

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR WARRICK 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**:

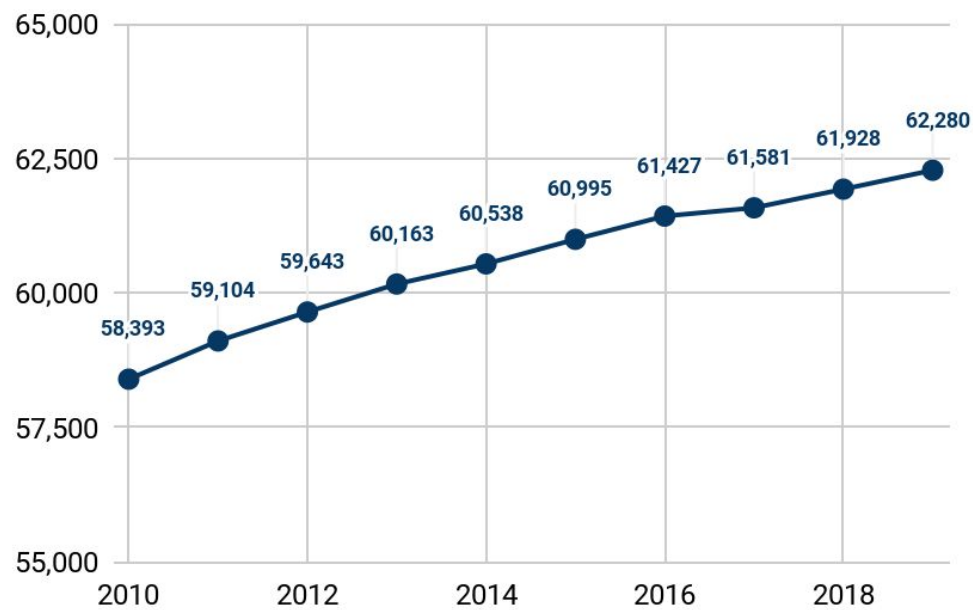
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

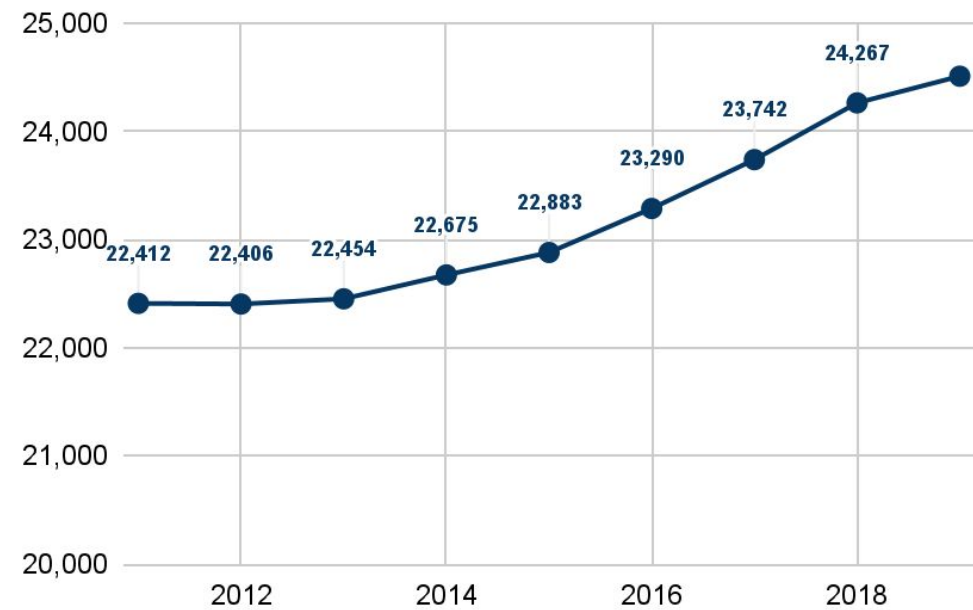
POPULATION | Warrick County's population has increased by 6.66% (3,887 people) between 2010-2019. In the same time period, the total number of households increased by 10.96% (2,421 households).

Resident Population
Warrick County | 2010-2019



Source: FRED, U.S. Census Bureau

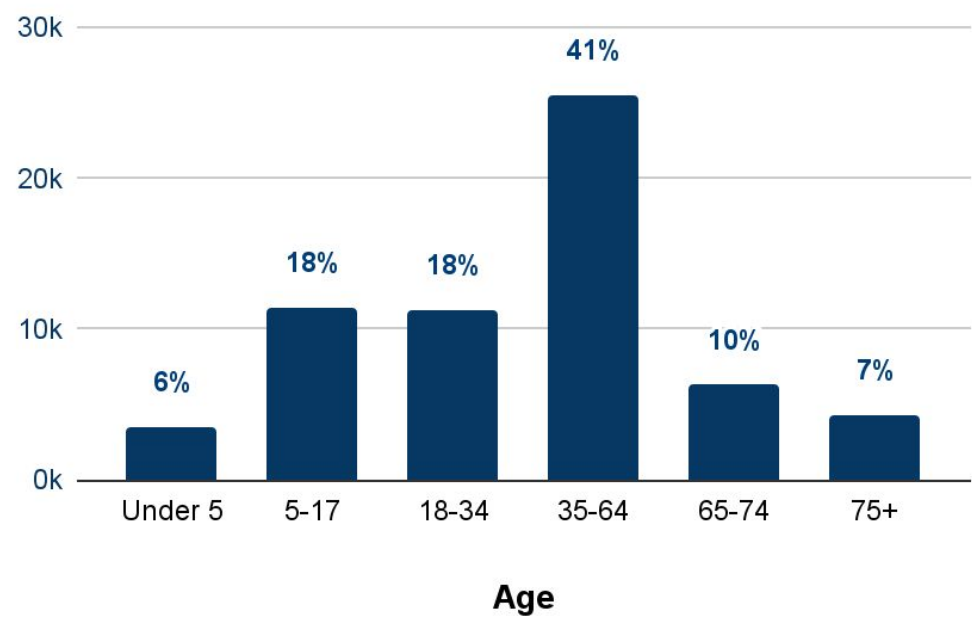
Households
Warrick County | 2010-2019



Source: FRED, U.S. Census Bureau

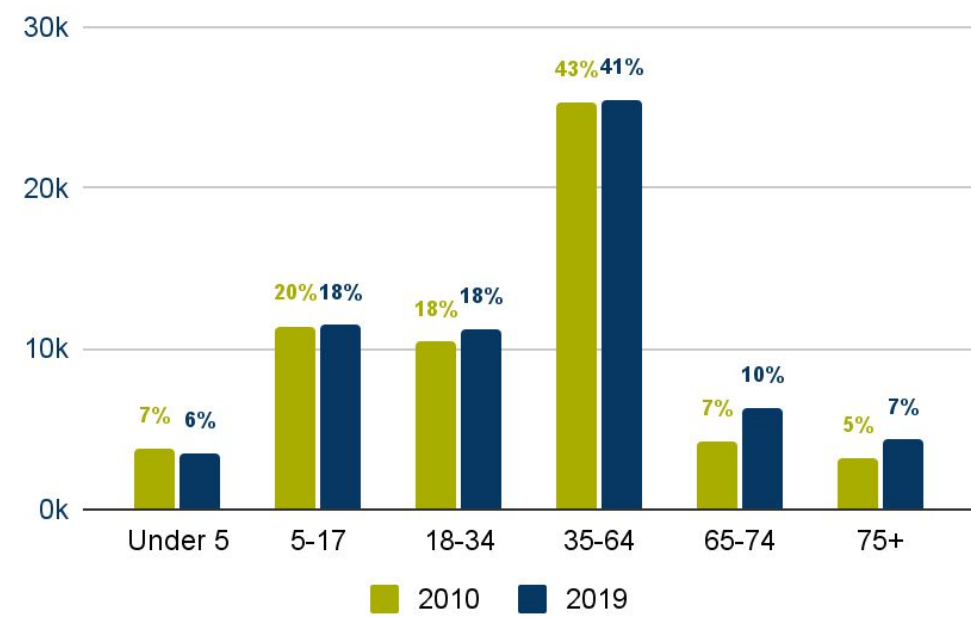
AGE | 17% of people in Warrick County are above the age of 65, while 24% are below 18.

Population by Age
Warrick County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Warrick County | 2010, 2019

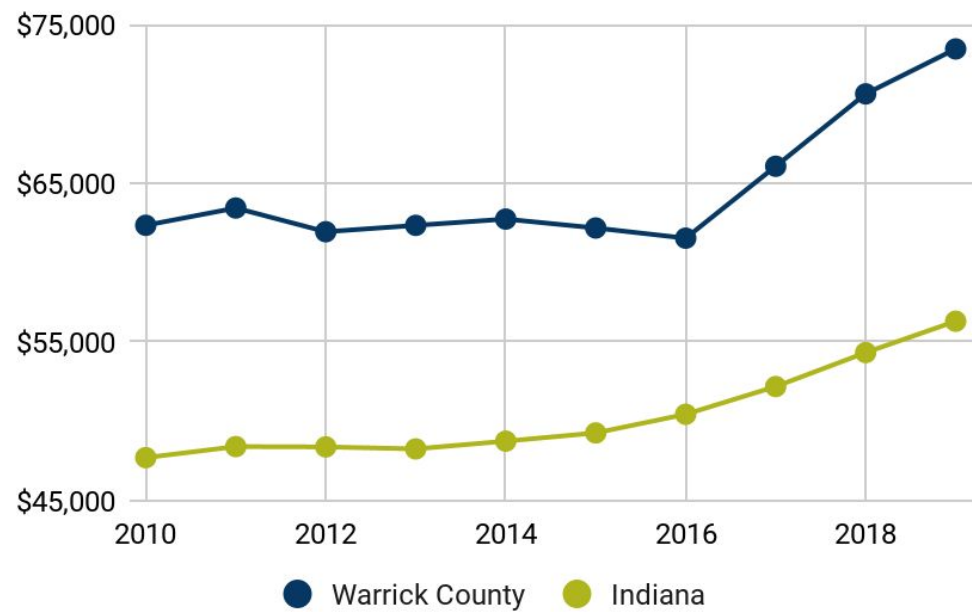


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Warrick County had a median income of \$73,482 in 2019, up 18% since 2010. 21% of households have incomes below \$35,000, while 33% have incomes above \$100,000.

Median Income

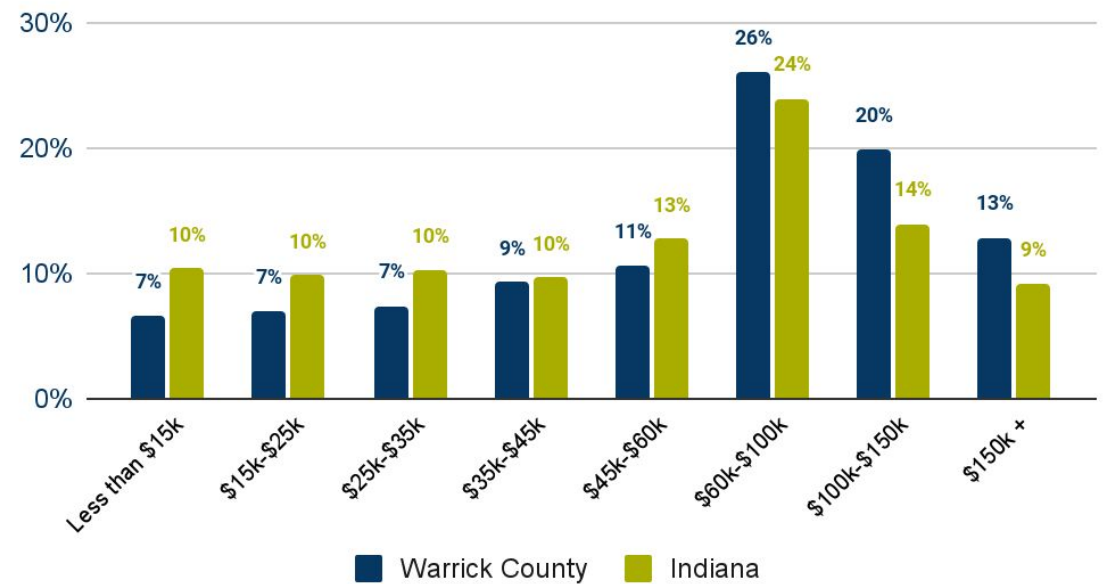
Warrick County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

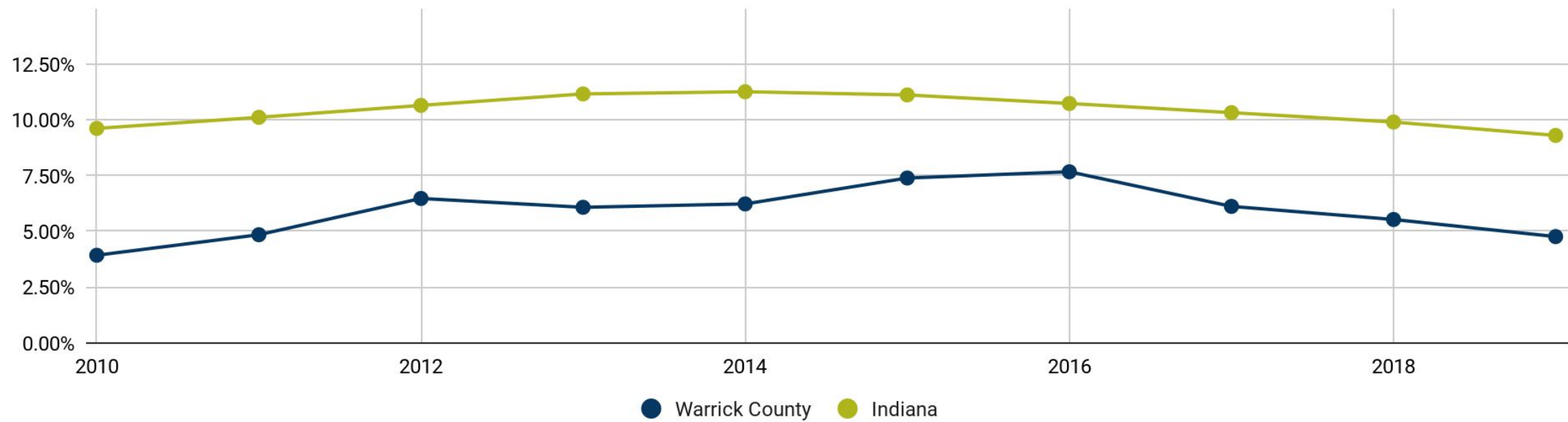
Warrick County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 4.8% of families live in poverty conditions in Warrick County, up 0.84 percentage points from 3.9% in 2010.

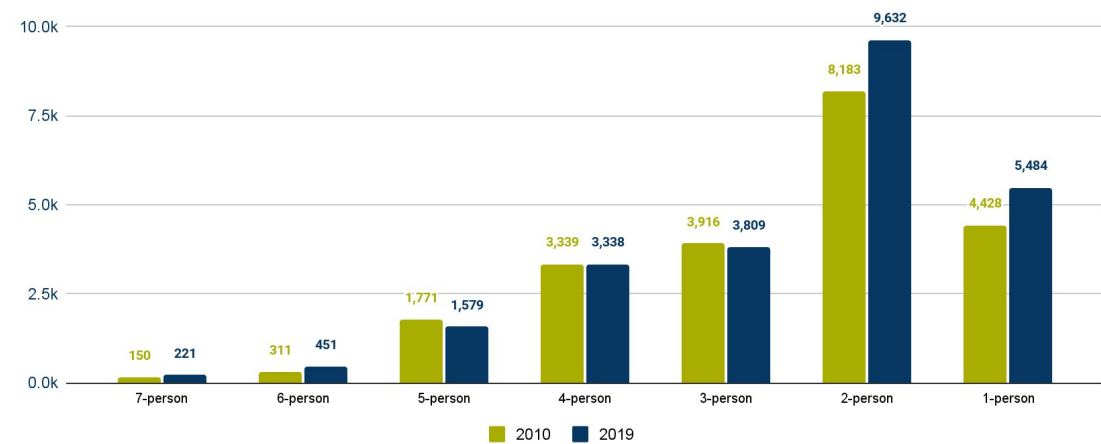
Family Poverty Rate
Warrick County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

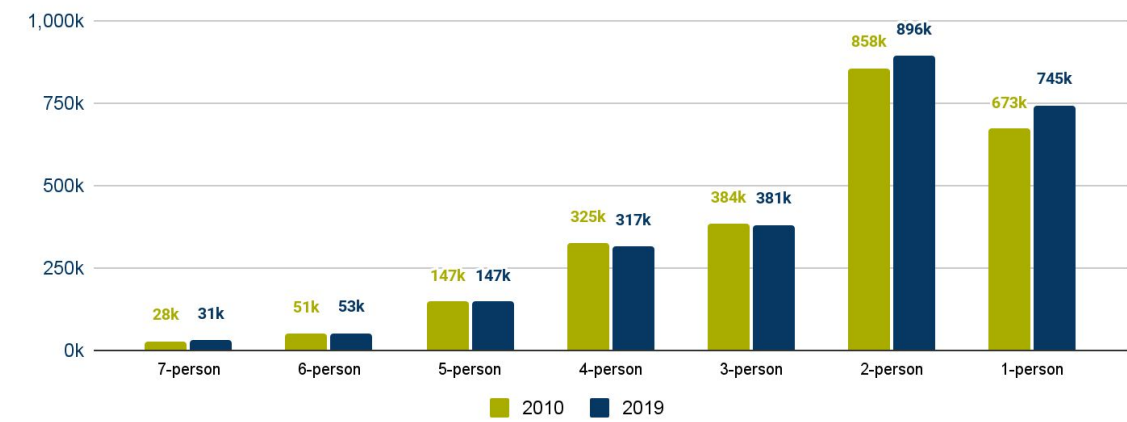
HOUSEHOLD SIZE | The average household size is 2.51 people, compared to 2.52 statewide. The Warrick County average household has shrunk by 0.11 persons since 2010.

Household Size
Warrick County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



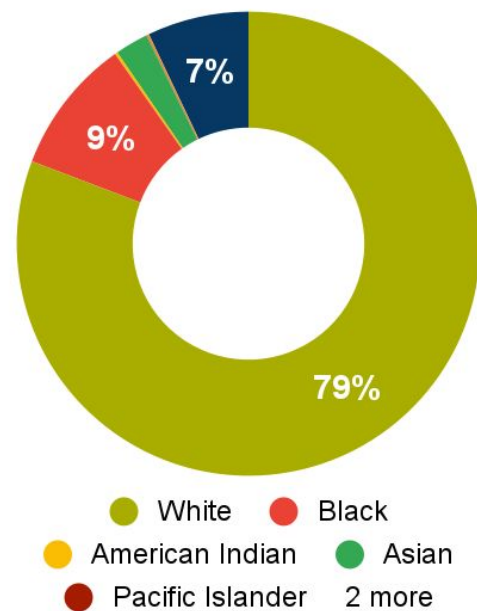
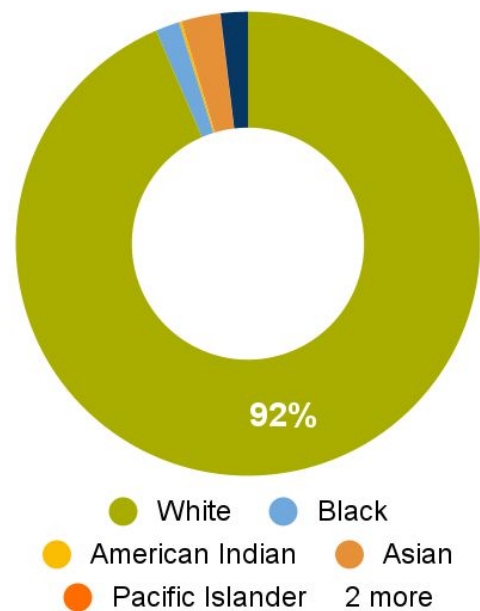
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Warrick County is 92% white, 2% Black, 2% Hispanic/Latino, 3% Asian, and 0% other.

Racial/Ethnic Distribution

Warrick County | 2019

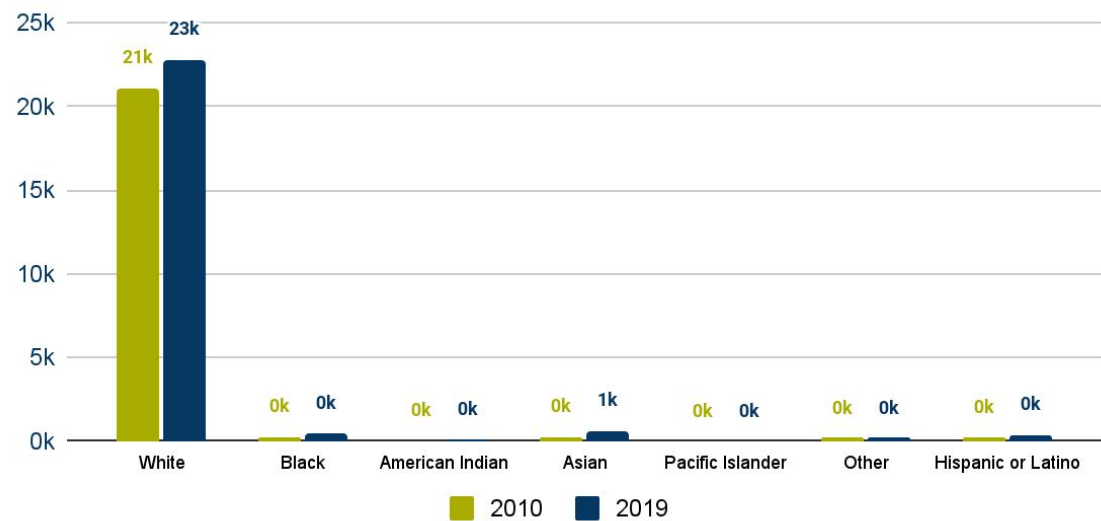
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Warrick County | 2010, 2019



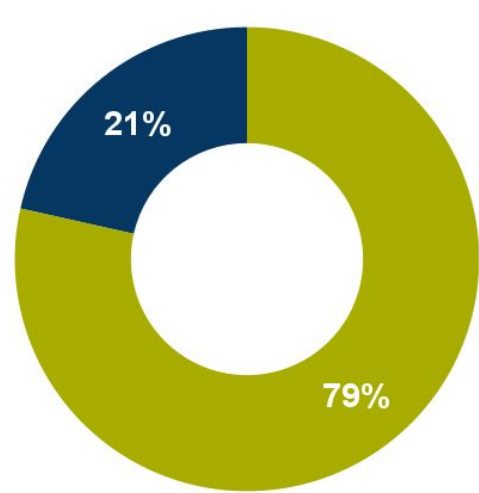
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 21% of households (5,269 households) in Warrick County were renters, while 79% (19,245 households) were owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

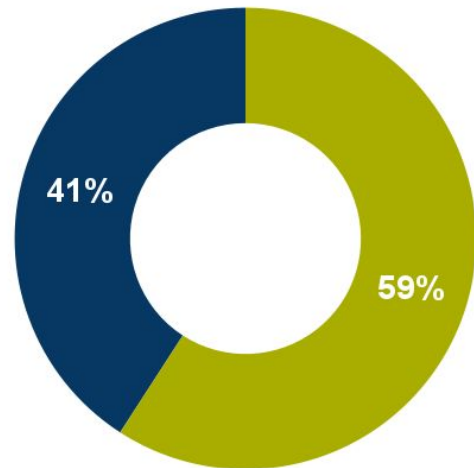
Warrick County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

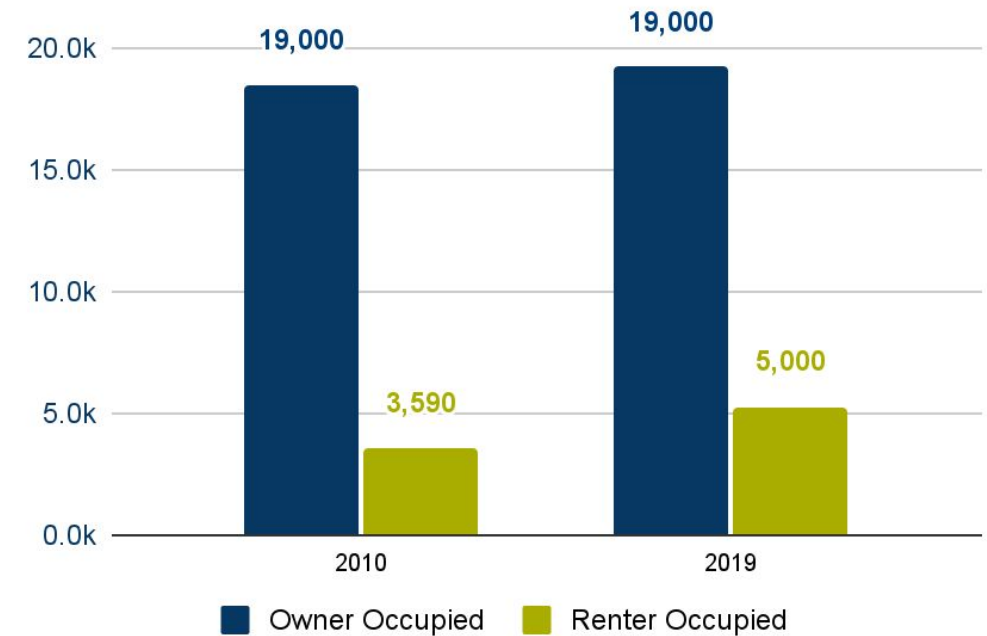
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

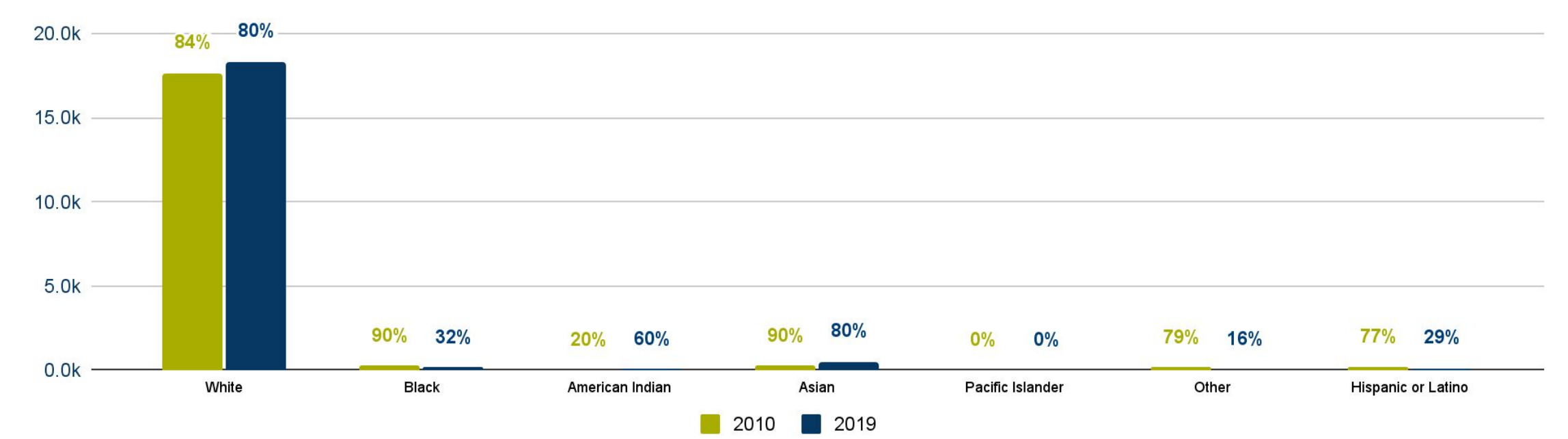
Warrick County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 79%, homeownership is 80% among non-Hispanic White households, 32% for Black households, and 29% for Hispanic or Latino households.

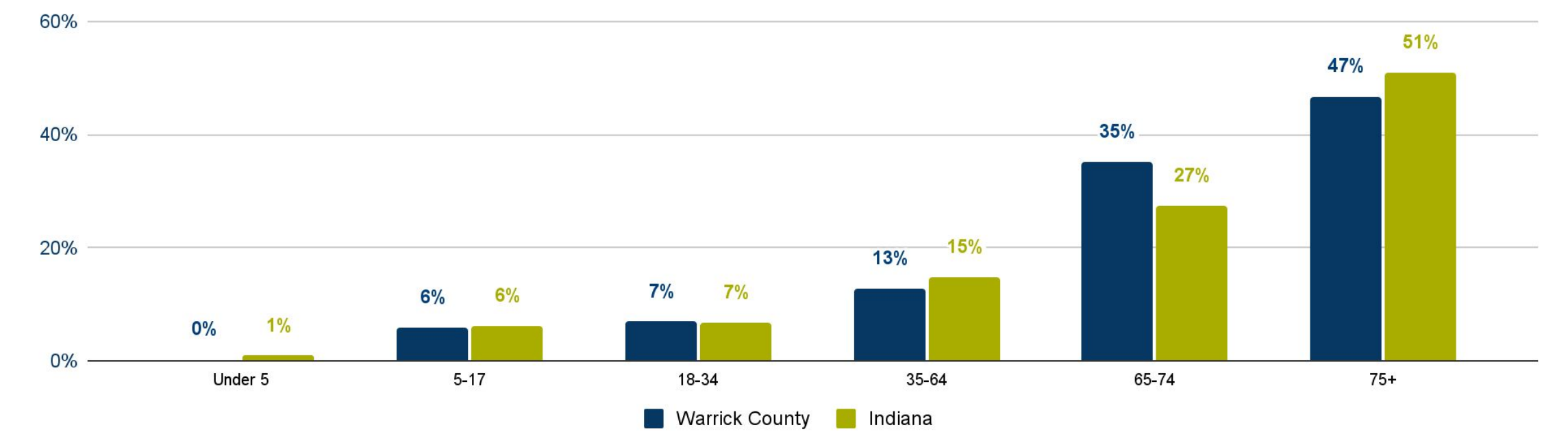
Homeownership by Race
Warrick County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 14% of people in Warrick County live with a disability. For people above 65, the share increases to 40%.

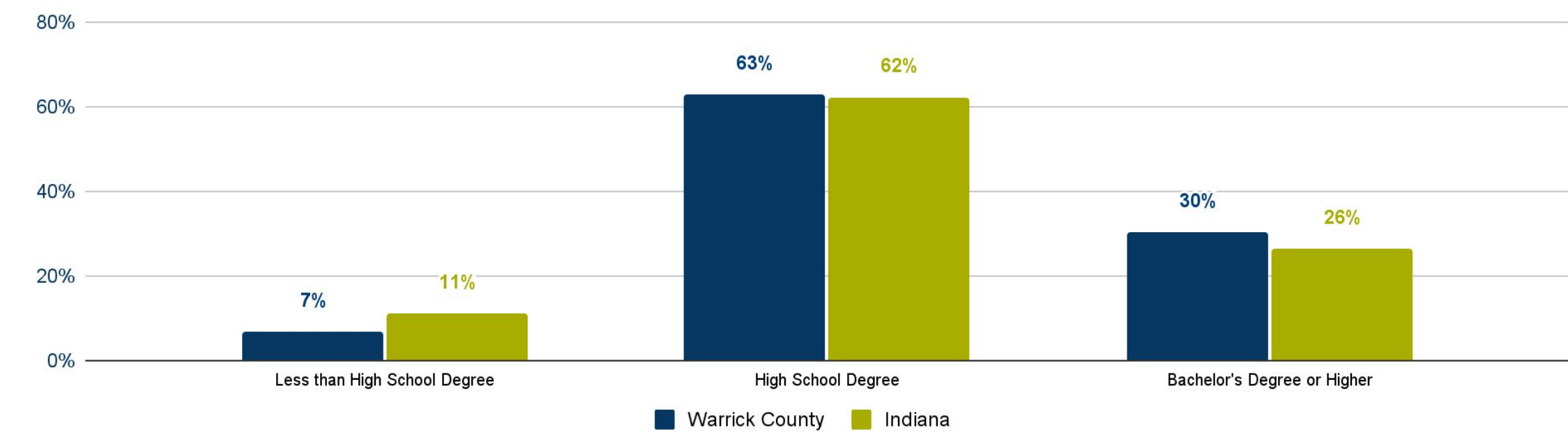
Share of the Population with a Disability by Age
Warrick County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Warrick County, 63% of the population has at least a high school degree and 30% of the population has at least a Bachelor's degree.

Educational Attainment
Warrick County, Indiana | 2019

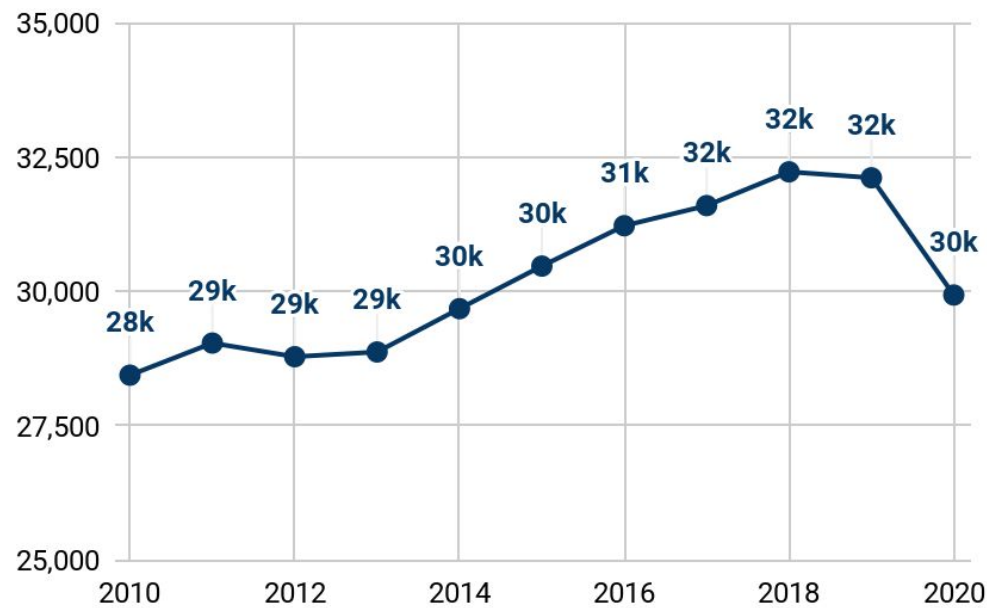


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

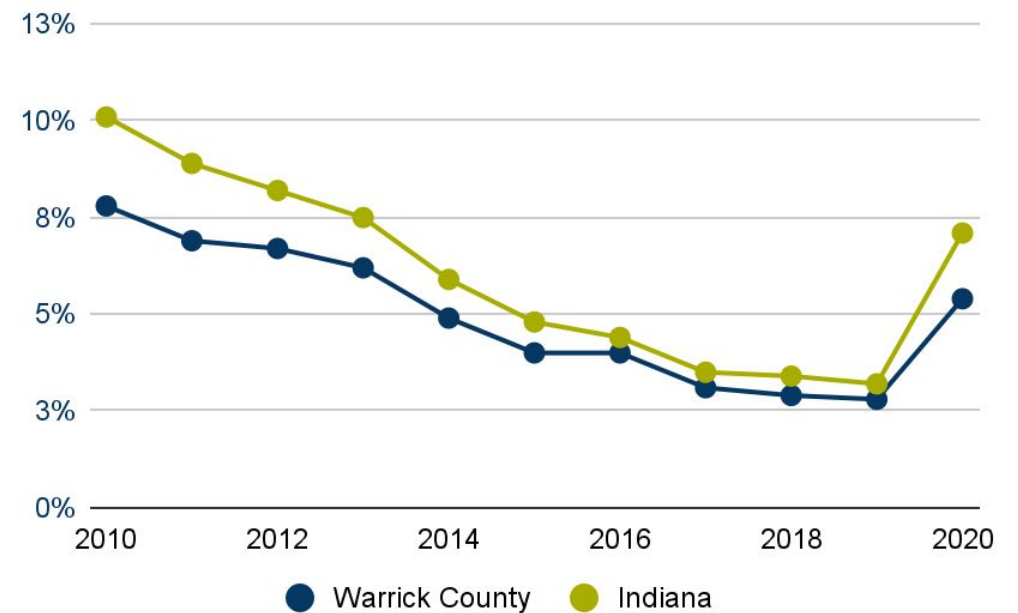
EMPLOYMENT BASE | There are currently 30,000 employed persons in Warrick County, up by 5.25% since 2010. The unemployment rate in 2020 was 5.40%, up 2.60 points from 2019.

Total Employment
Warrick County | 2010-2019



Source: ACS 2010-2019 5-year estimates

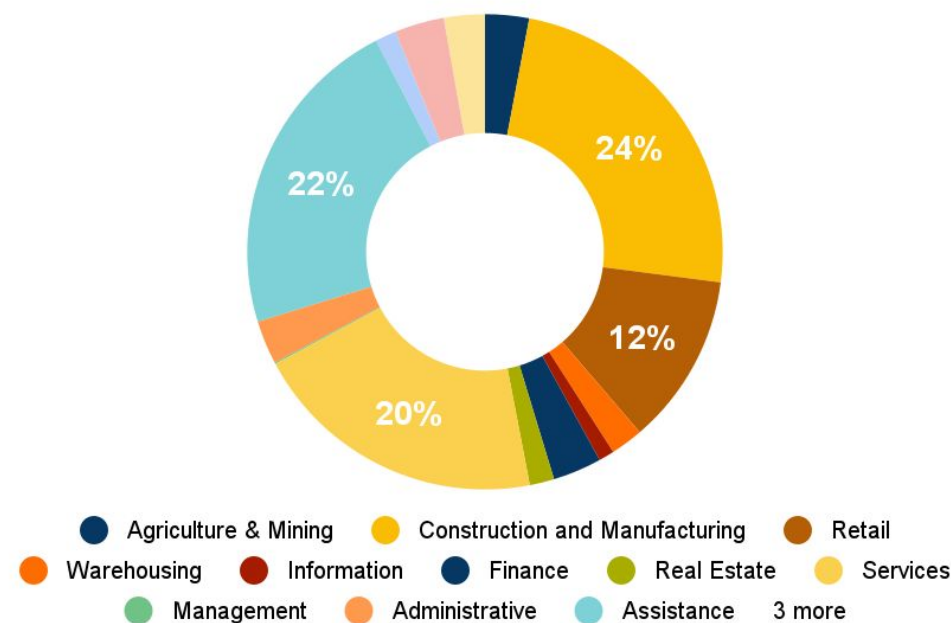
Unemployment Rate
Warrick County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Warrick County, accounting for 22% of all jobs, followed by Manufacturing (16% of all jobs).

Total Jobs by All Industries
Warrick County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$44,506
- 2. Trade, transportation, and utilities | \$42,528
- 3. Professional and business services | \$56,598
- 4. Goods-producing | \$69,618
- 5. Construction | \$55,924

Source: BLS

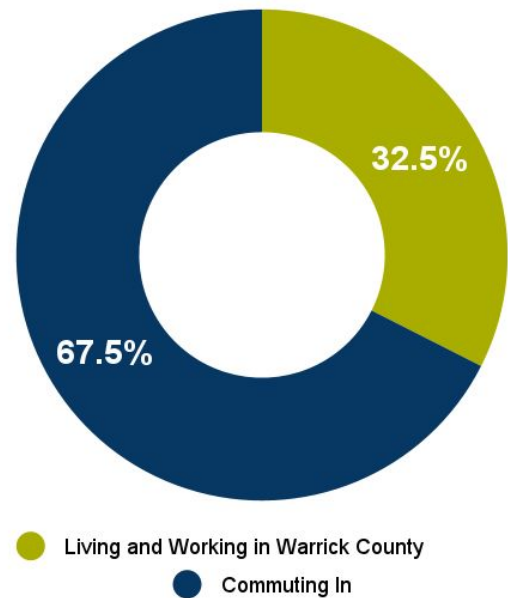
Top 5 Employers

- 1. Alcoa Warrick Operations (Newburgh)
- 2. Women's Hospital (Newburgh)
- 3. Walmart Supercenter (Newburgh)
- 4. Walmart Supercenter (Boonville)
- 5. Elite Air (Newburgh)

Source: BLS

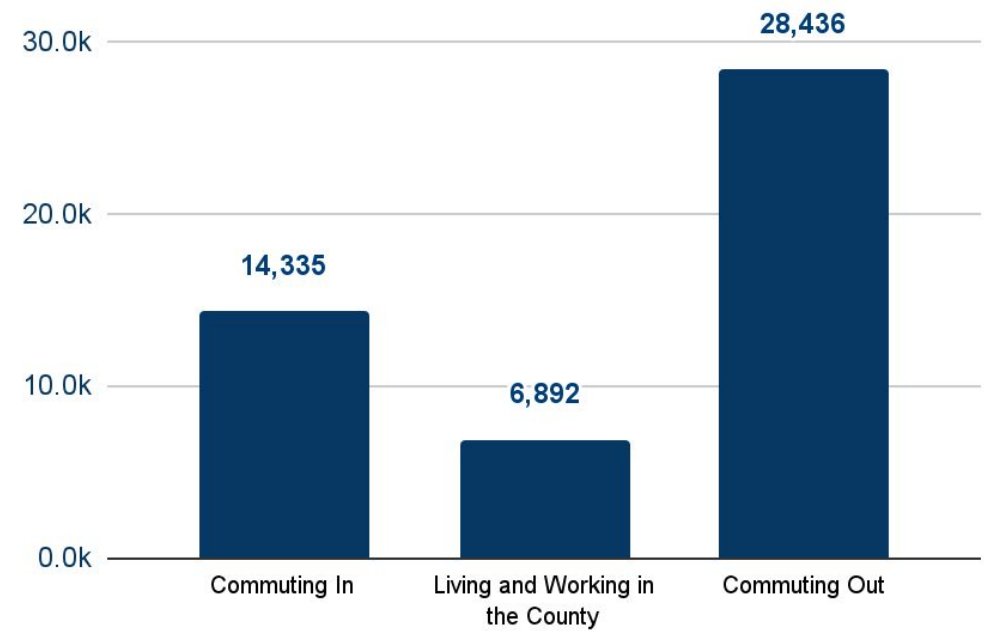
COMMUTER INFLOW / OUTFLOW | 14,000 commuters come into Warrick County for their jobs, while 28,000 employees travel outside of Warrick County for their jobs.

Employment Inflow
Warrick County | 2018



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

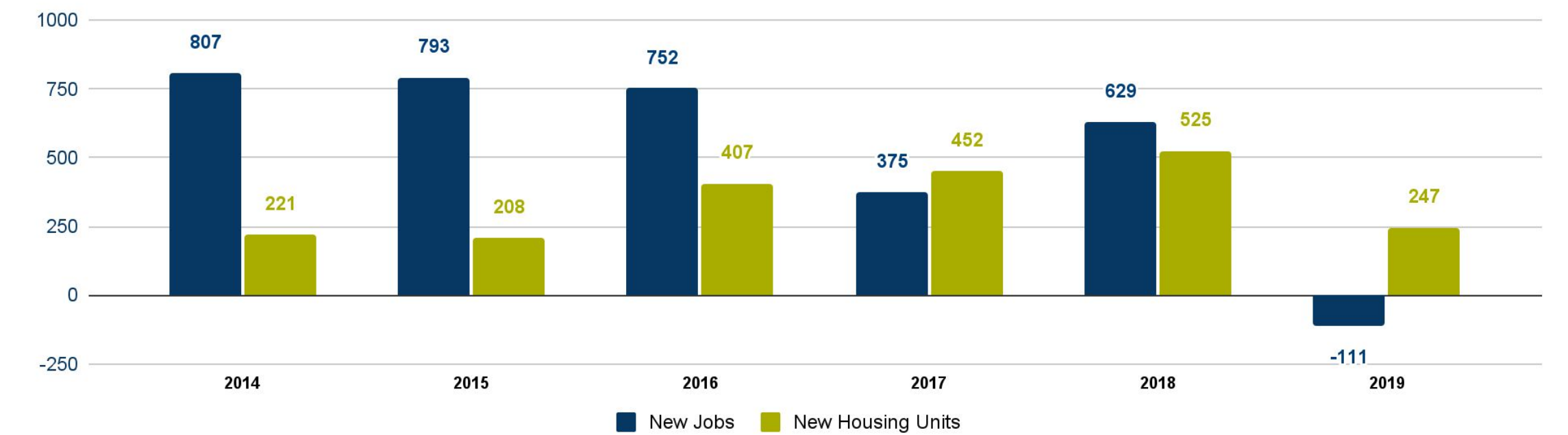
Commuting Patterns
Warrick County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Warrick County has created 3,245 jobs between 2014-2019 and 2,060 housing units, or 63 units for every 100 jobs created.

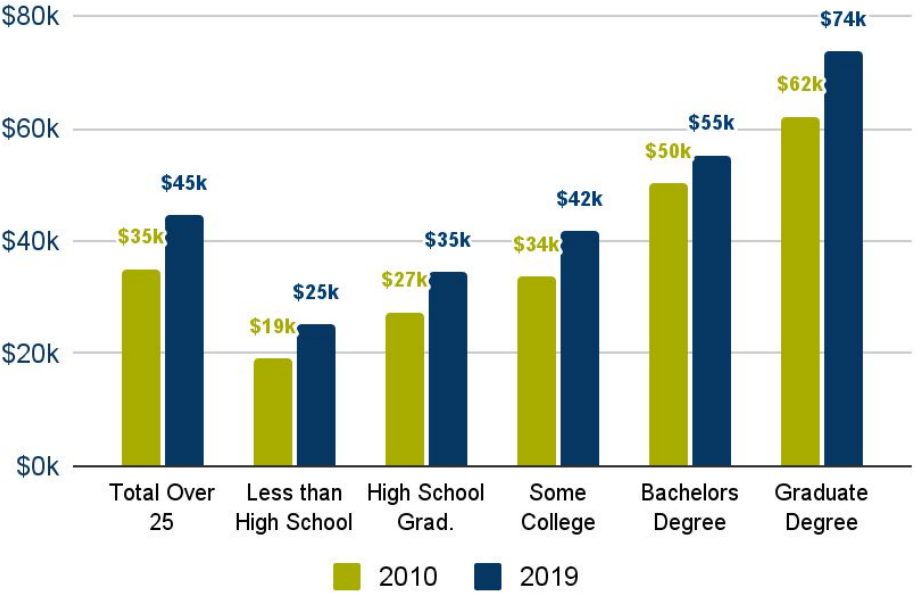
Job Growth and Housing Production
Warrick County | Total Jobs, New Jobs



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 27% since 2010 for the total population and increased 26% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Warrick County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

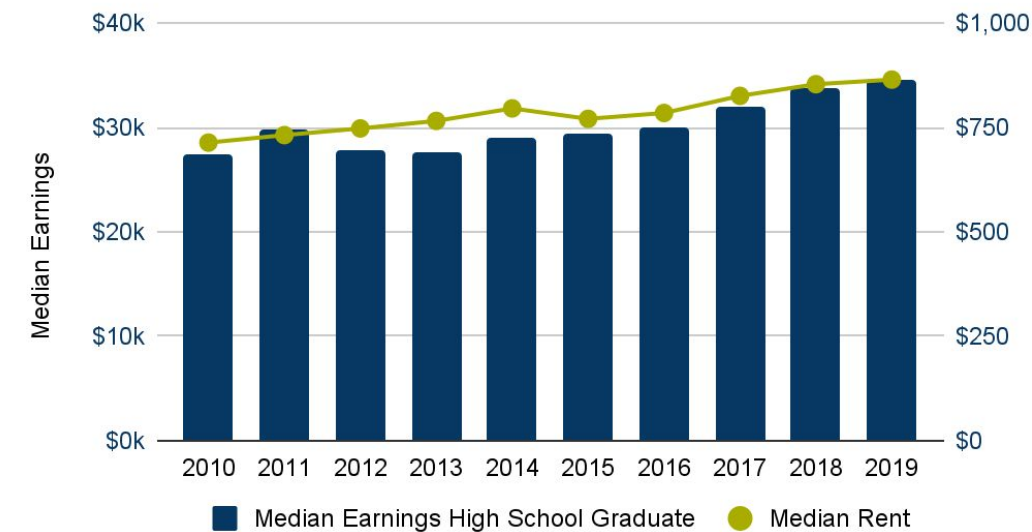
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

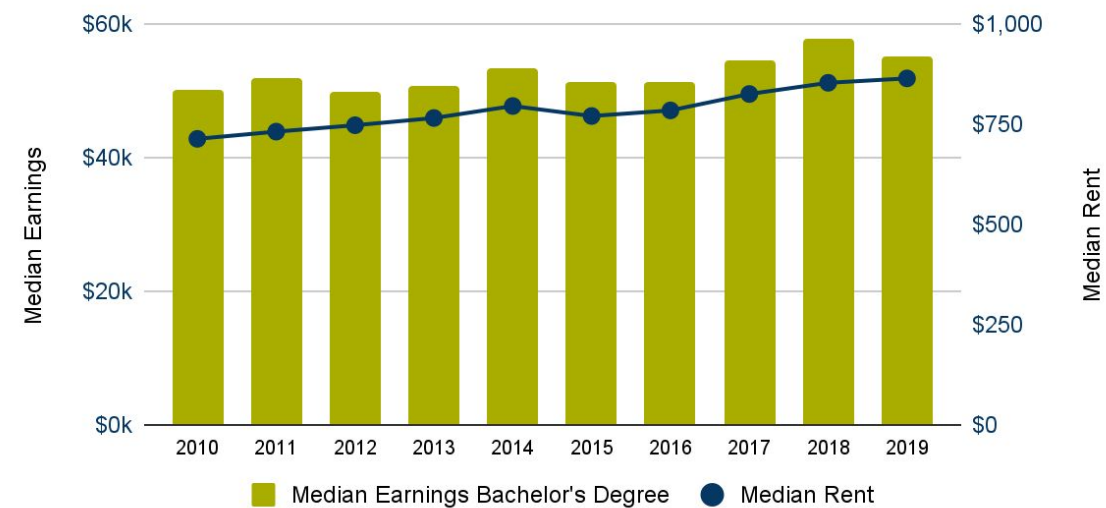
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 21.1%, or 21% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



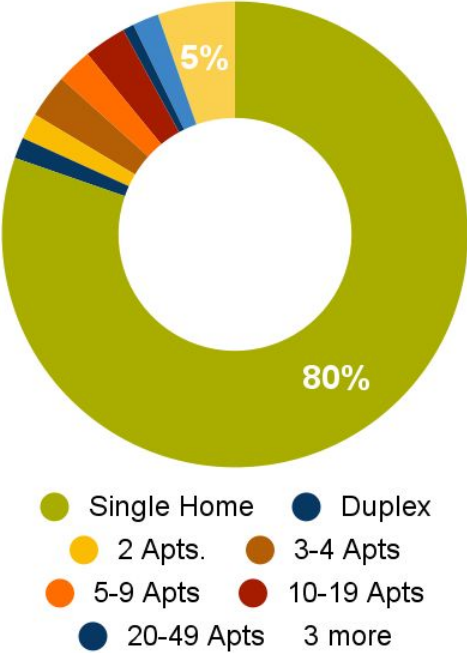
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Warrick County are single-family, while 14% are multifamily. Multifamily housing has increased by 611 homes since 2010.

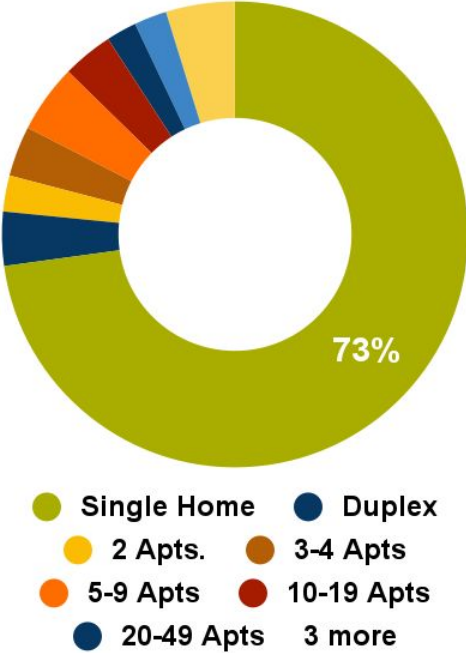
Housing Typology

Warrick County | 2019



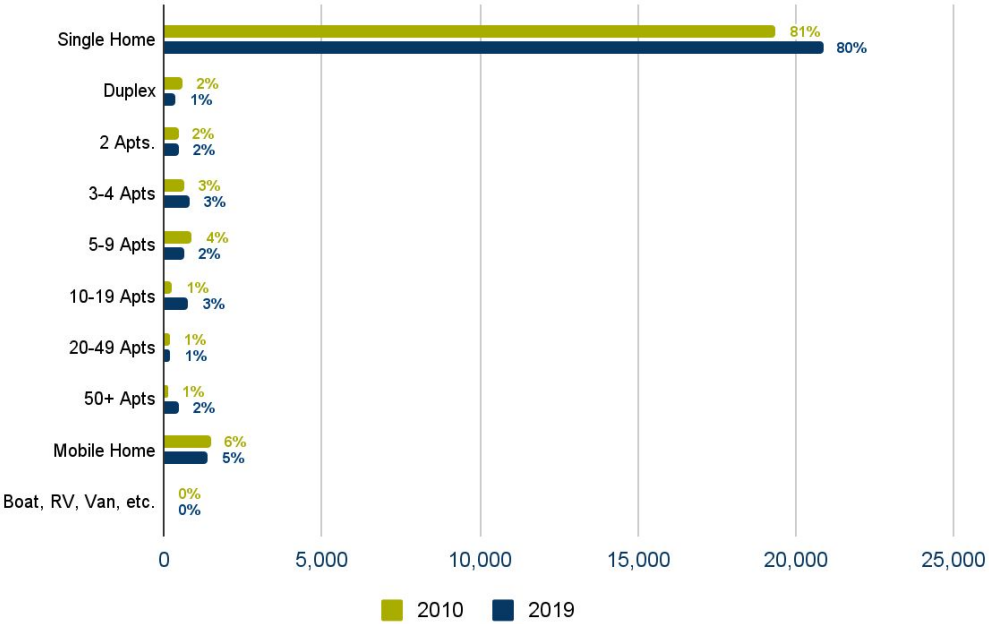
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Warrick County | 2010-2019



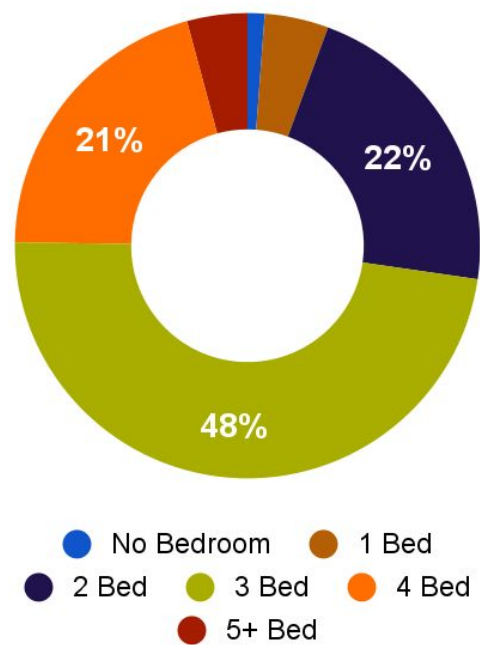
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Warrick County contain 2.51 bedrooms, with 73% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Warrick County | 2019

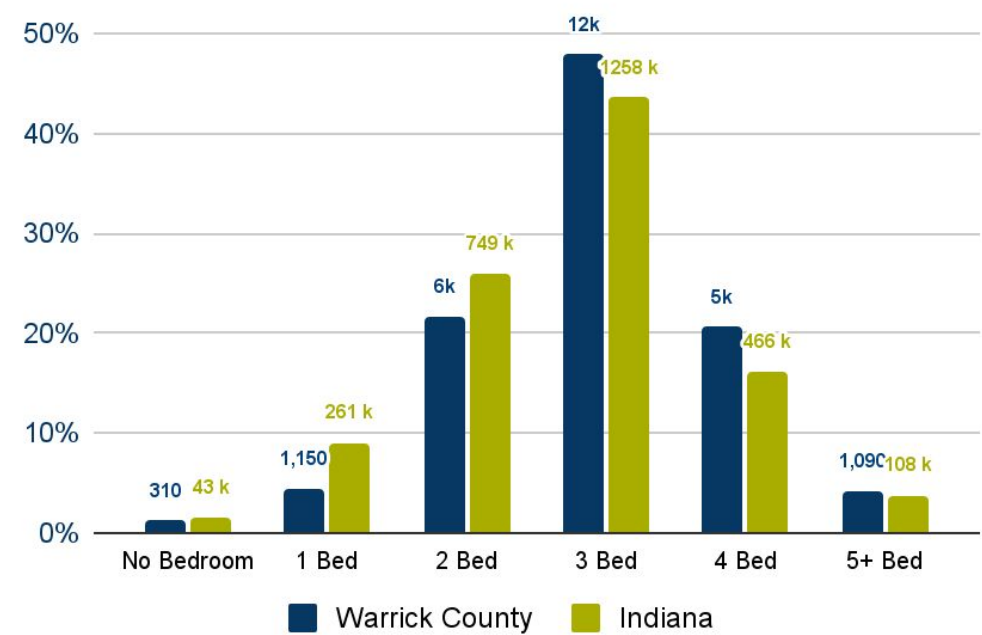
Indiana | 2019



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

Share of Housing Stock by Bedroom

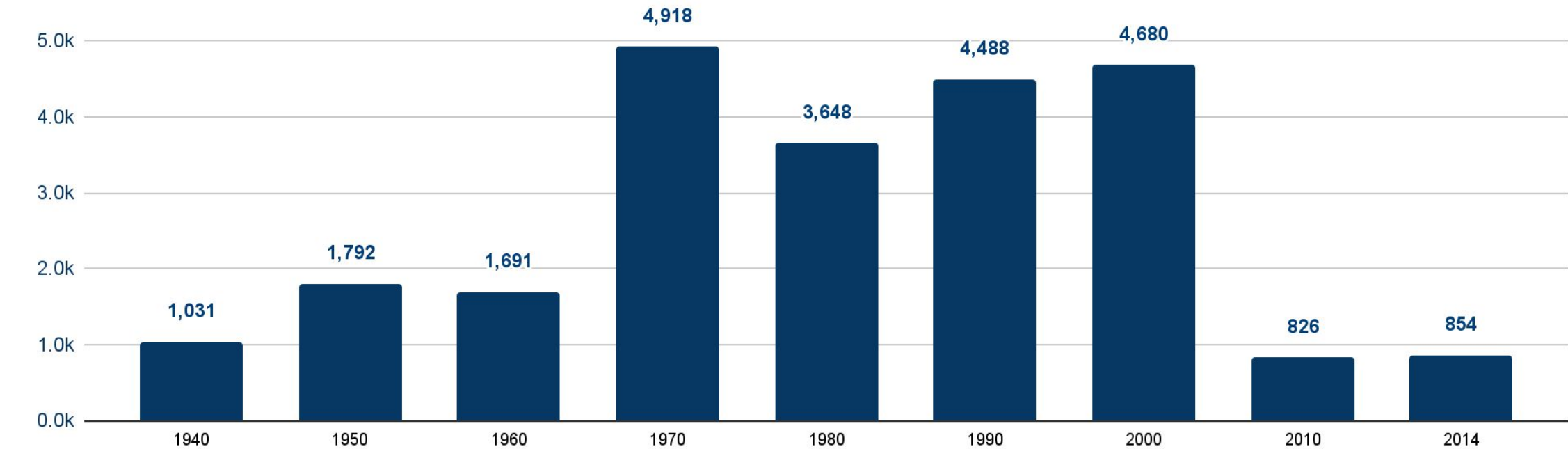
Warrick County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 76% of homes were built before 1990, with a plurality of homes built in 1970.

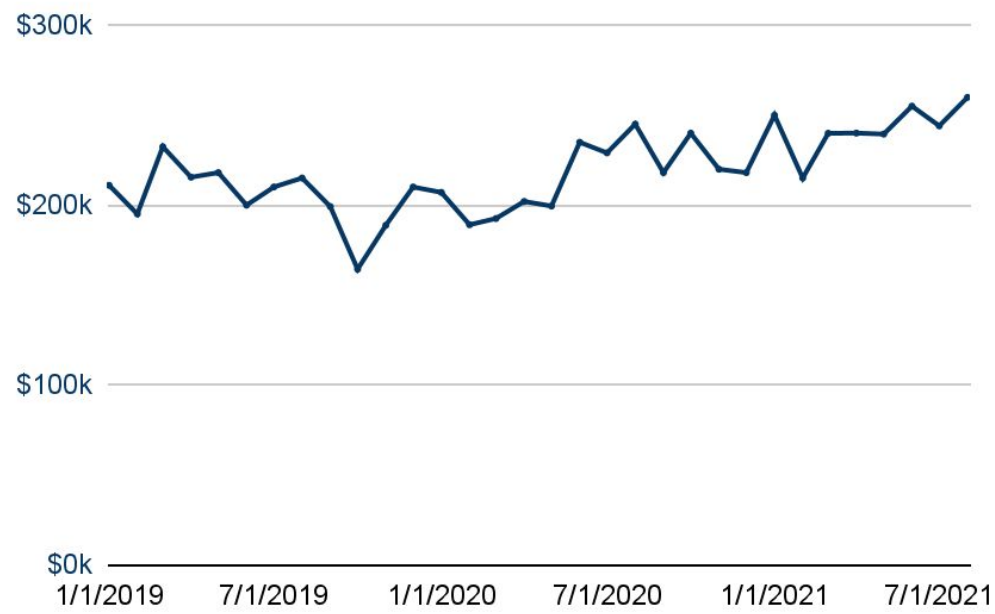
Homes by Year Built
Warrick County | 2019



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

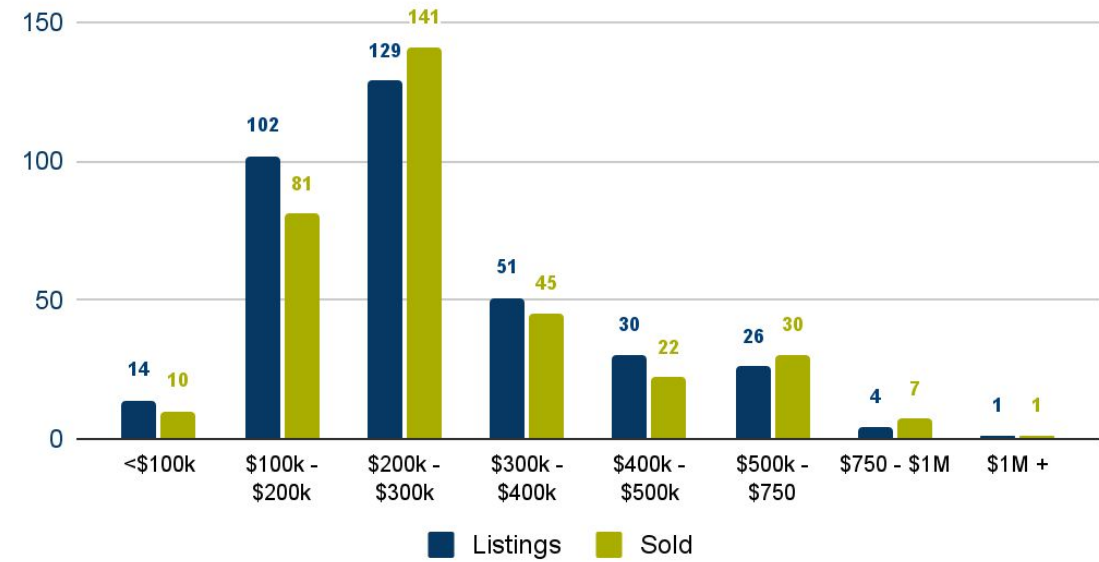
MEDIAN LISTING PRICE | Homes in Warrick County have a median listing price of \$259,900. Home prices have increased by 23% since 2019.

Median Listing Price
Warrick 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)
Warrick County | 2021

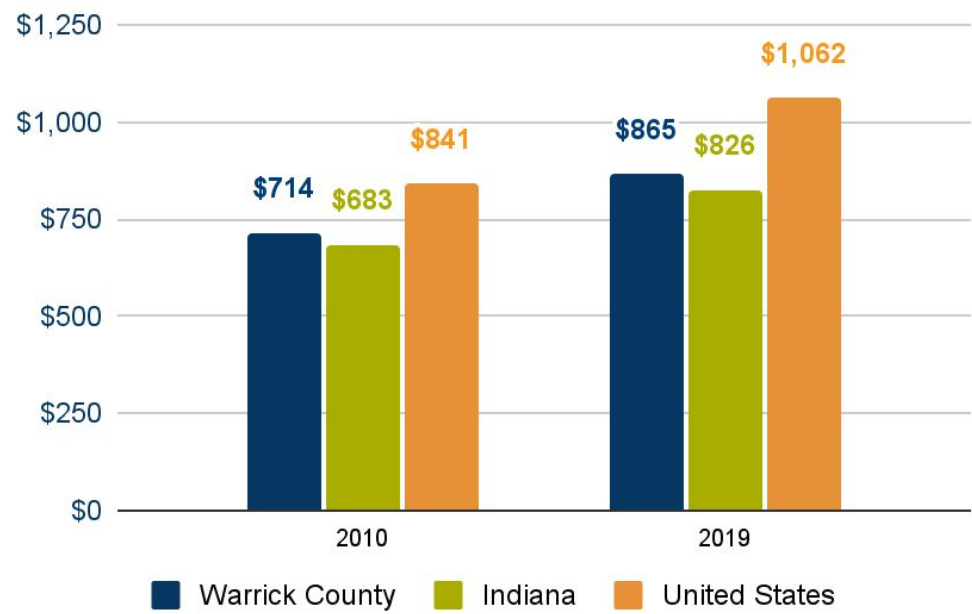


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 21% since 2010, with average rents at \$865 in 2019.

Median Rent

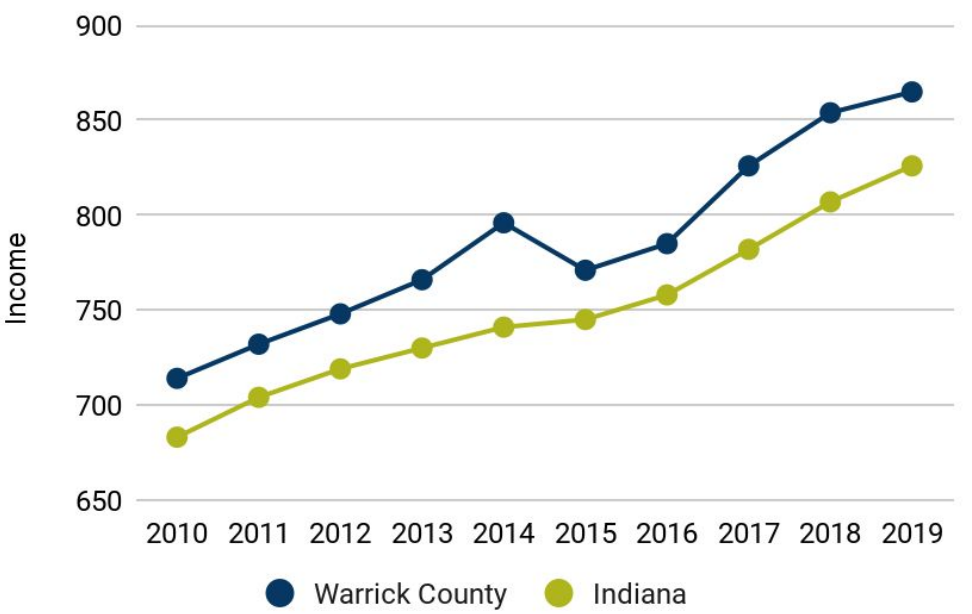
Warrick County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

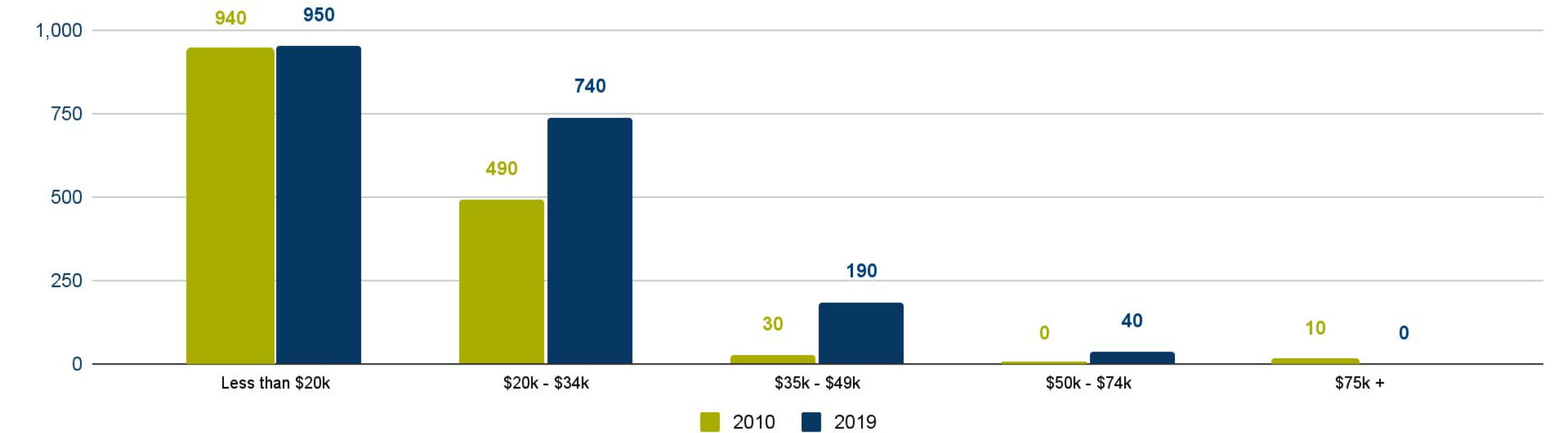
Warrick County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 40% of renter households are housing cost burdened in Warrick County, down -11% since 2010. 57% of households earning below \$50,000 are housing cost burdened.

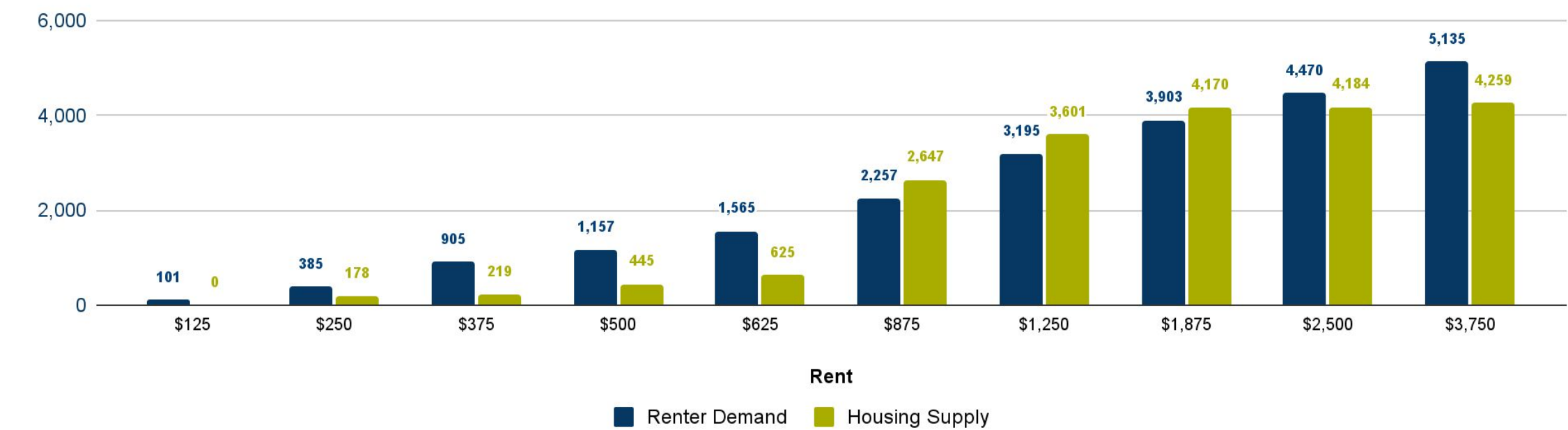
Renter Housing Cost Burden
Warrick County, Indiana | 2010 - 2019



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 2000 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
Warrick County, Indiana | 2010-2019

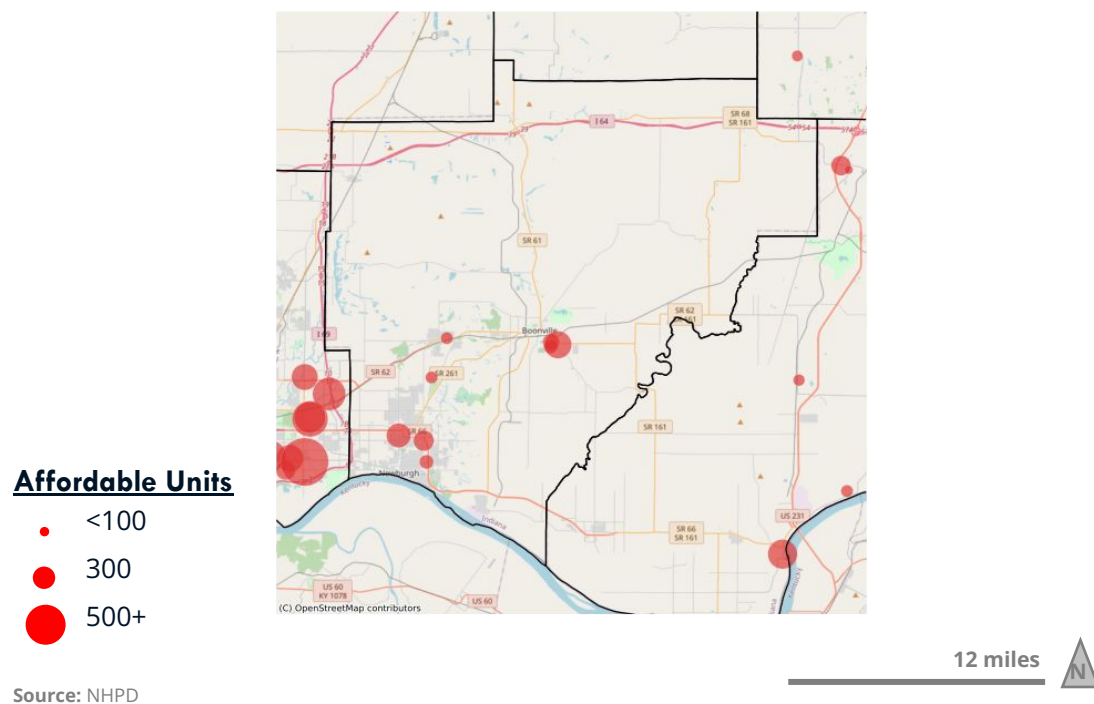


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

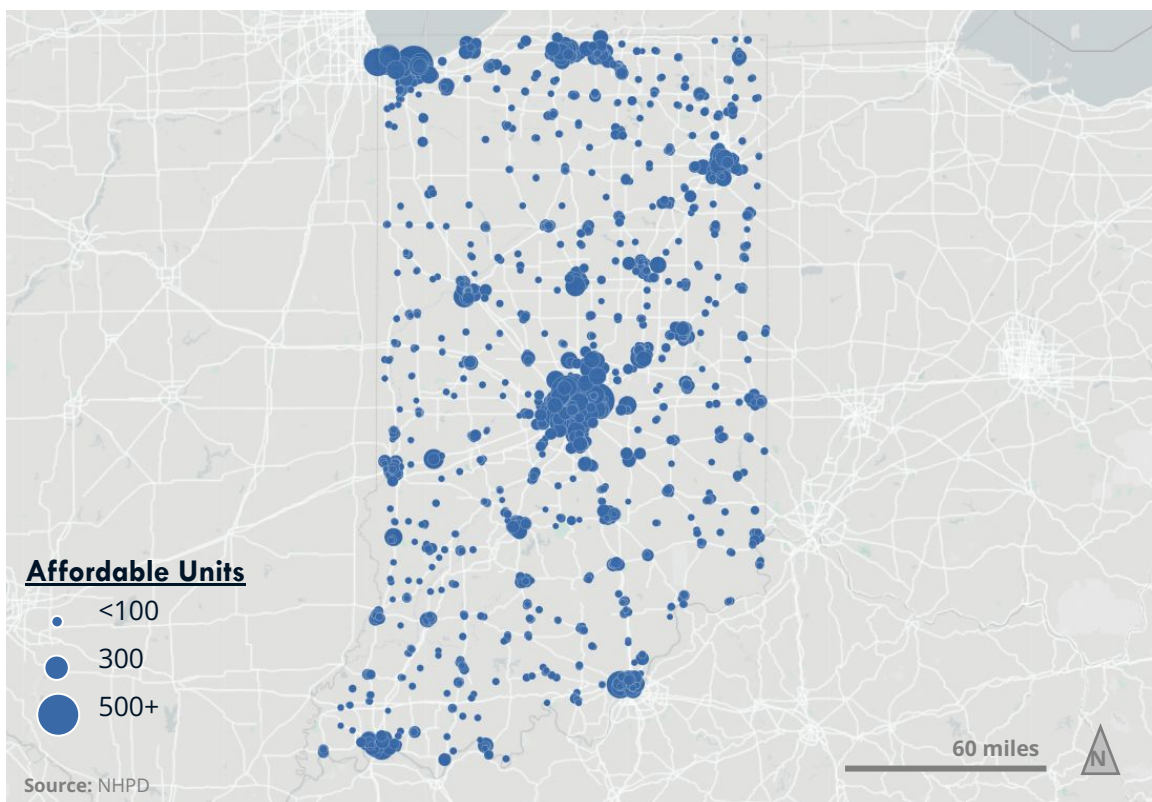
Affordable Housing Inventory

Warrick County | 2020



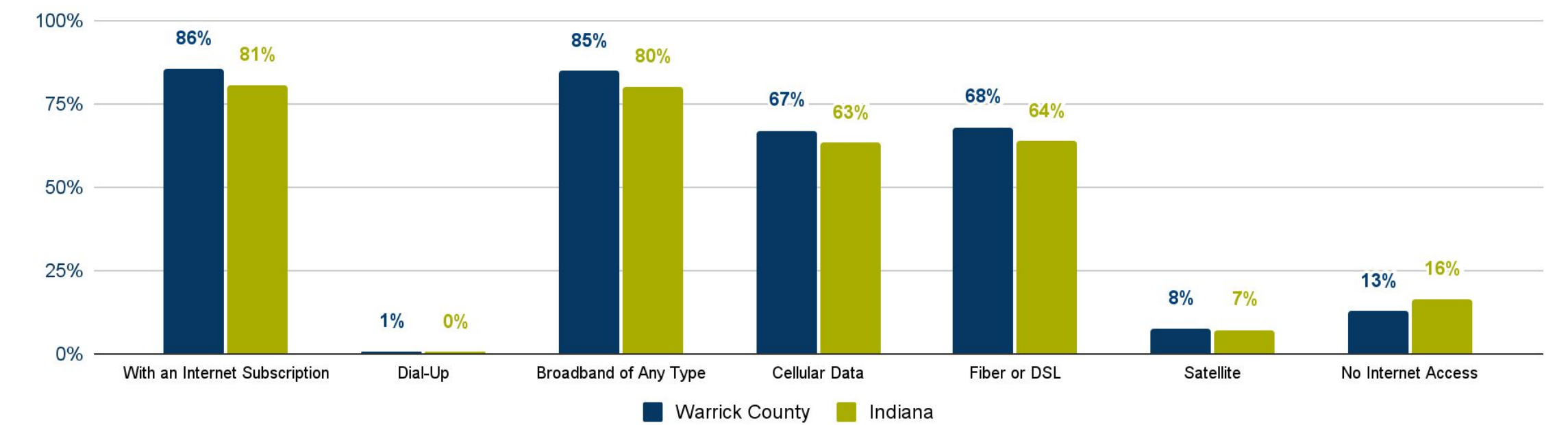
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 85% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Warrick County | 2020

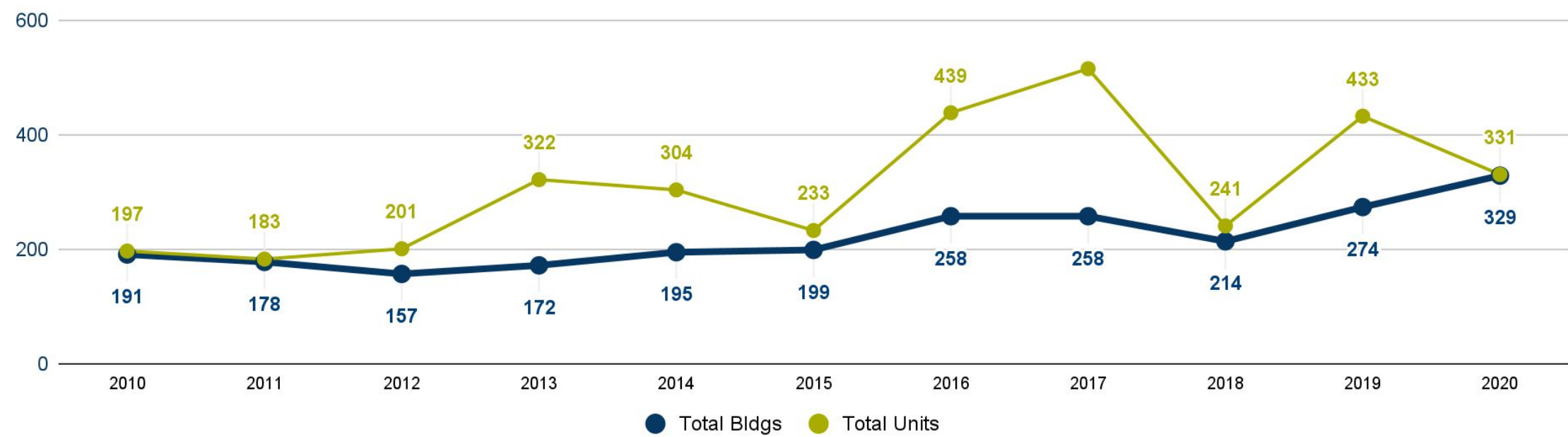


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 329 new housing starts in 2020 in Warrick County, with 2,425 total building permits authorized since 2010.

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



Source: St. Louis Fed.

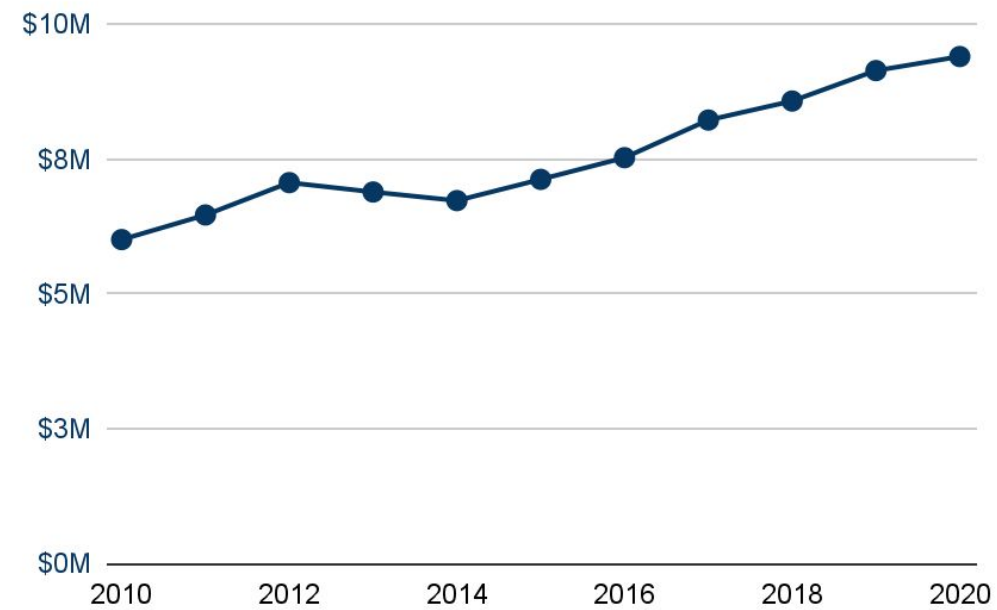
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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