

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR WABASH 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**:

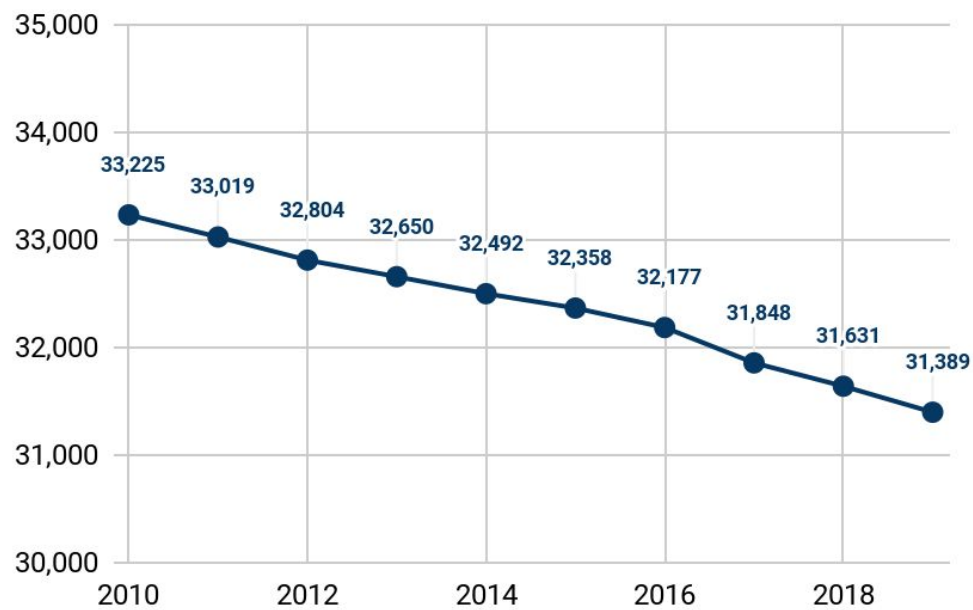
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

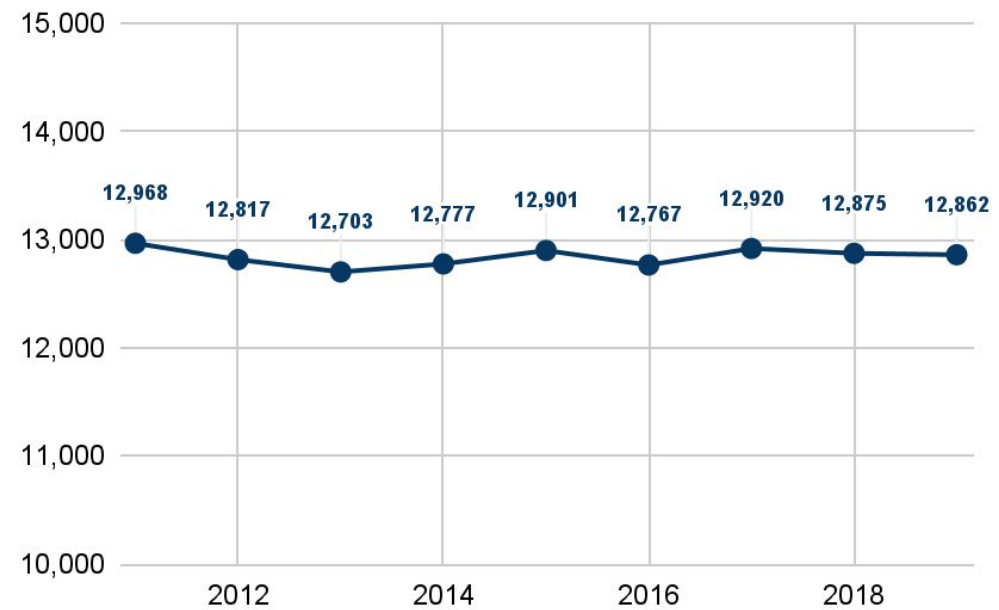
POPULATION | Wabash County's population has decreased by 5.53% (1,836 people) between 2010-2019. In the same time period, the total number of households decreased by 1.48% (193 households).

Resident Population
Wabash County | 2010-2019



Source: FRED, U.S. Census Bureau

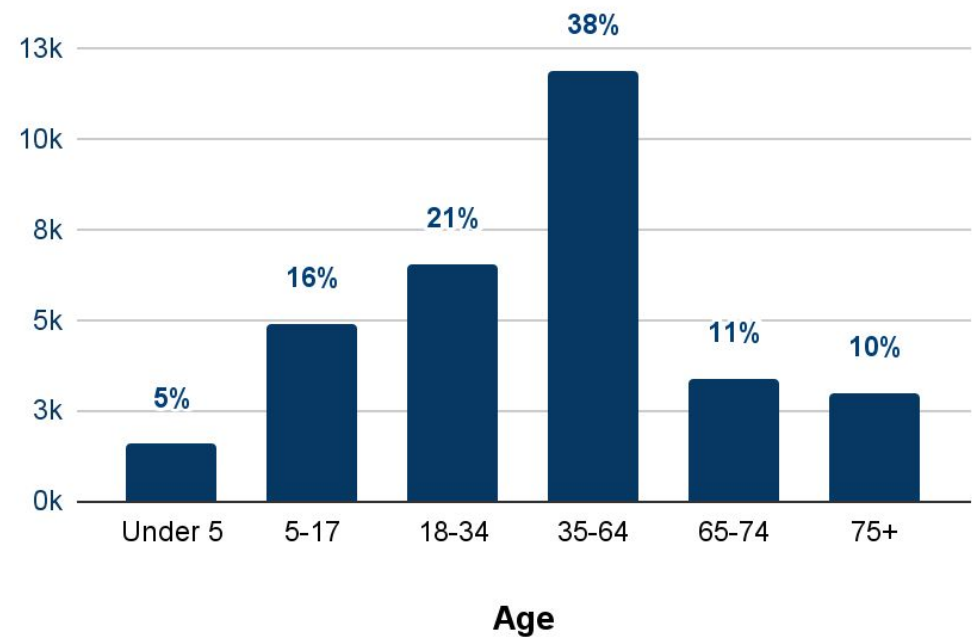
Households
Wabash County | 2010-2019



Source: FRED, U.S. Census Bureau

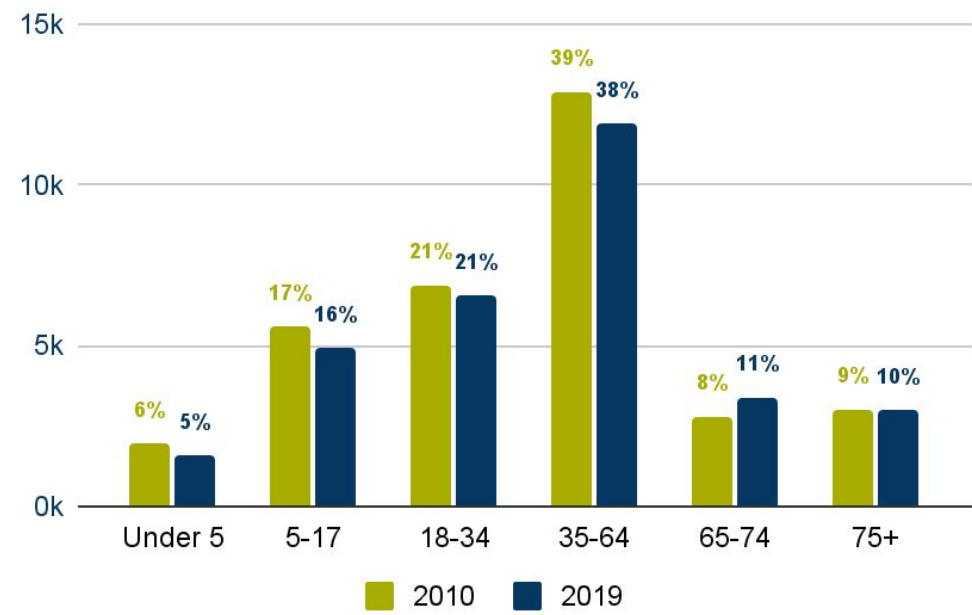
AGE | 20% of people in Wabash County are above the age of 65, while 21% are below 18.

Population by Age
Wabash County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Wabash County | 2010, 2019

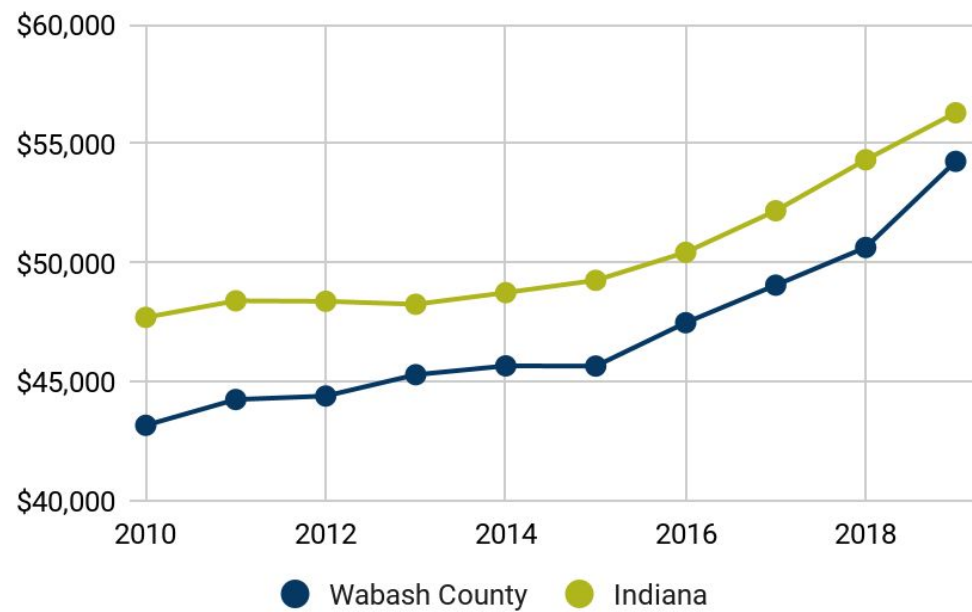


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Wabash County had a median income of \$54,259 in 2019, up 26% since 2010. 30% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

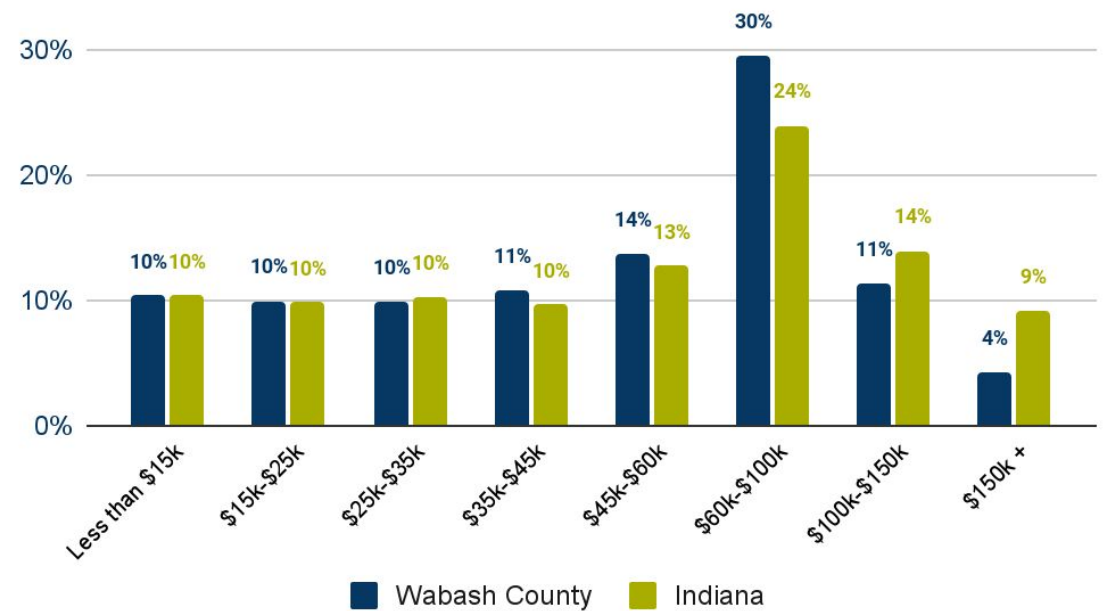
Wabash County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

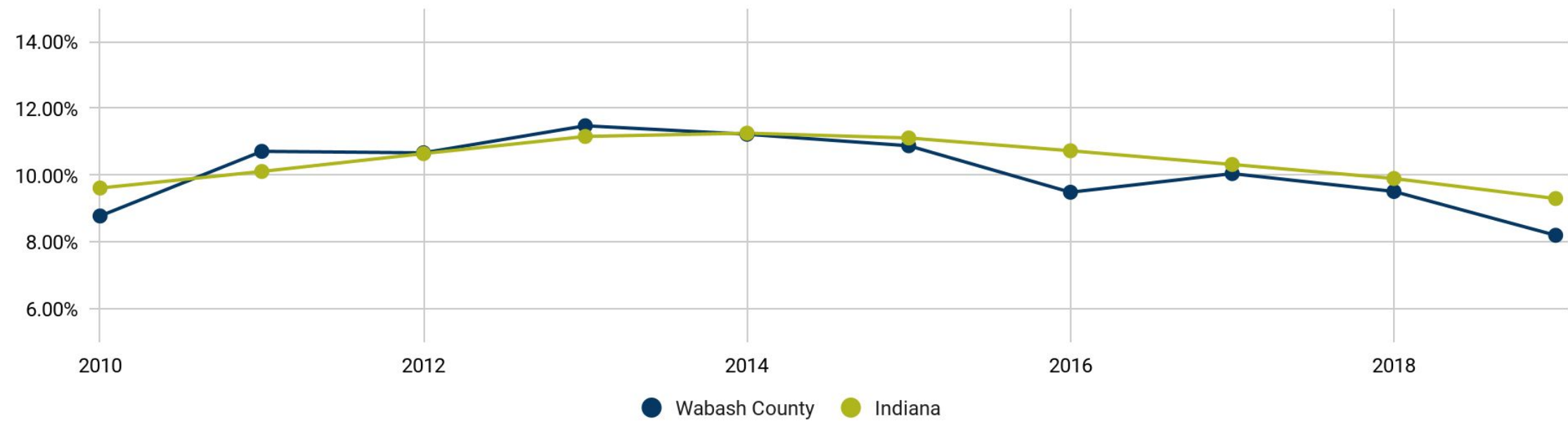
Wabash County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 8.2% of families live in poverty conditions in Wabash County, down 0.58 percentage points from 8.8% in 2010.

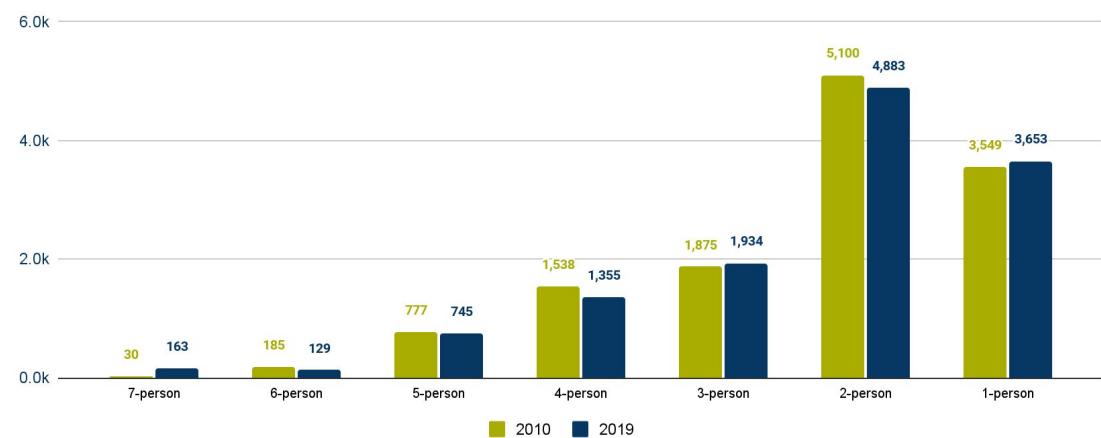
Family Poverty Rate
Wabash County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

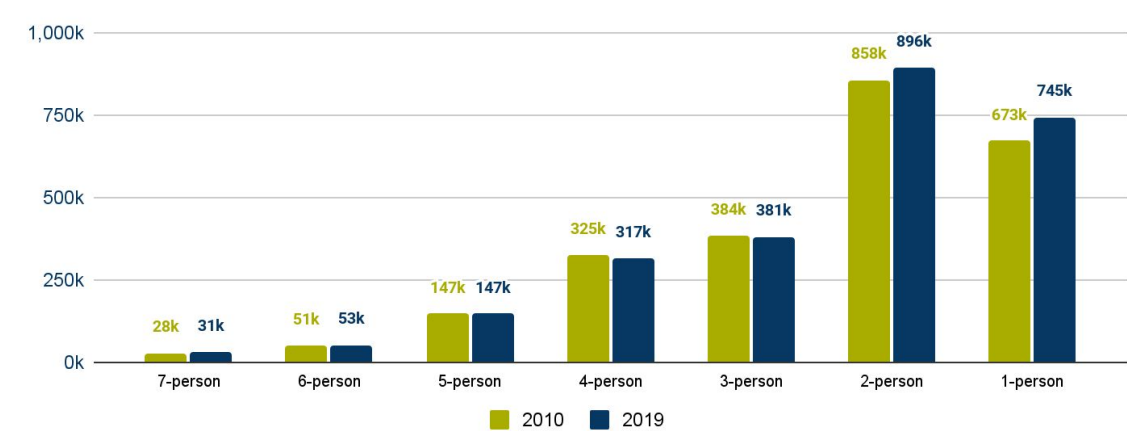
HOUSEHOLD SIZE | The average household size is 2.29 people, compared to 2.52 statewide. The Wabash County average household has shrunk by 0.09 persons since 2010.

Household Size
Wabash County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



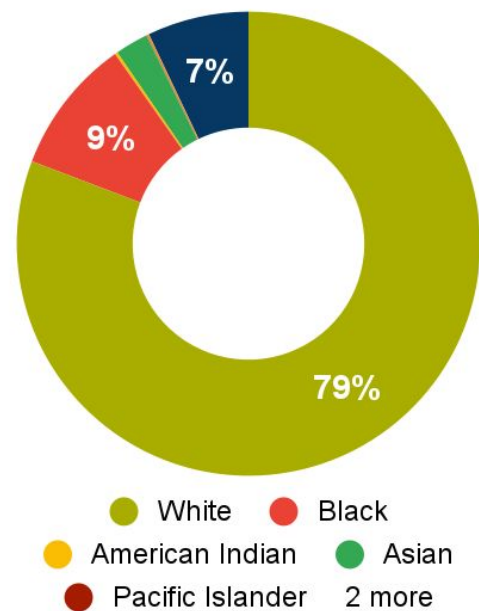
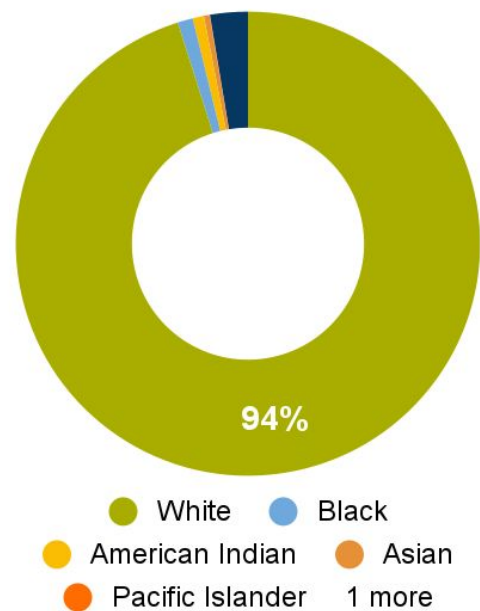
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Wabash County is 94% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution

Wabash County | 2019

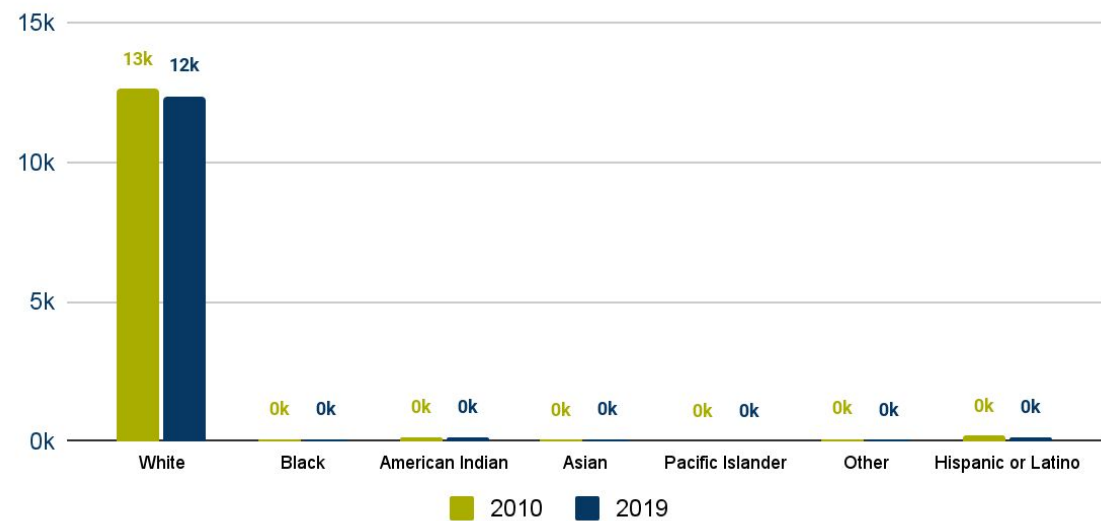
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Wabash County | 2010, 2019



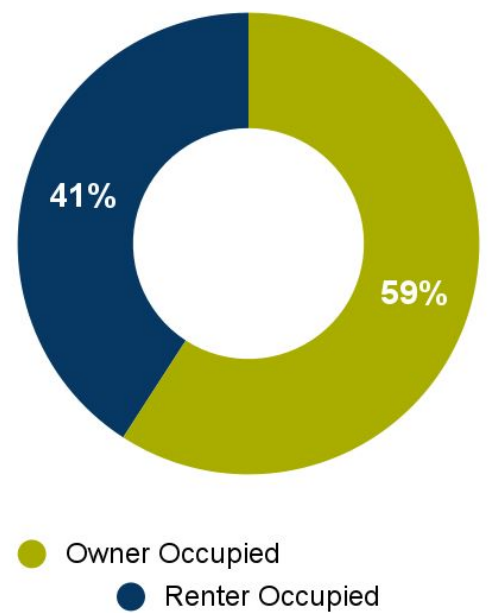
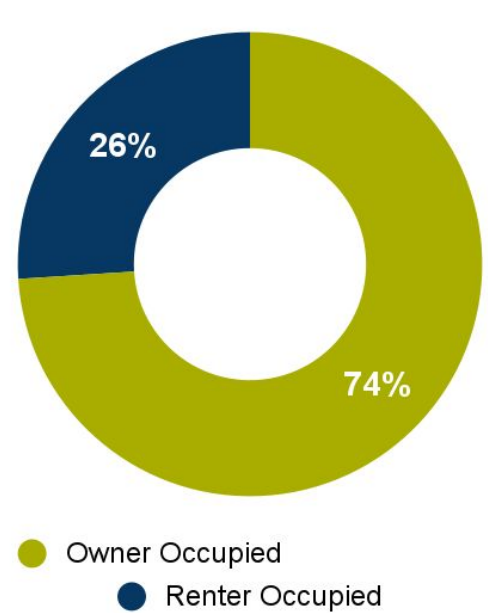
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 26% of households (3,346 households) in Wabash County were renters, while 74% (9,516 households) were owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

Wabash County | 2019

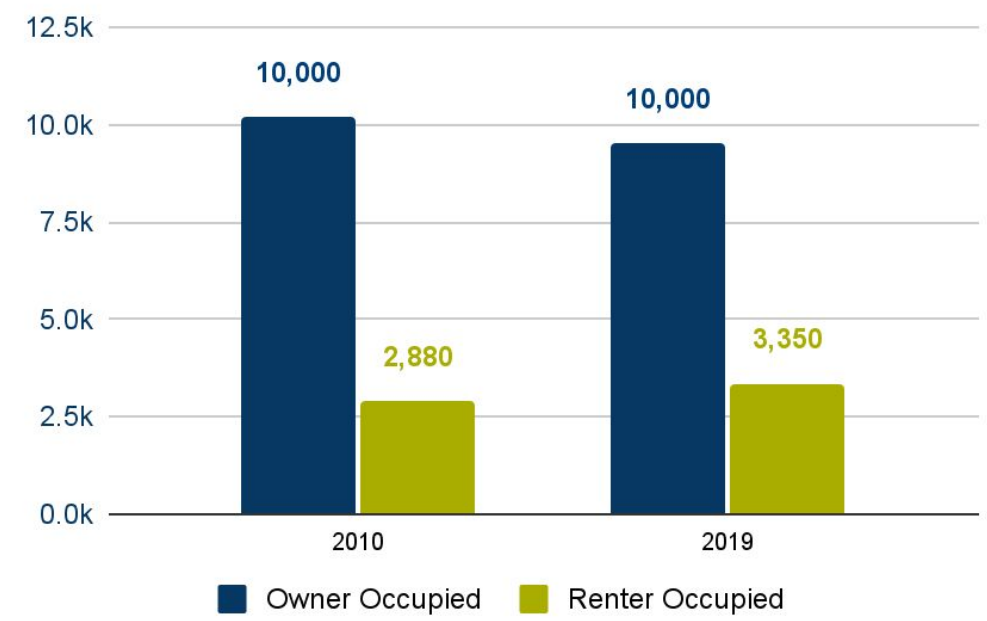
Indiana | 2019



Source: ACS 2019 5-year estimates

Total Households by Tenure

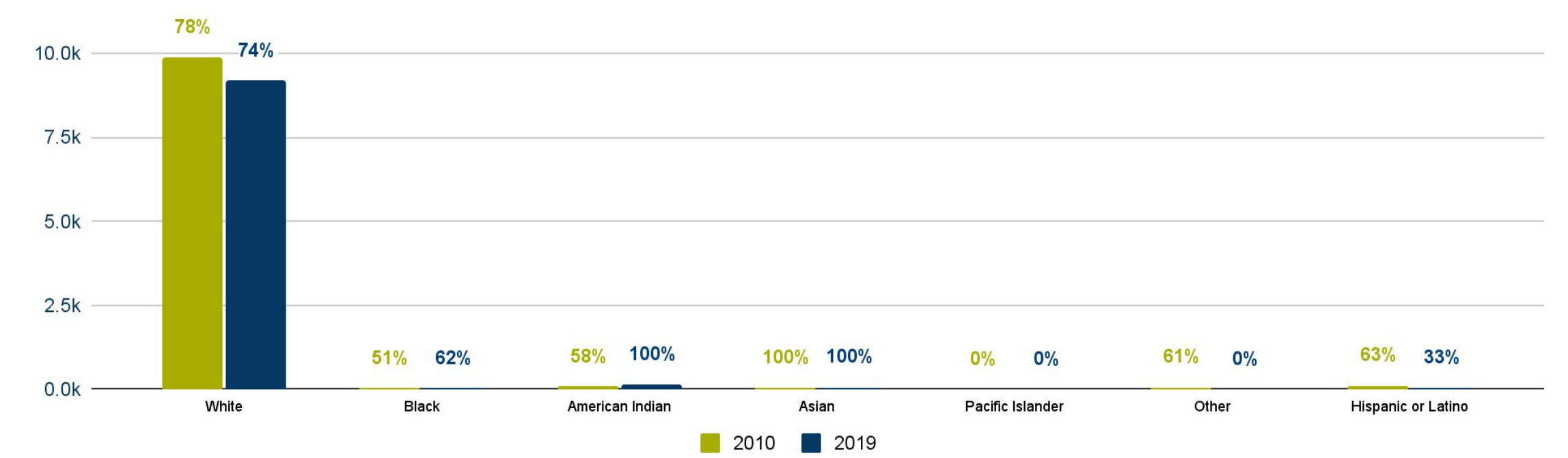
Wabash County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 74%, homeownership is 74% among non-Hispanic White households, 62% for Black households, and 33% for Hispanic or Latino households.

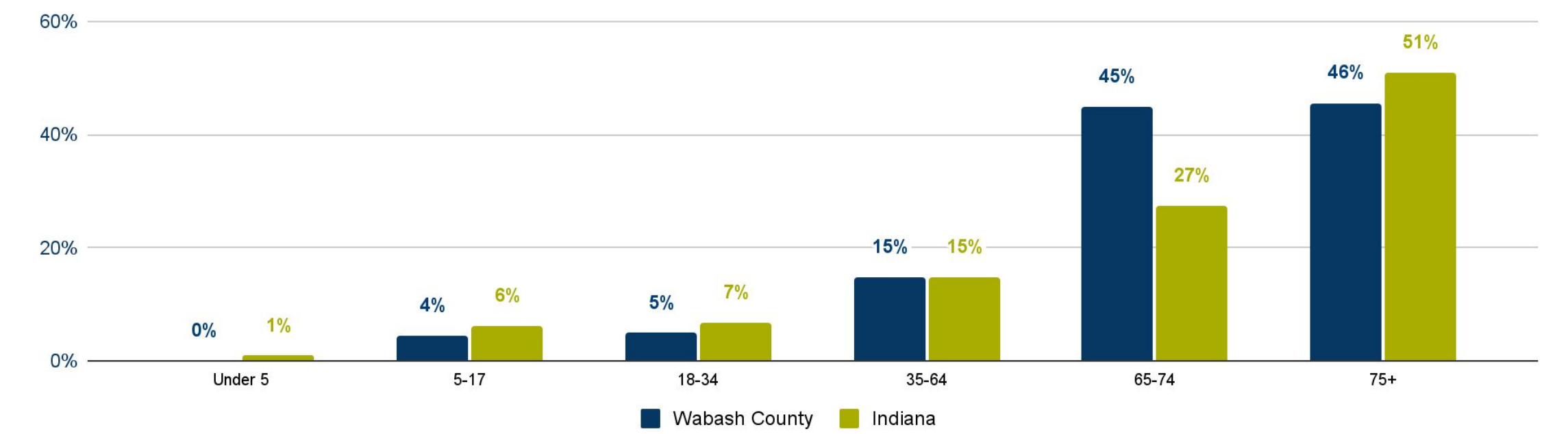
Homeownership by Race
Wabash County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 16% of people in Wabash County live with a disability. For people above 65, the share increases to 45%.

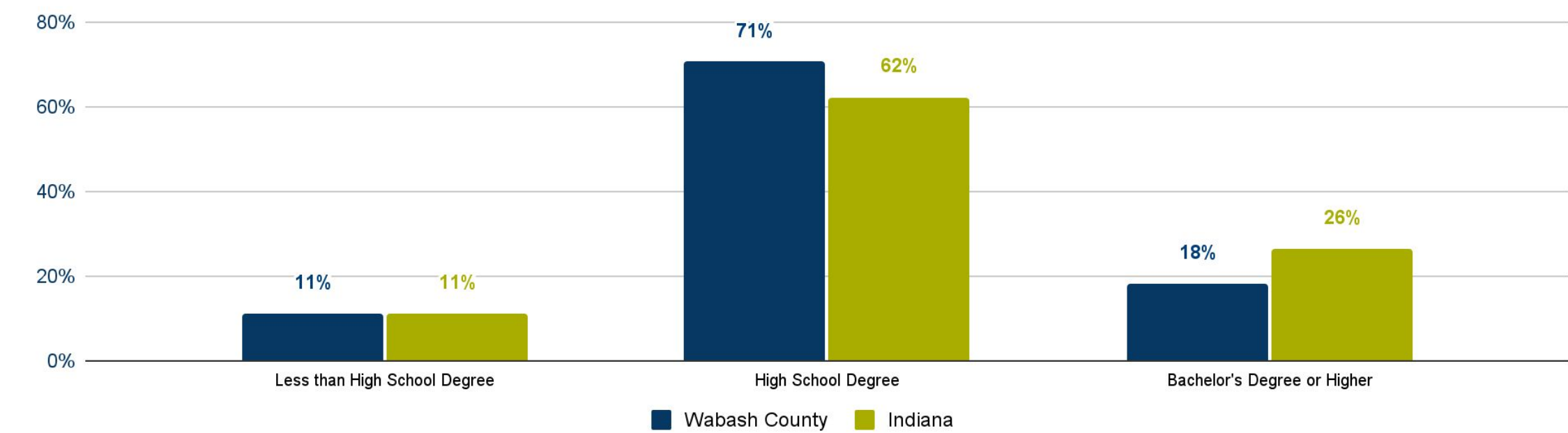
Share of the Population with a Disability by Age
Wabash County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Wabash County, 71% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Wabash County, Indiana | 2019

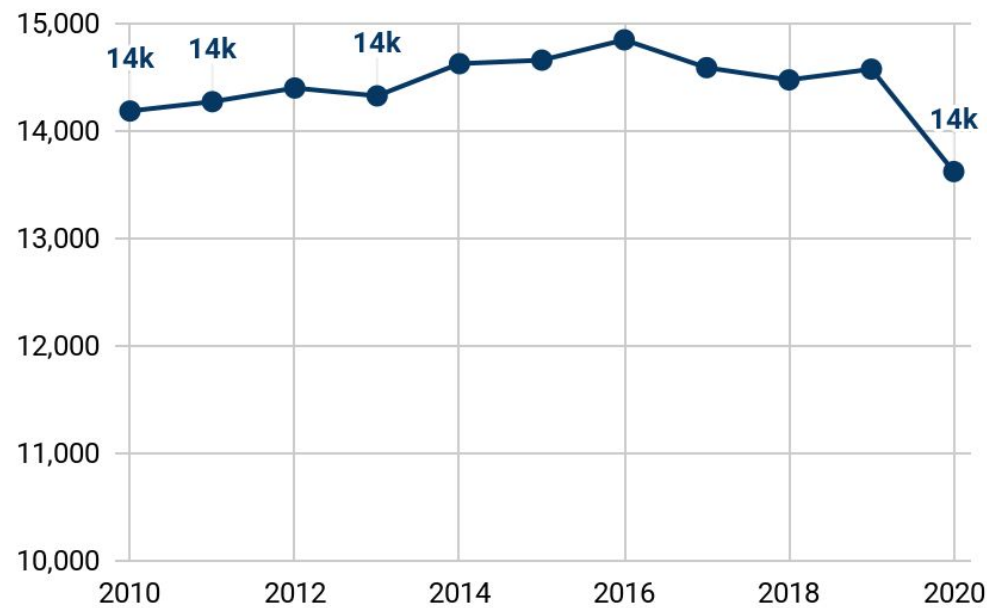


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

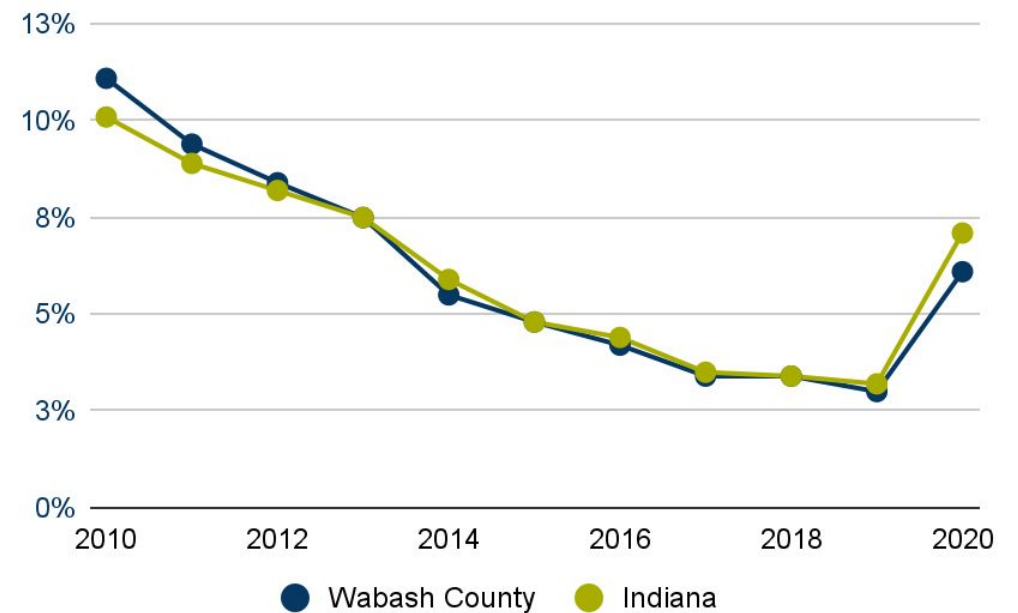
EMPLOYMENT BASE | There are currently 14,000 employed persons in Wabash County, down by 3.98% since 2010. The unemployment rate in 2020 was 6.10%, up 3.10 points from 2019.

Total Employment
Wabash County | 2010-2019



Source: ACS 2010-2019 5-year estimates

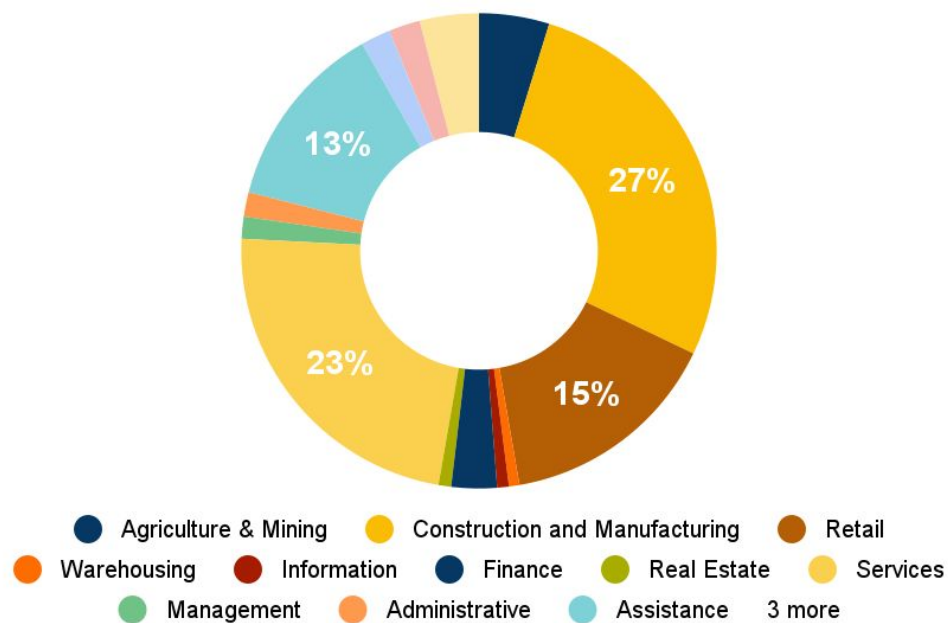
Unemployment Rate
Wabash County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Wabash County, accounting for 22% of all jobs, followed by Educational Services (14% of all jobs).

Total Jobs by All Industries
Wabash County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$34,339**
2. Trade, transportation, and utilities | **\$37,259**
3. Goods-producing | **\$55,515**
4. Education and health services | **\$35,502**
5. Construction | **\$50,787**

Source: BLS

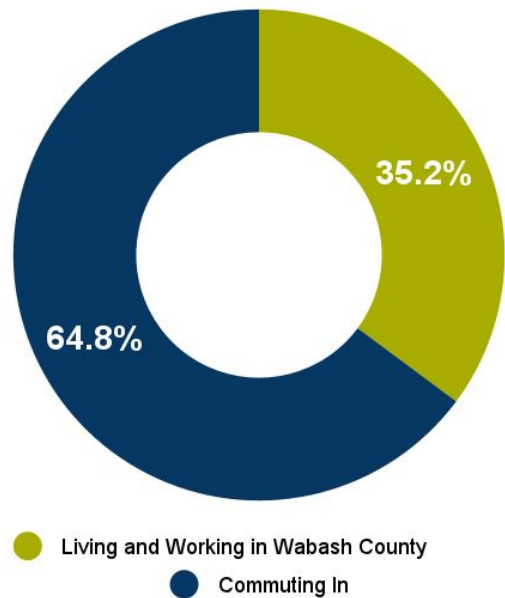
Top 5 Employers

1. Ford Meter Box Co Inc (Wabash)
2. Peabody Retirement Community (North Manchester)
3. Whites Residential & Family (Wabash)
4. Walmart Supercenter (Wabash)
5. Paperworks Industries Inc (Wabash)

Source: BLS

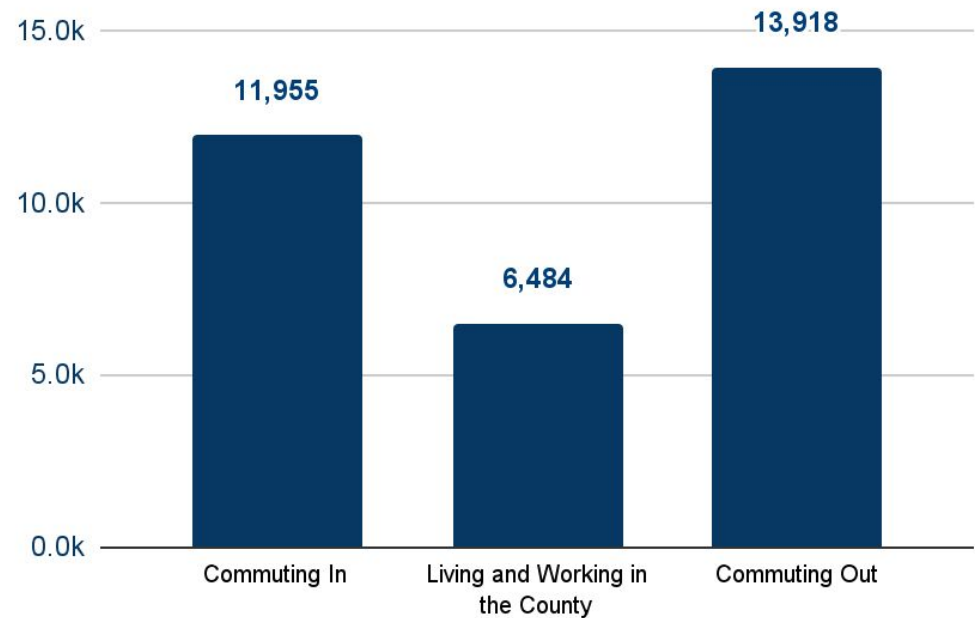
COMMUTER INFLOW / OUTFLOW | 12,000 commuters come into Wabash County for their jobs, while 14,000 employees travel outside of Wabash County for their jobs.

Employment Inflow
Wabash County | 2018



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

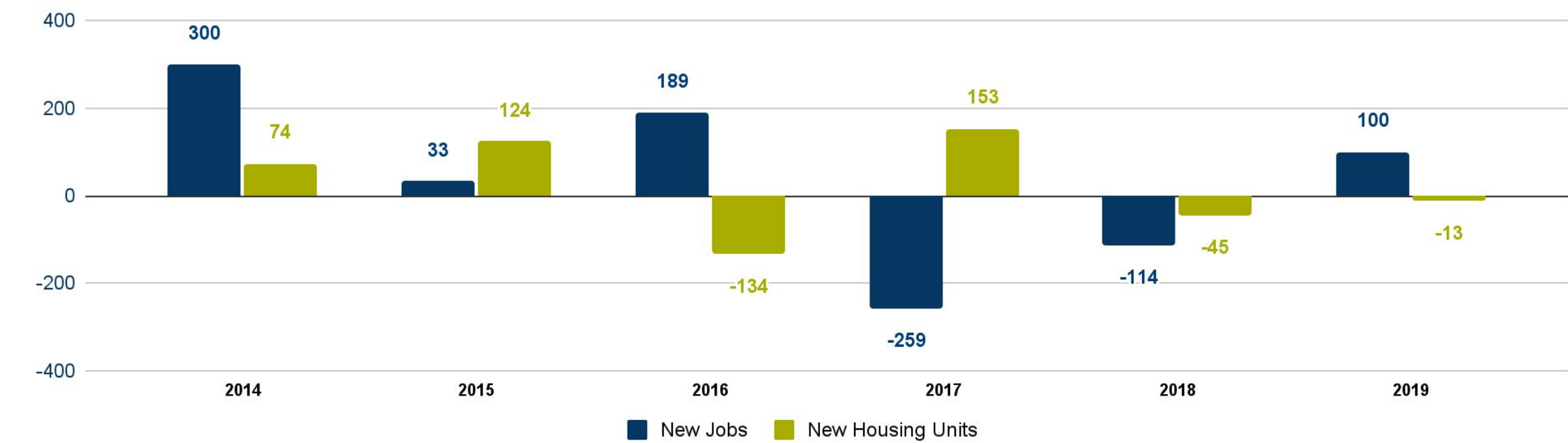
Commuting Patterns
Wabash County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Wabash County has created 249 jobs between 2014-2019 and 159 housing units, or 64 units for every 100 jobs created.

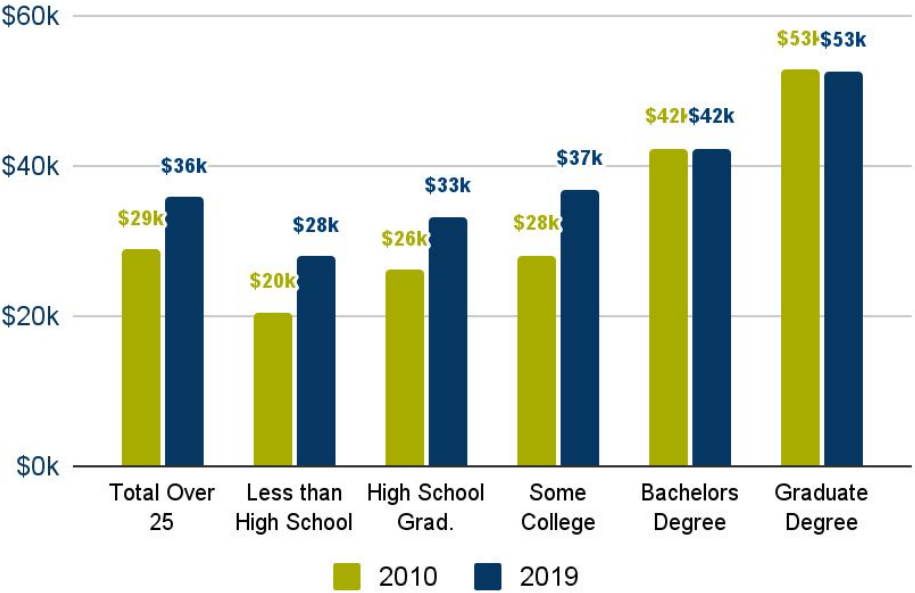
Job Growth and Housing Production
Wabash County | Total Jobs, New Jobs



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

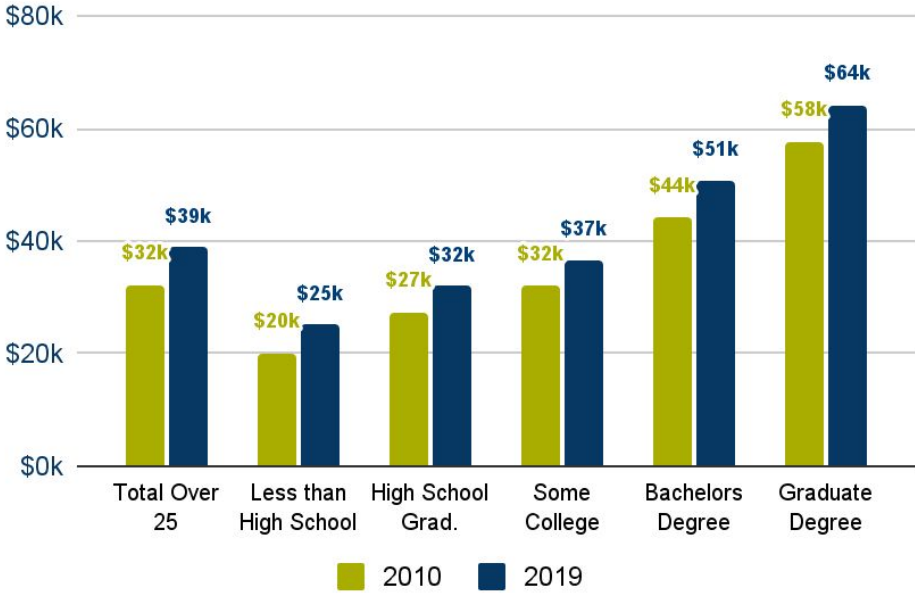
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 24% since 2010 for the total population and increased 27% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Wabash County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

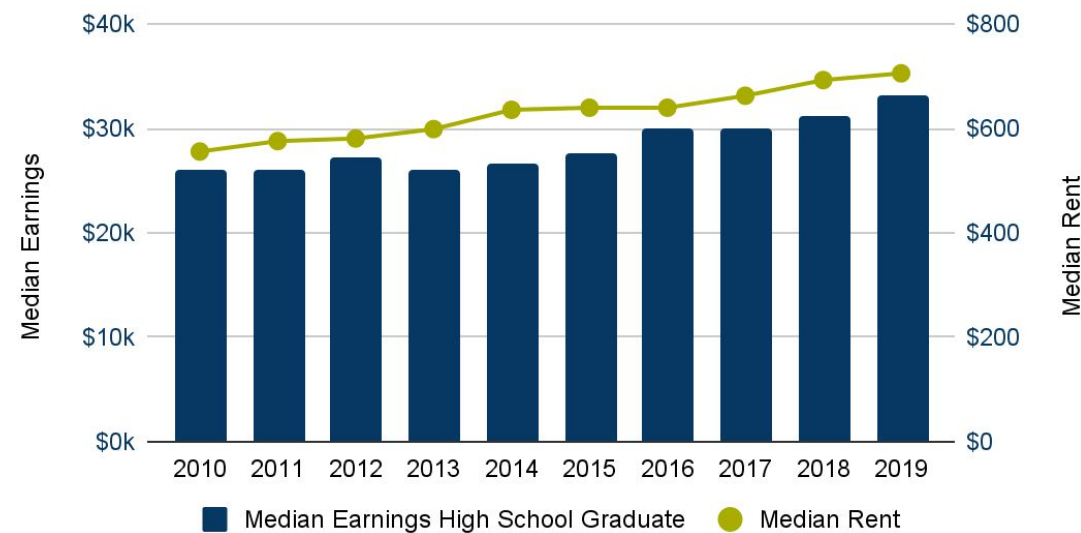
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

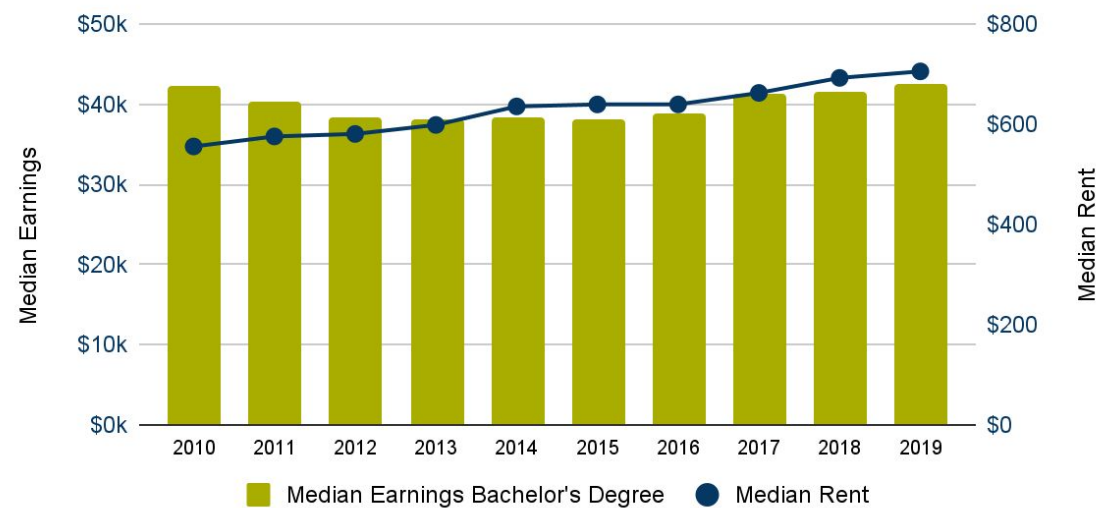
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 27.0%, or 27% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



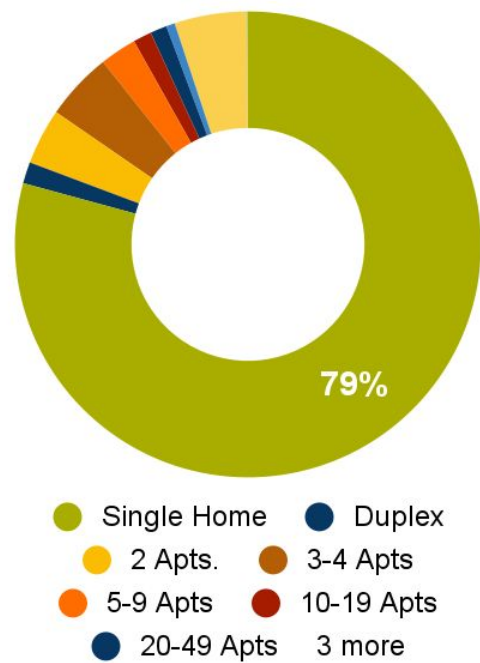
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 79% of homes in Wabash County are single-family, while 16% are multifamily. Multifamily housing has increased by 217 homes since 2010.

Housing Typology

Wabash County | 2019



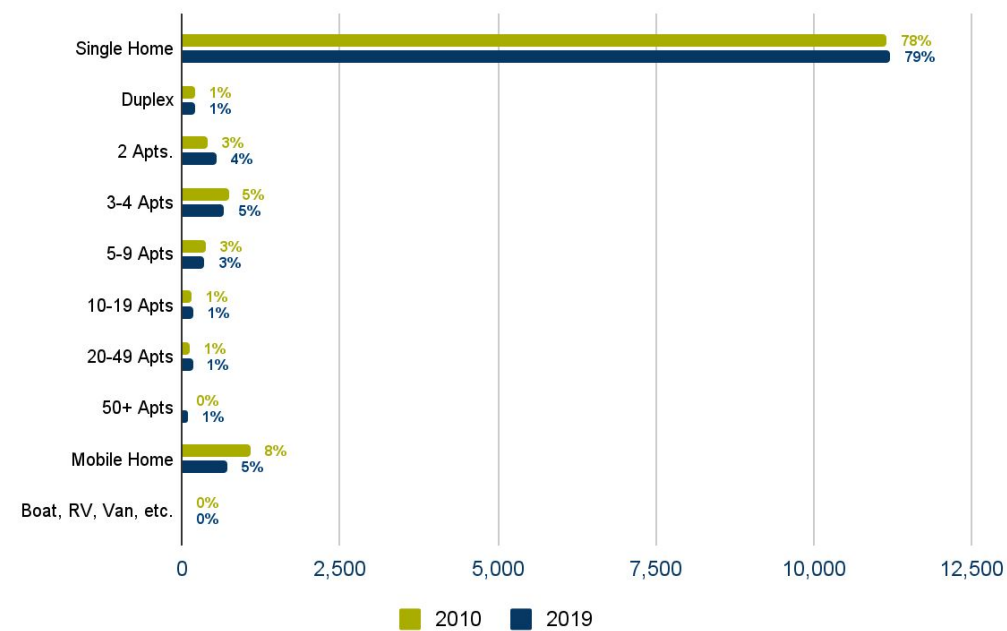
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Wabash County | 2010-2019



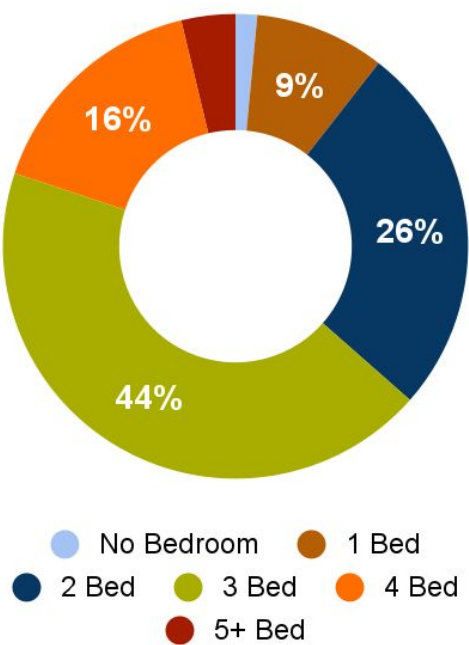
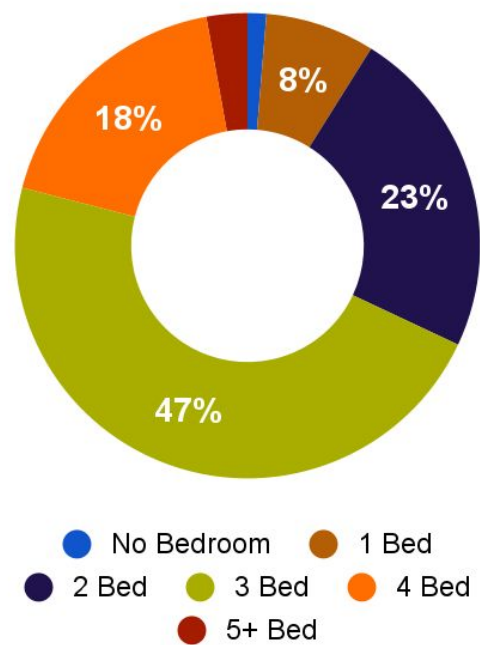
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Wabash County contain 2.29 bedrooms, with 68% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Wabash County | 2019

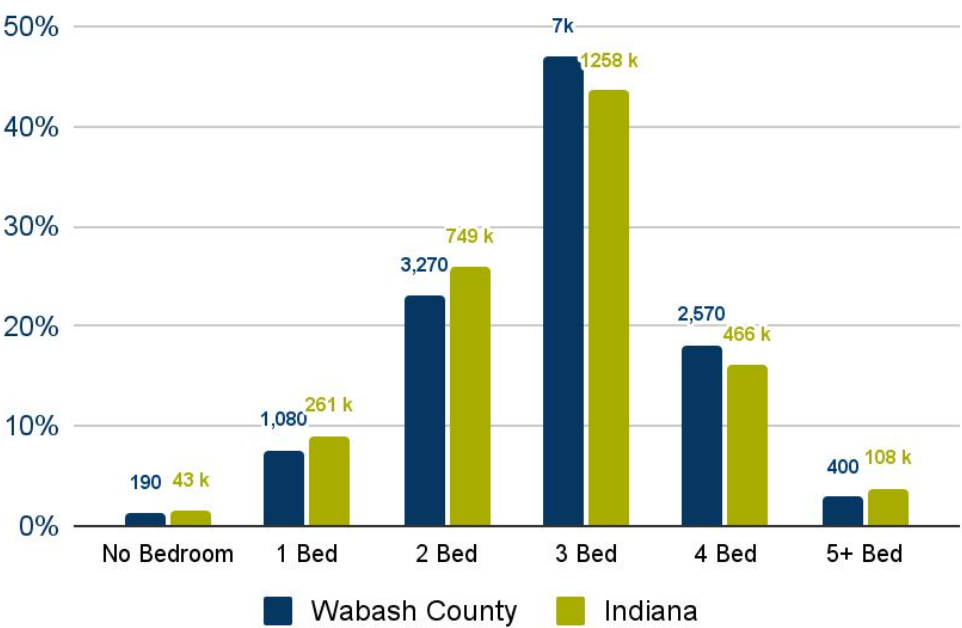
Indiana | 2019



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

Share of Housing Stock by Bedroom

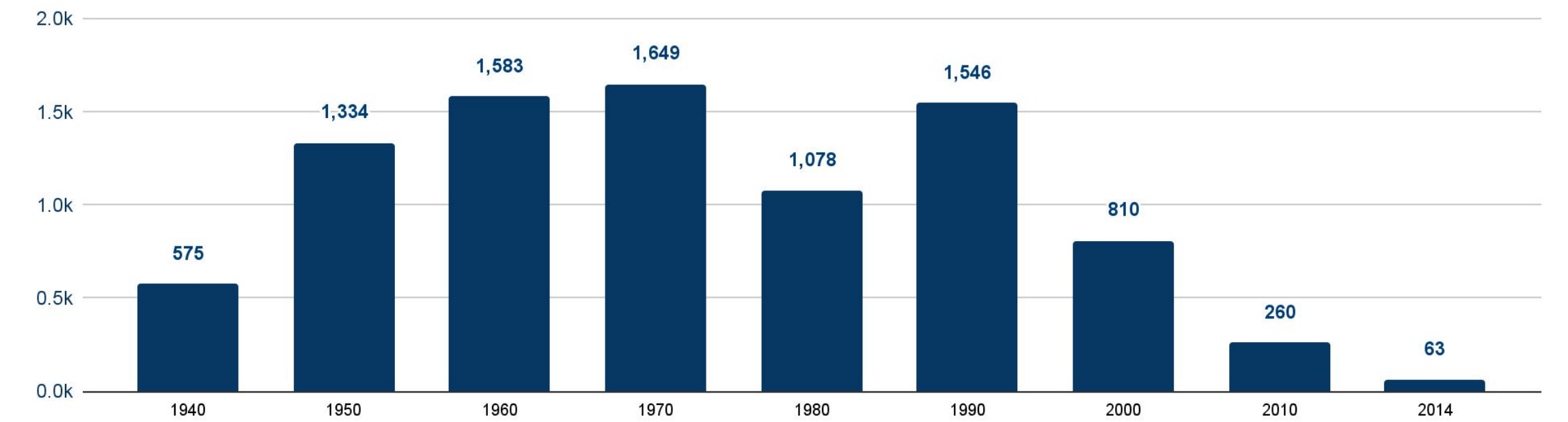
Wabash County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 92% of homes were built before 1990, with a plurality of homes built before 1940.

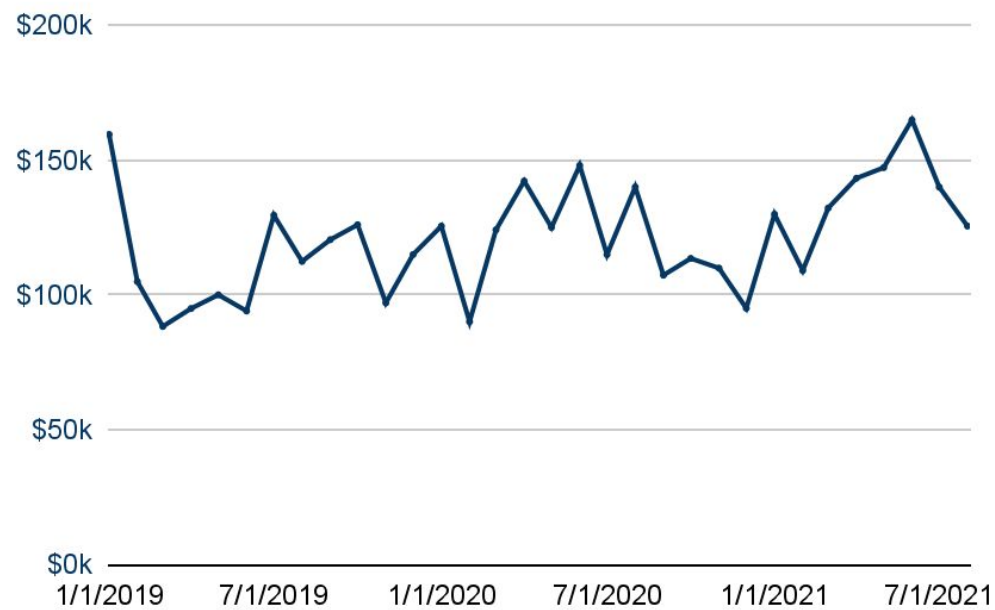
Homes by Year Built
Wabash County | 2019



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

MEDIAN LISTING PRICE | Homes in Wabash County have a median listing price of \$125,500. Home prices have decreased by 21% since 2019.

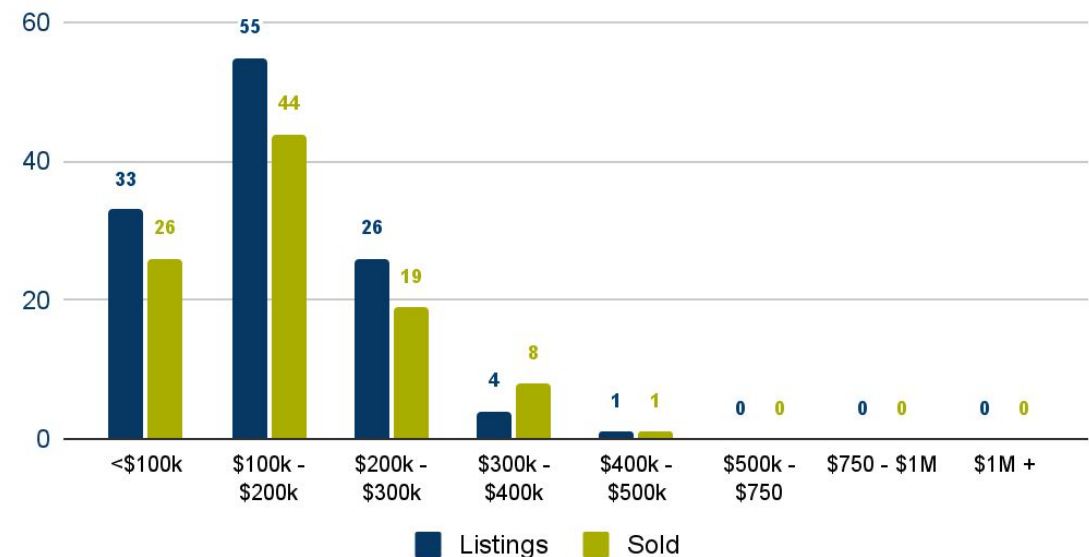
Median Listing Price
Wabash County | 2019-2021



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)
Wabash County | 2021

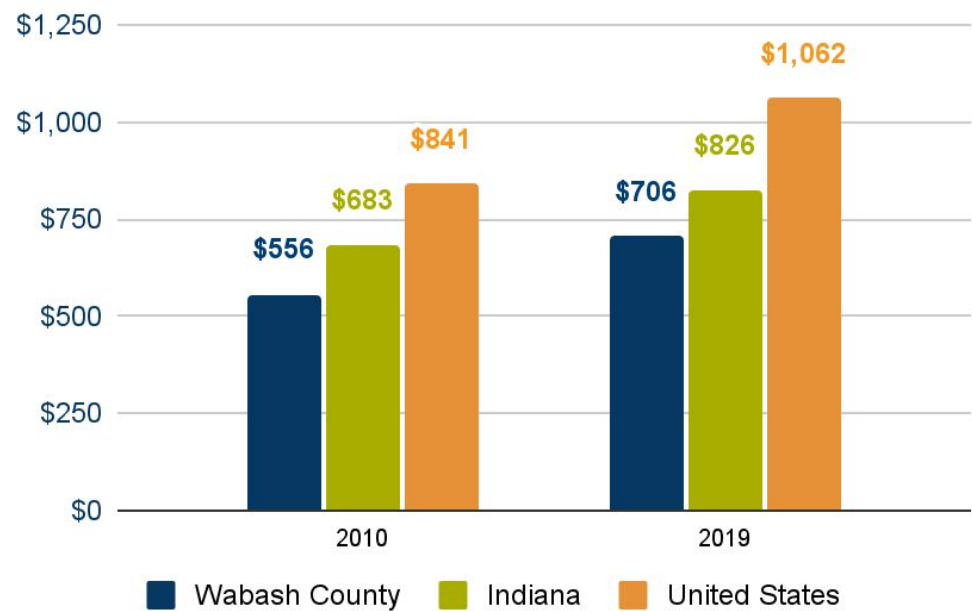


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 27% since 2010, with average rents at \$706 in 2019.

Median Rent

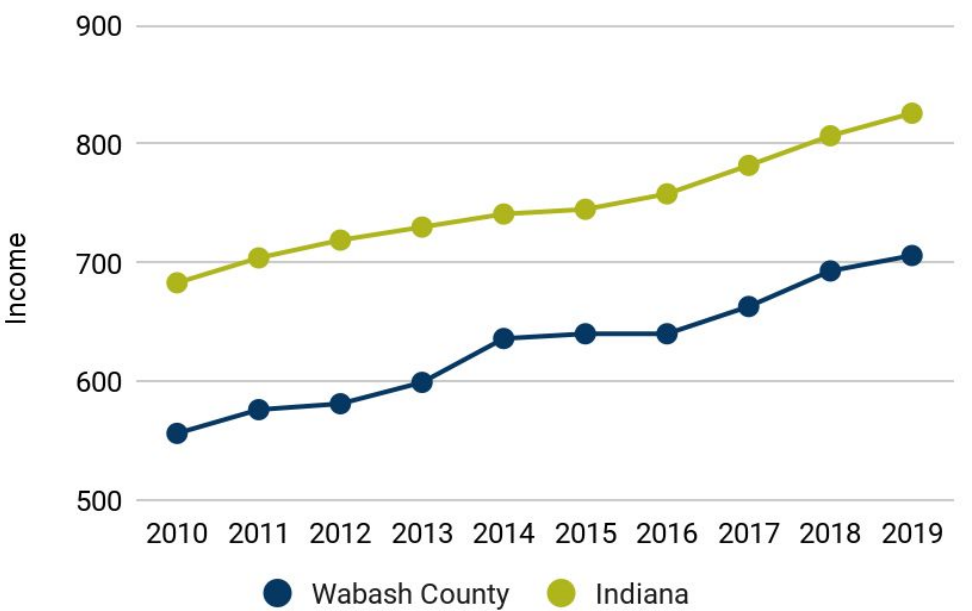
Wabash County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

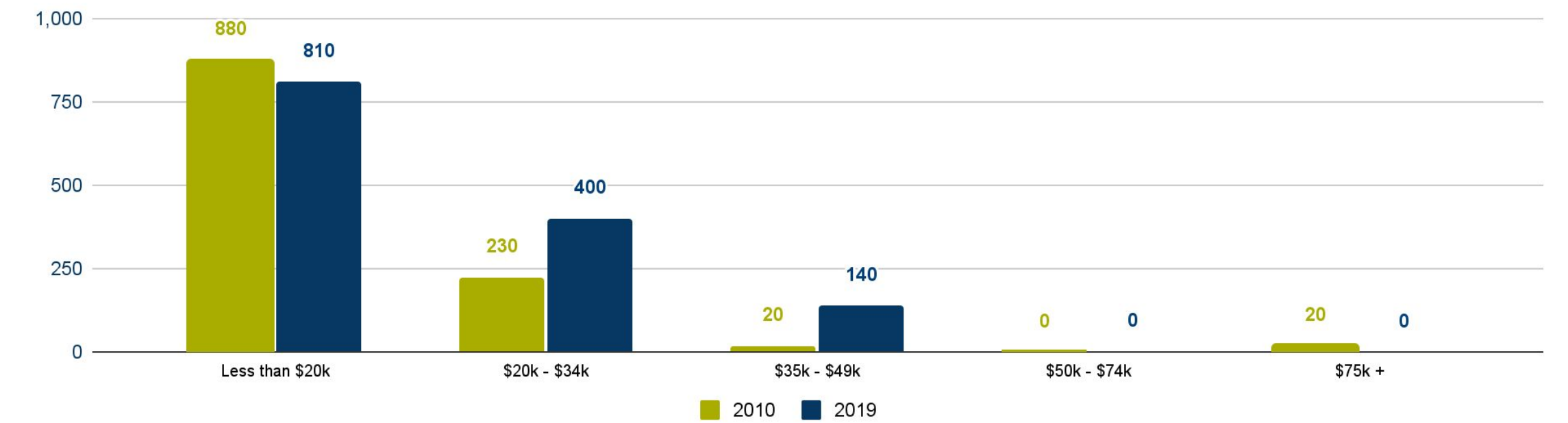
Wabash County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of renter households are housing cost burdened in Wabash County, up 3% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

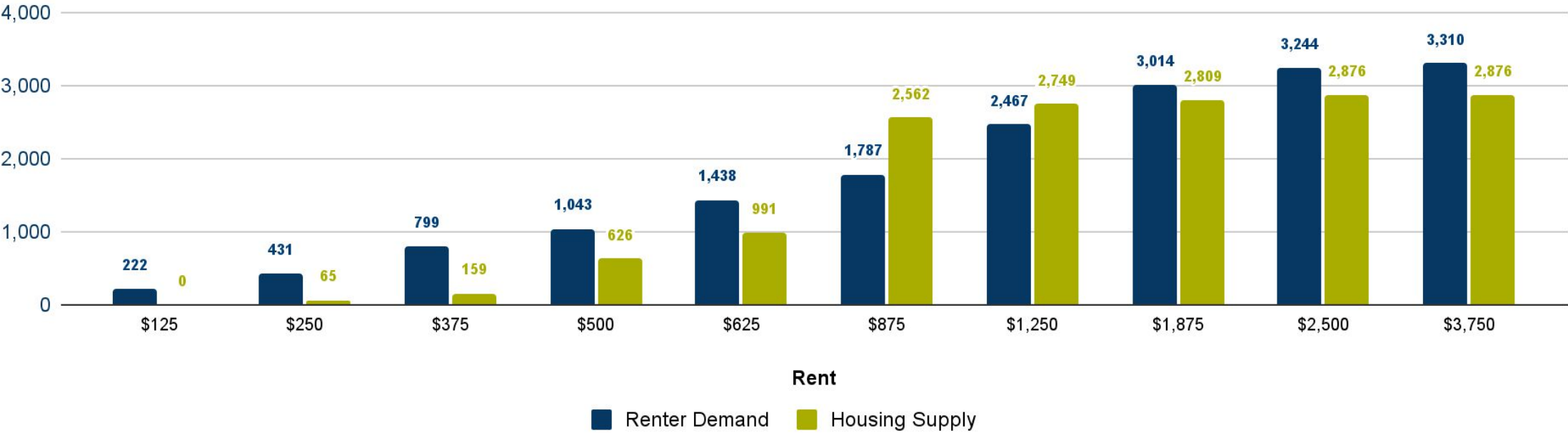
Renter Housing Cost Burden
Wabash County, Indiana | 2010 - 2019



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 1000 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
Wabash 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

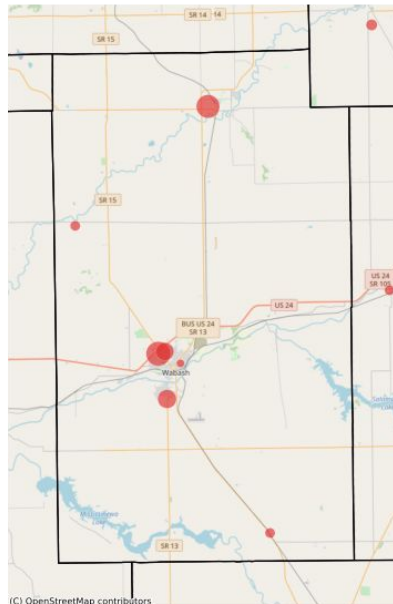
AFFORDABLE HOUSING | The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Wabash County.

Affordable Housing Inventory

Wabash County | 2020



Source: NHPD

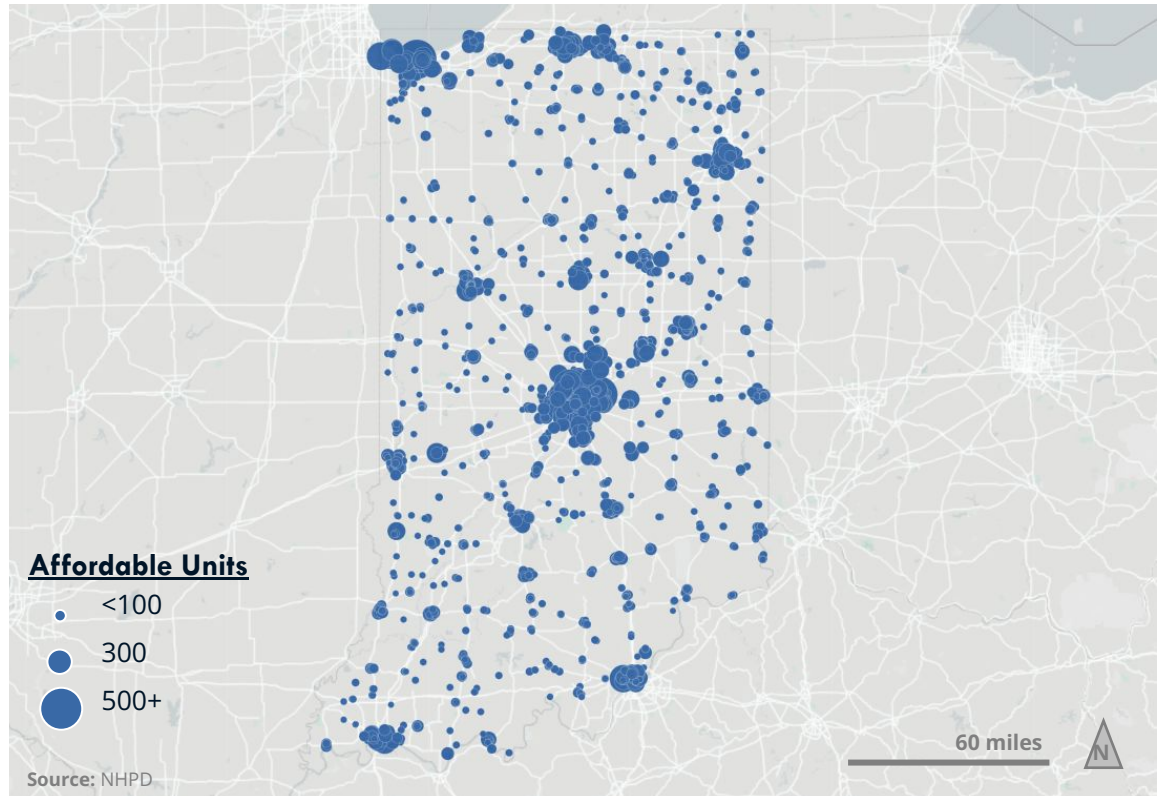


12 miles



Affordable Housing Inventory

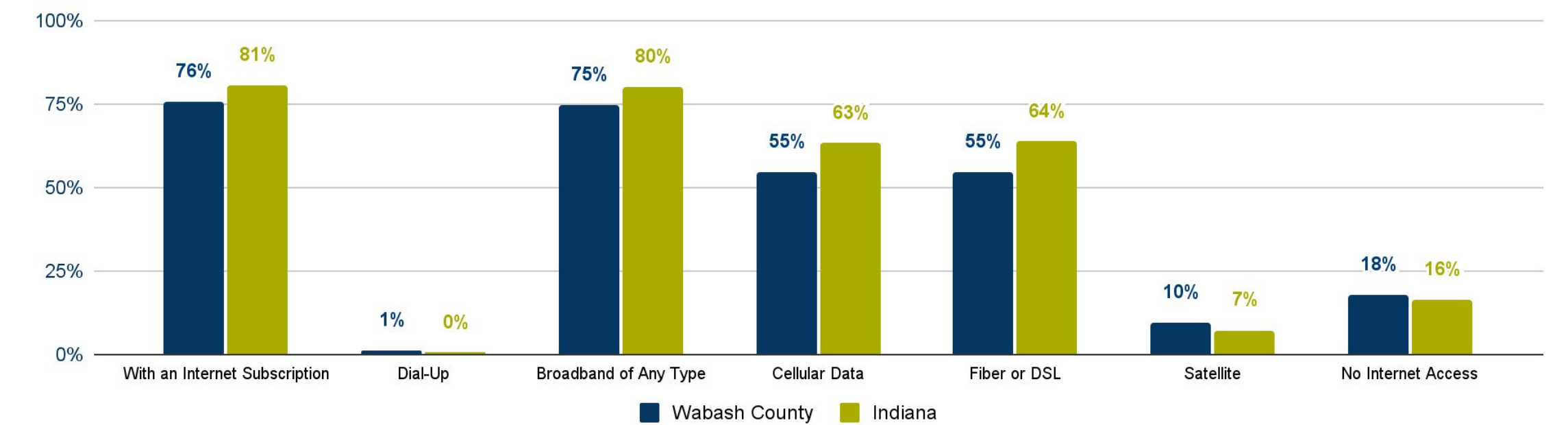
State of Indiana | 2020



Source: NHPD

HOUSING AMENITIES | 75% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Wabash County | 2020

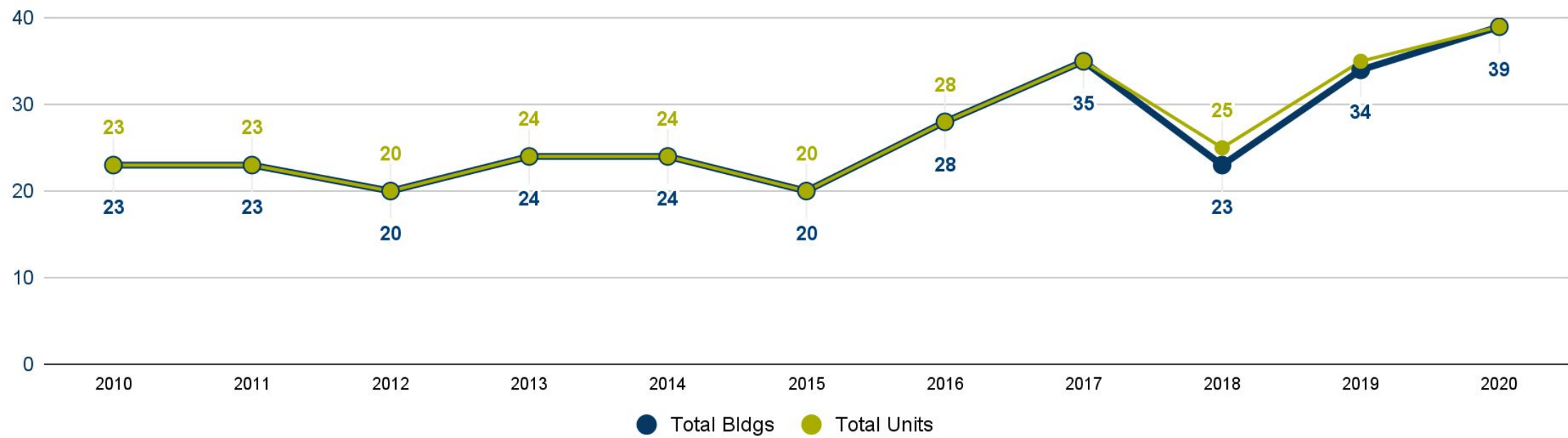


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 39 new housing starts in 2020 in Wabash County, with 293 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Wabash 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