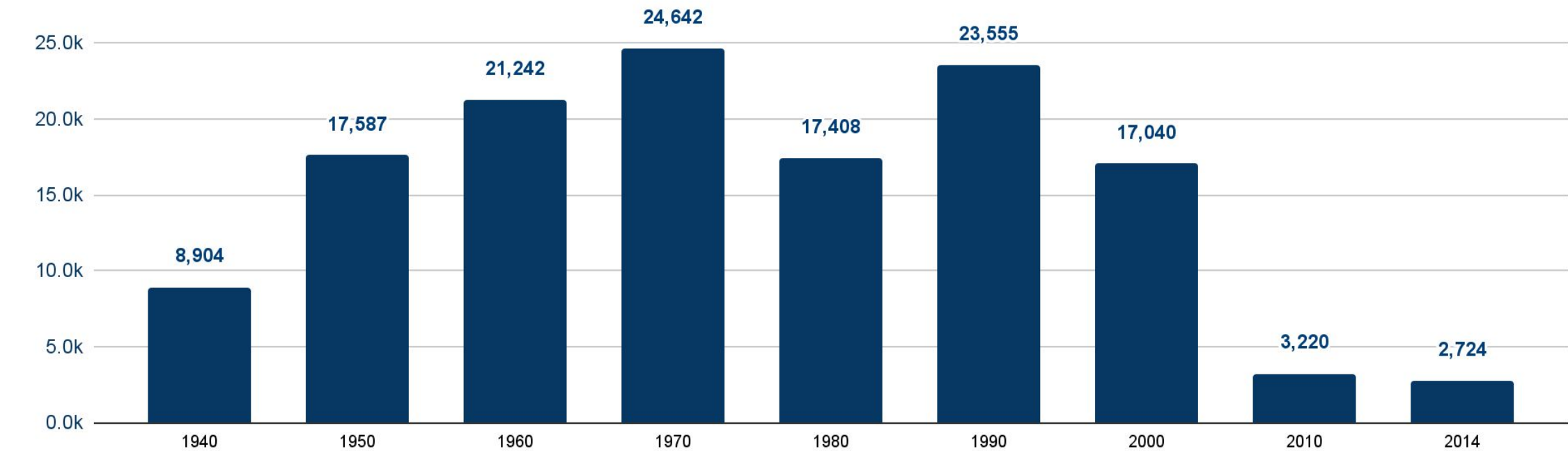
Allen County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 85% of homes were built before 1990, with a plurality of homes built in 1970.

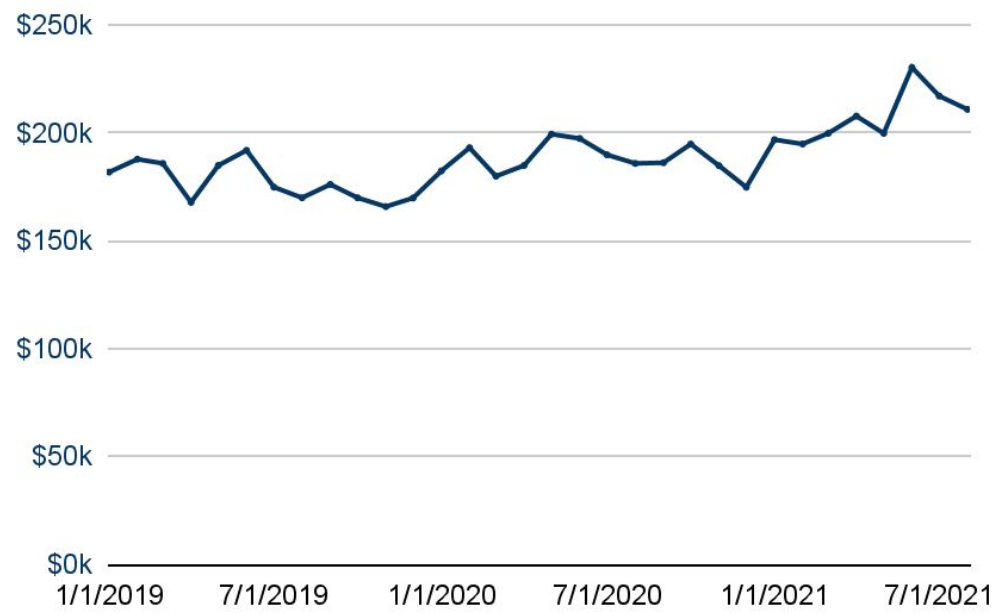
Homes by Year Built
Allen County | 2019



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

MEDIAN LISTING PRICE | Homes in Allen County have a median listing price of \$211,000. Home prices have increased by 16% since 2019.

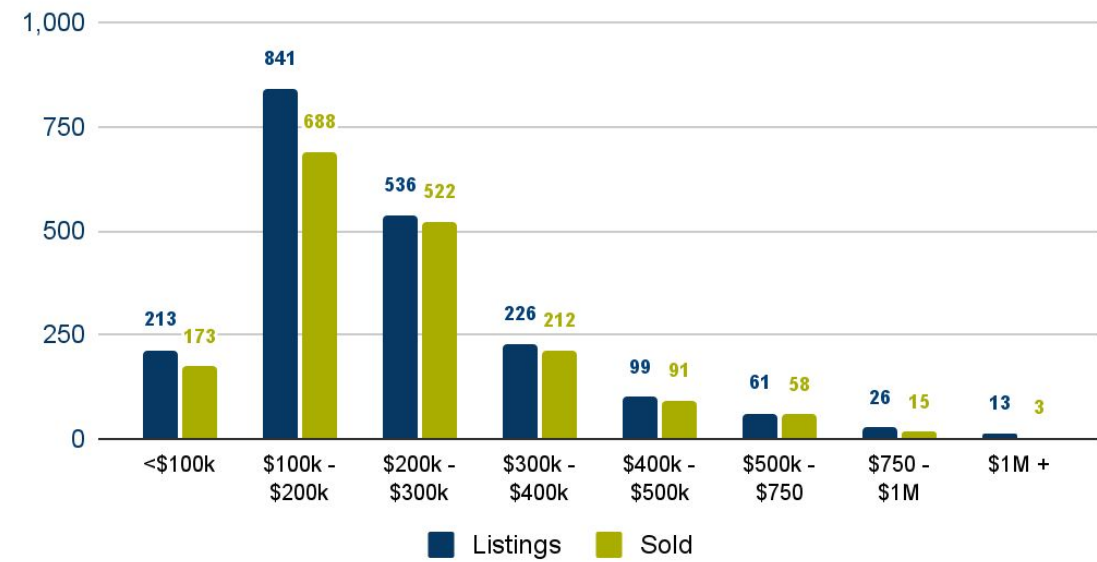
Median Listing Price
Allen County | 2019-2021



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)
Allen County | 2021

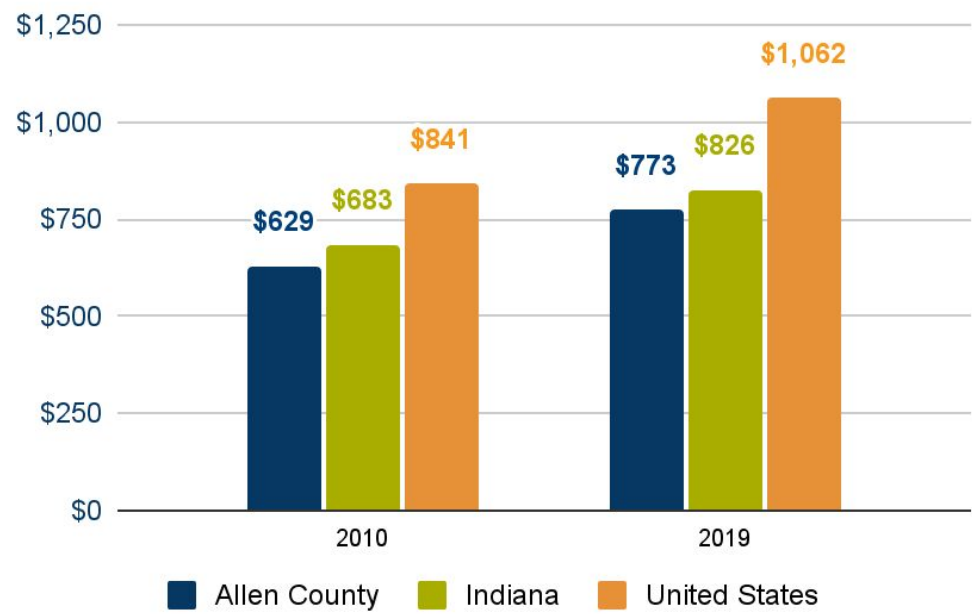


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 23% since 2010, with average rents at \$773 in 2019.

Median Rent

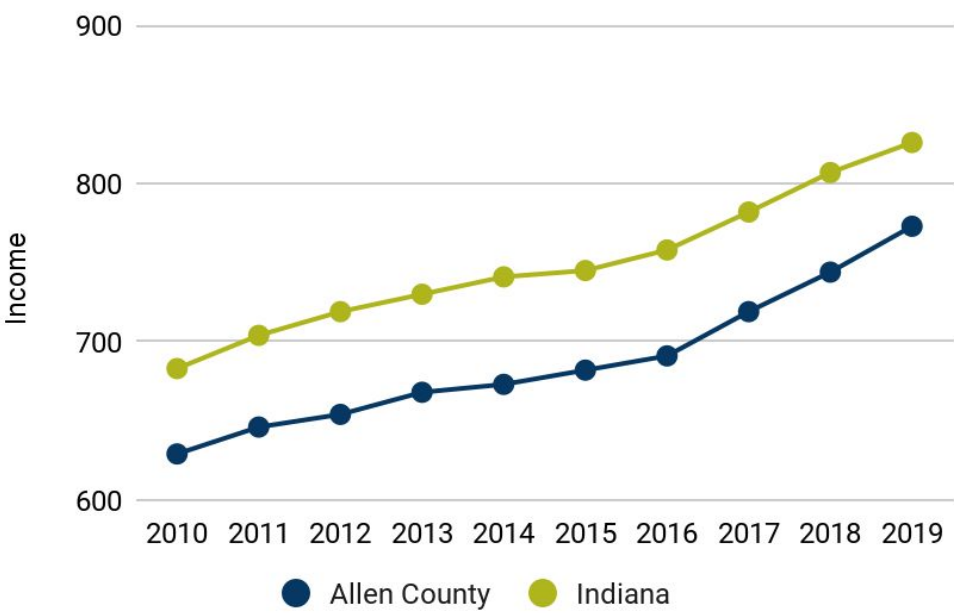
Allen County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

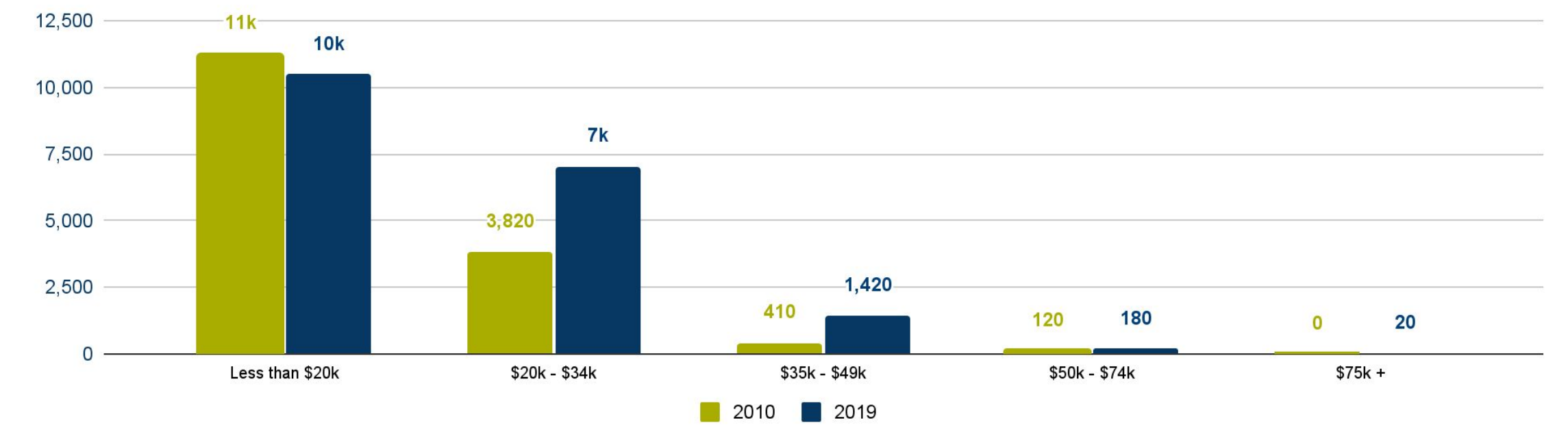
Allen County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

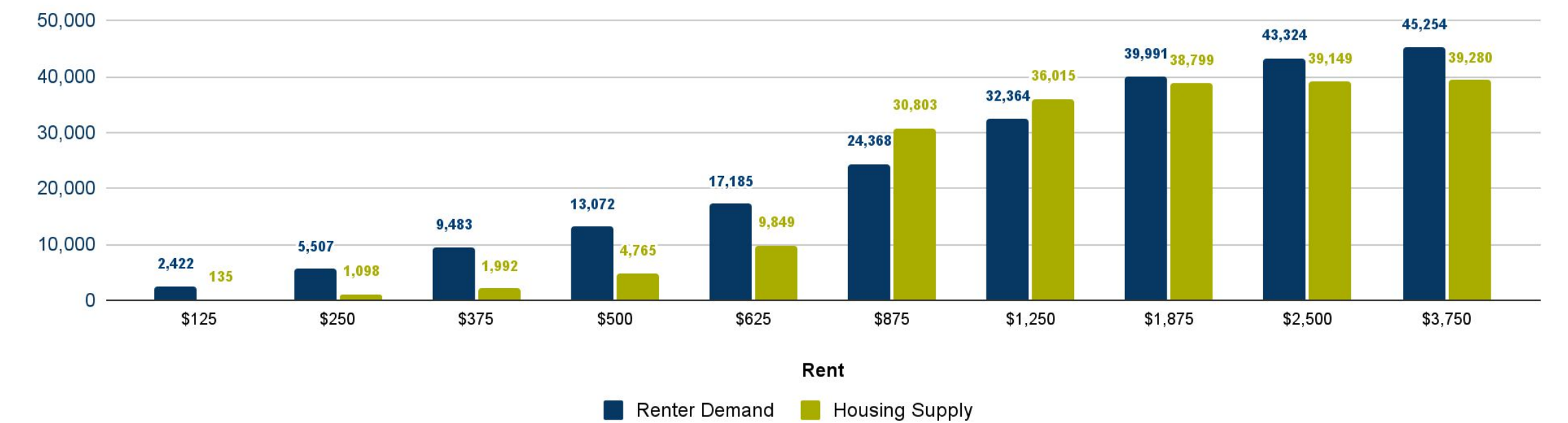
Renter Housing Cost Burden
Allen County, Indiana | 2010 - 2019



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 20000 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
Allen County, Indiana | 2010-2019

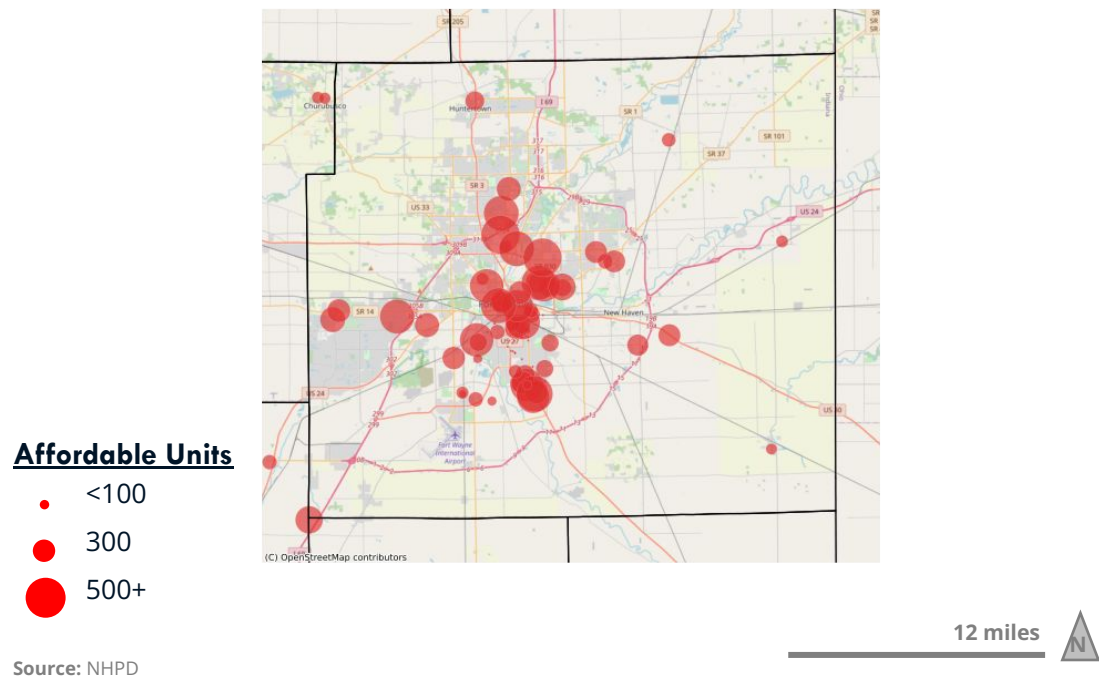


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Allen County | 2020



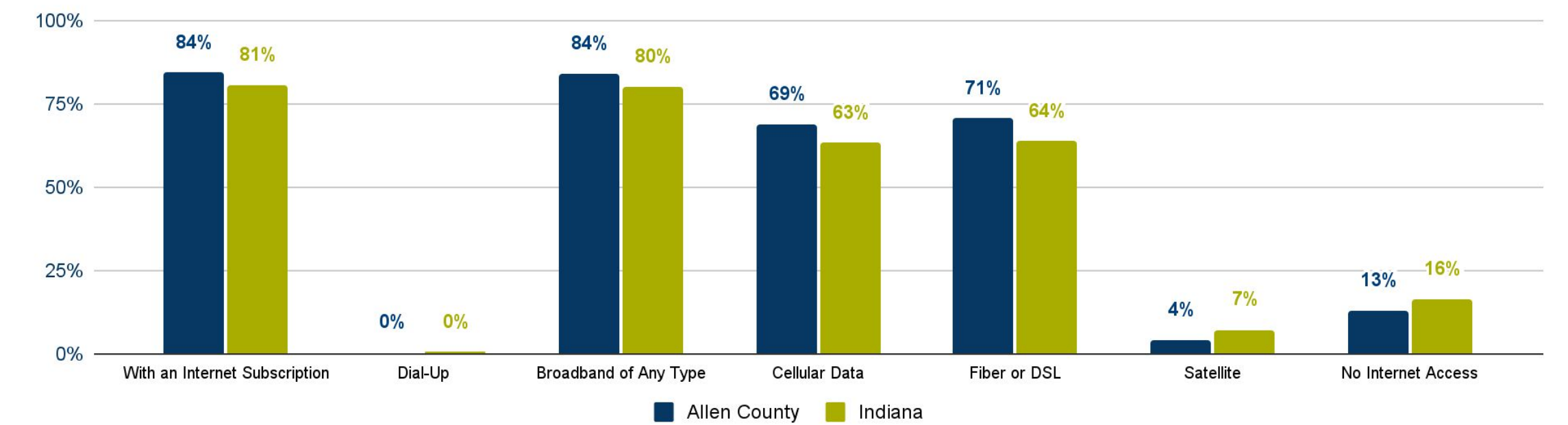
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 84% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Allen County | 2020

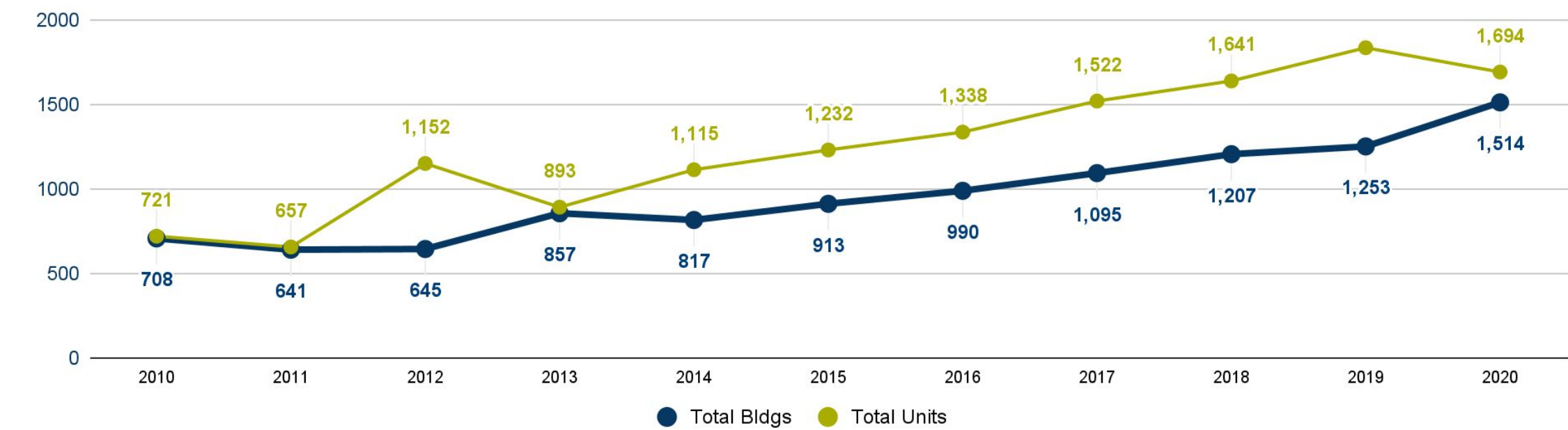


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 1,514 new housing starts in 2020 in Allen County, with 10,640 total building permits authorized since 2010.

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



Source: St. Louis Fed.

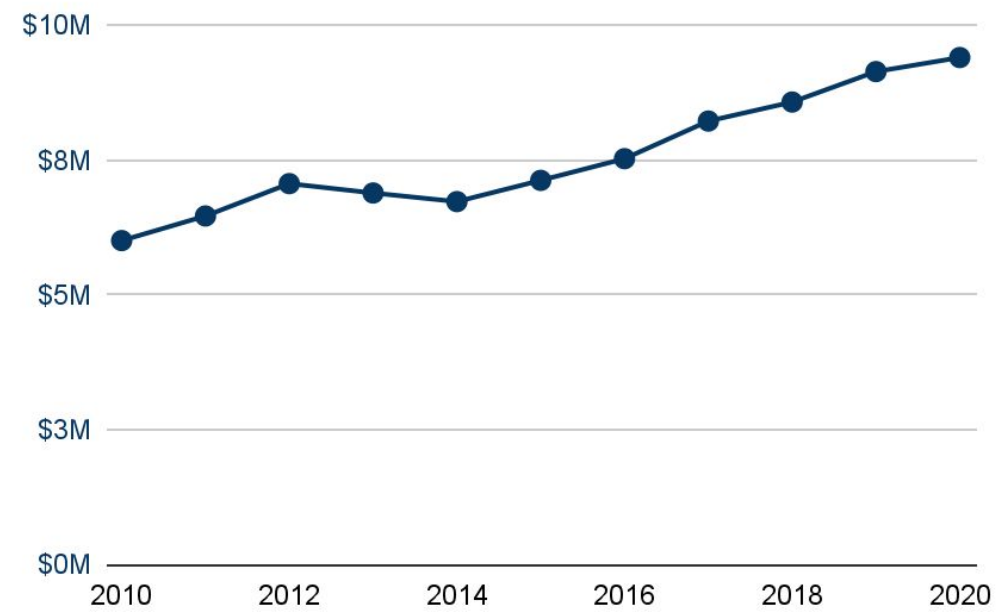
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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