



INDIANA HOUSING
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR ALLEN COUNTY

MARCH 2022

ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

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

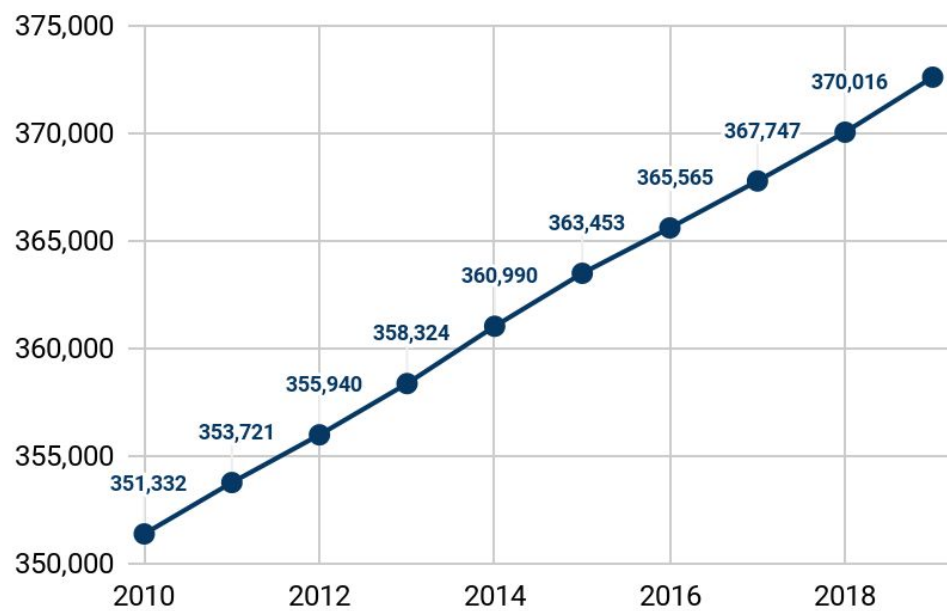
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S. Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

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

DEMOGRAPHIC TRENDS

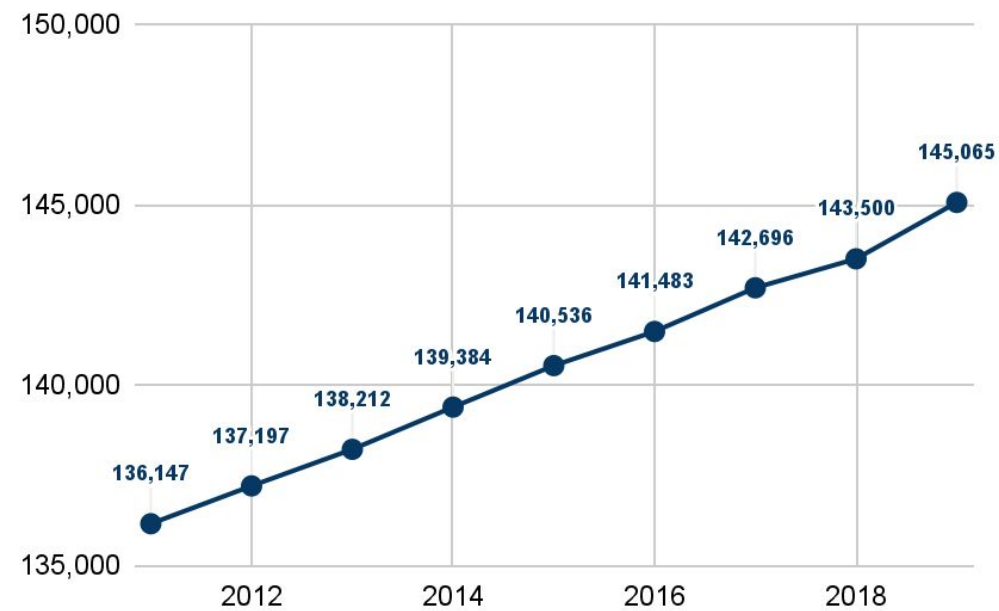
POPULATION | Allen County's population has increased by 6.05% (21,243 people) between 2010-2019. In the same time period, the total number of households increased by 6.82% (9,258 households).

Resident Population
Allen County | 2010-2019



Source: FRED, U.S. Census Bureau

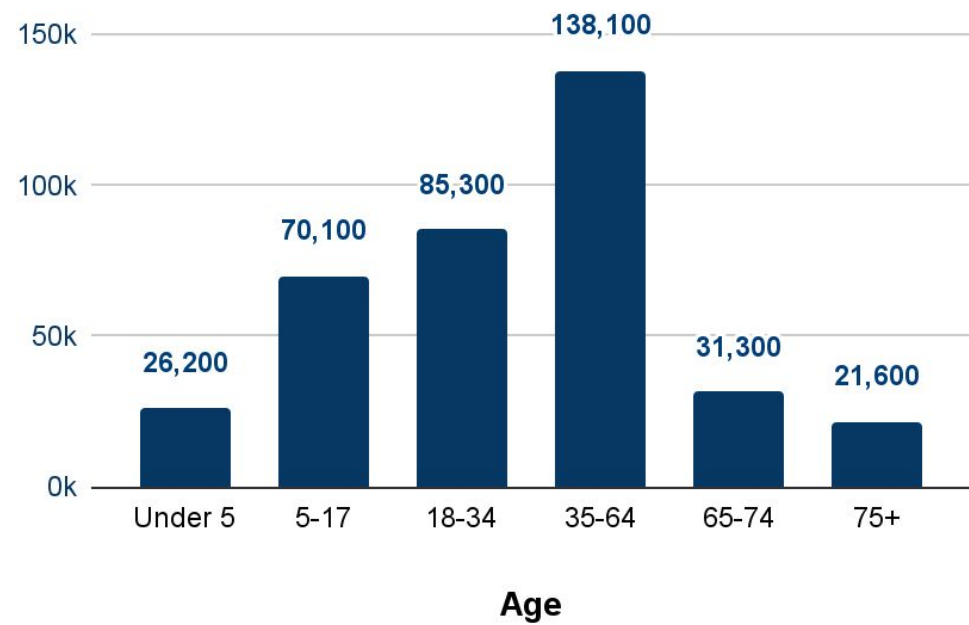
Households
Allen County | 2010-2019



Source: FRED, U.S. Census Bureau

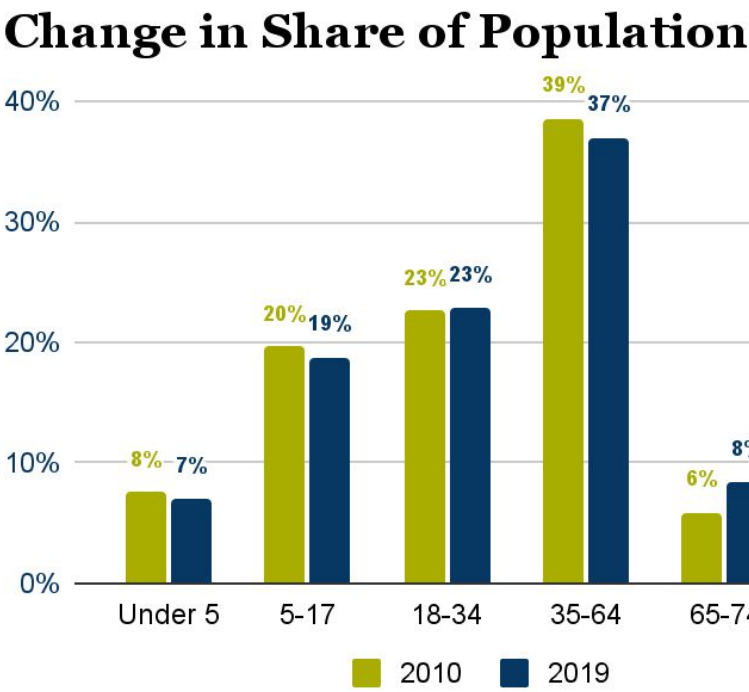
AGE | 52,900 of people in Allen County are age 65 or older, while 26% are younger than 18.

Population by Age
Allen County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Allen County | 2010, 2019

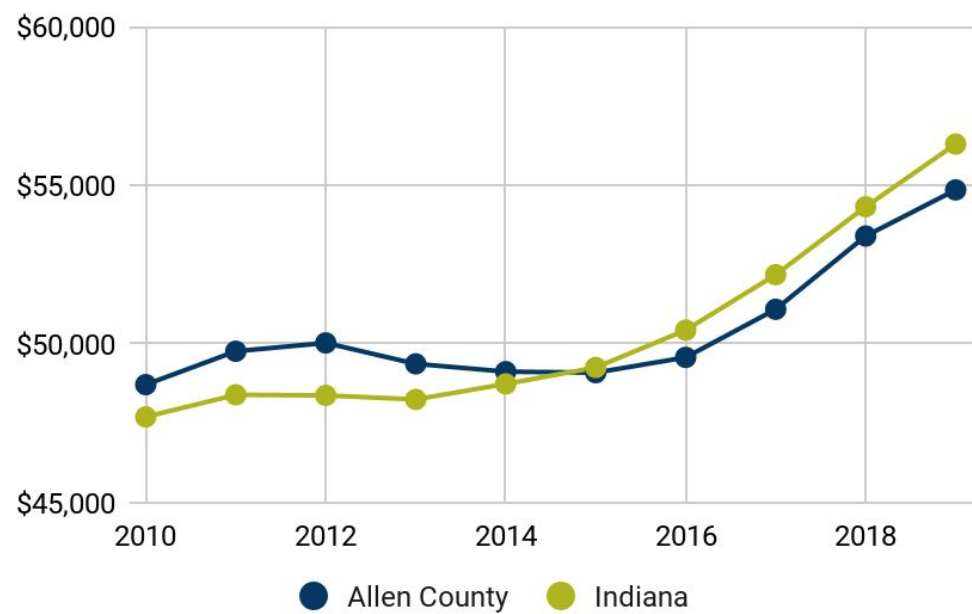


Source: ACS 2010-2019 1-year estimates

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

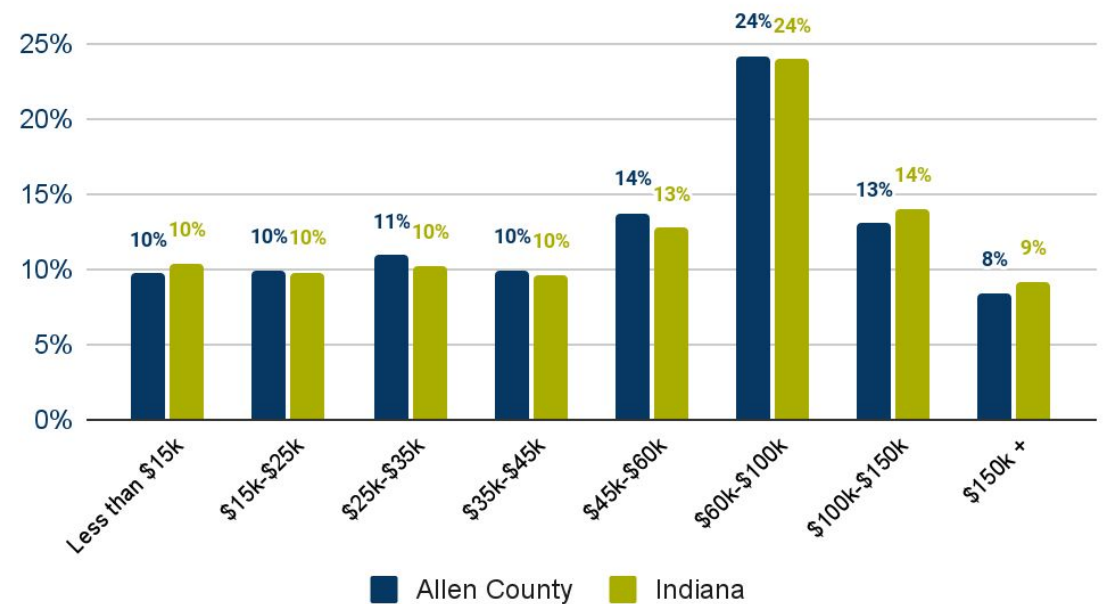
Allen County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

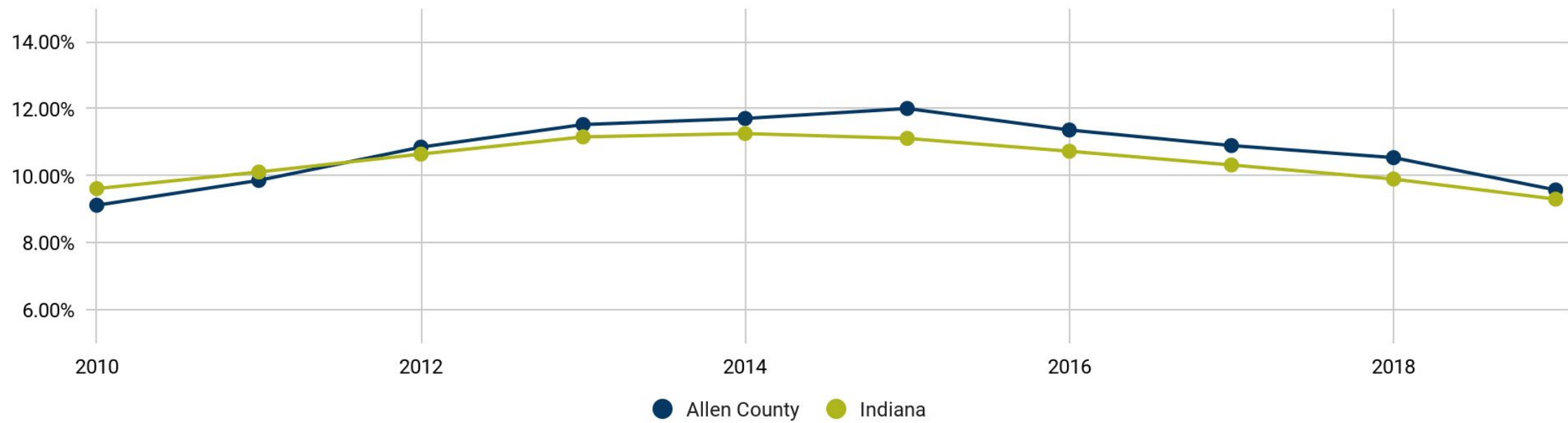
Allen County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

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

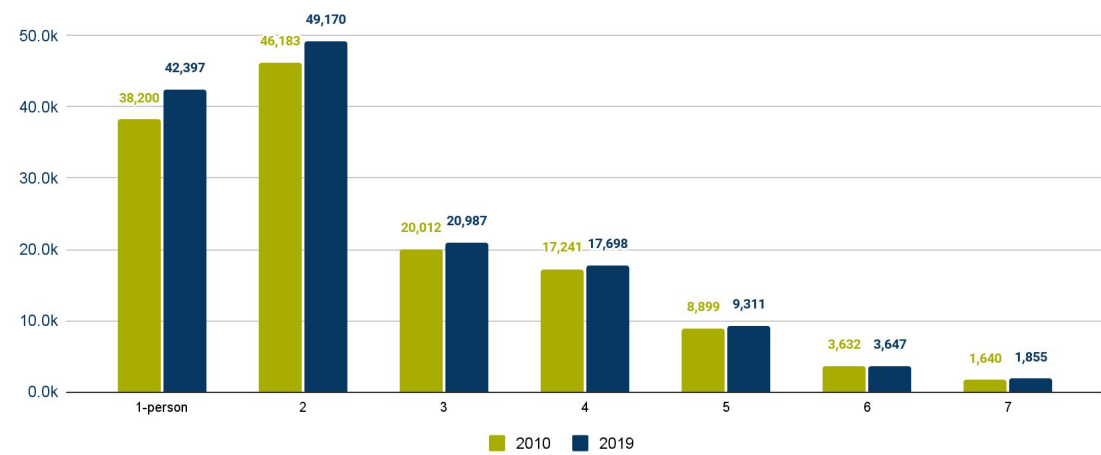
Family Poverty Rate
Allen County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

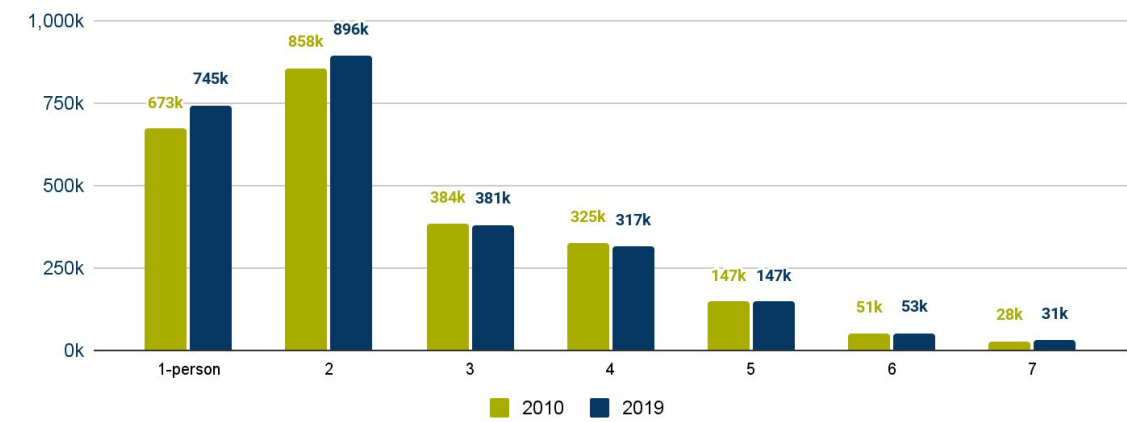
HOUSEHOLD SIZE | The average household size is 2.53 people, compared to the statewide average of 2.52. The Allen County average household has shrunk by 0.02 persons since 2010.

Household Size
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



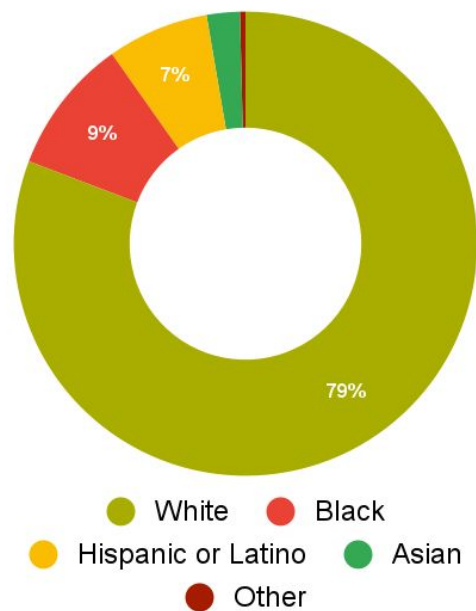
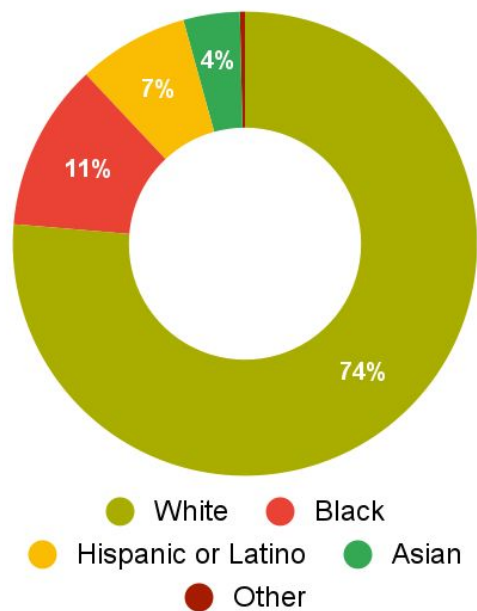
Source: ACS 2010-2019 5-year estimates

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

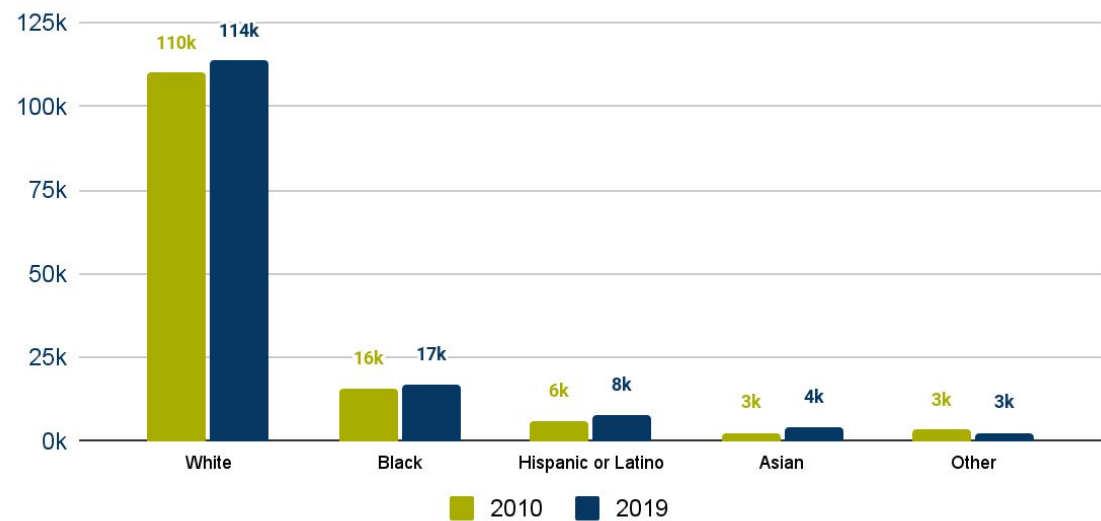
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Allen County | 2010, 2019

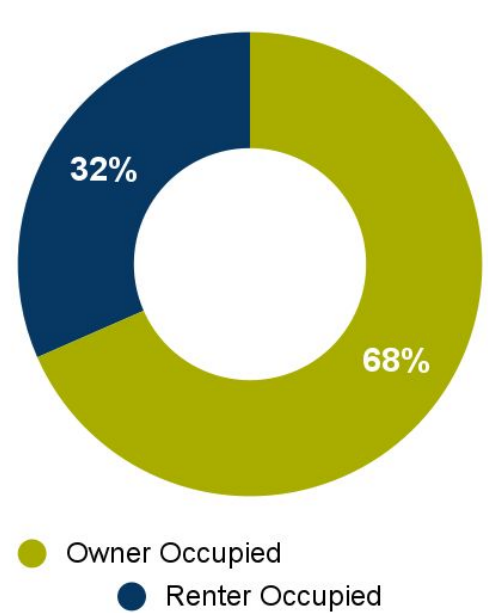


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 32% of households (45,801 households) in Allen County were renters, while 68% (99,264 households) were owners. The share of renters has decreased by 2.19 percentage points since 2010.

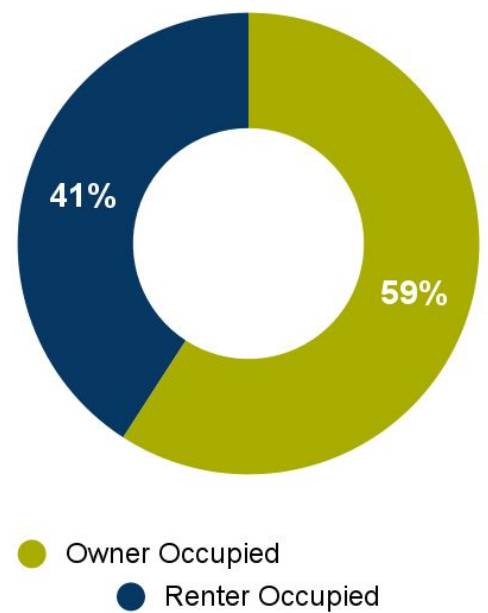
Housing Tenure

Allen County | 2019



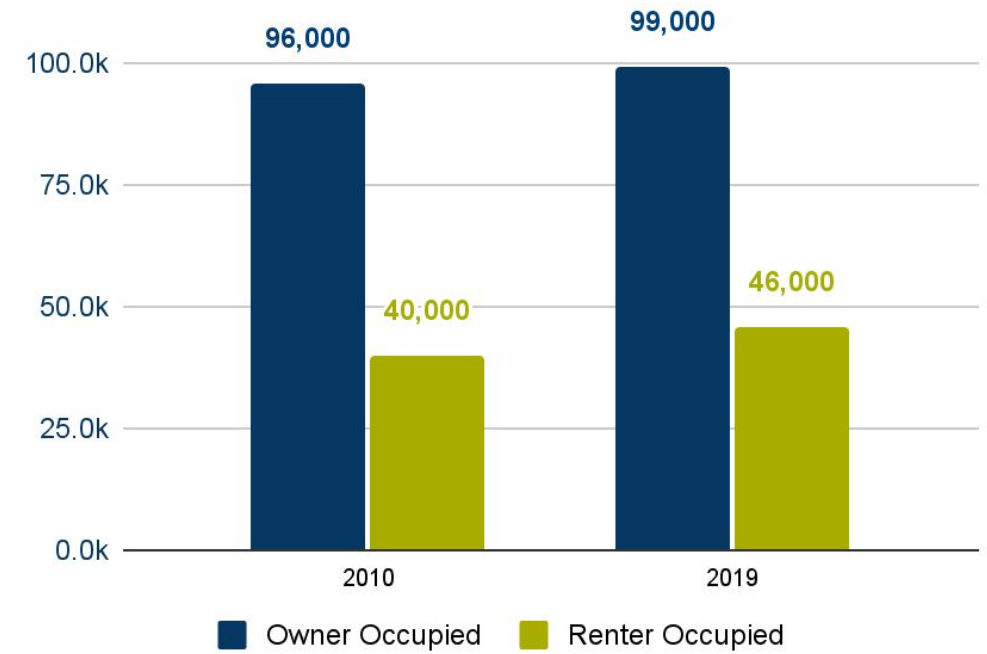
Source: ACS 2019 5-year estimates

Indiana | 2019



Total Households by Tenure

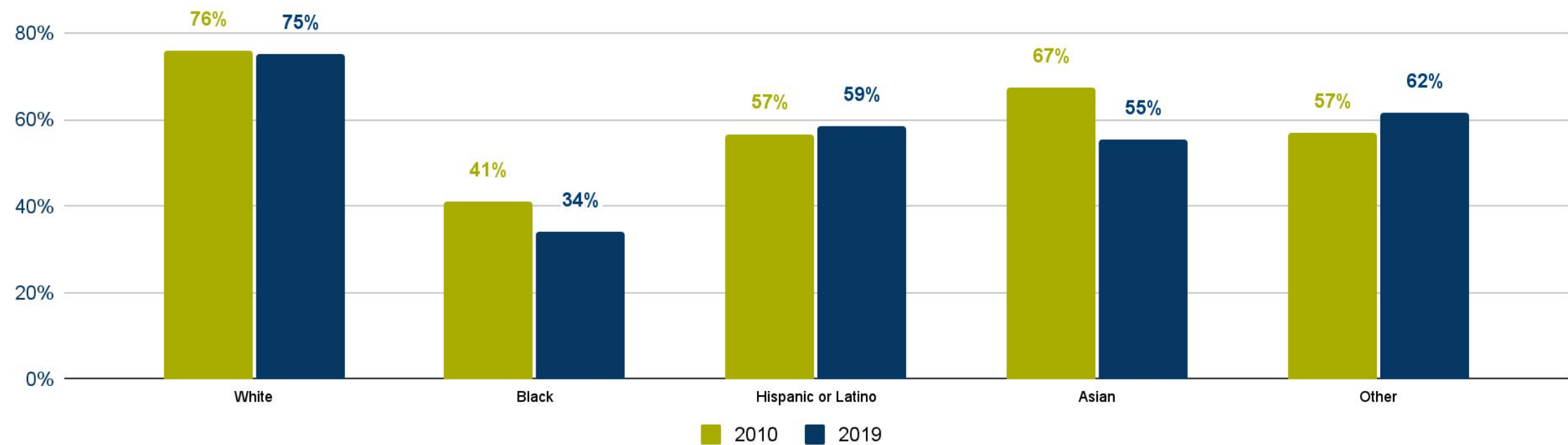
Allen County | 2010-2019



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.

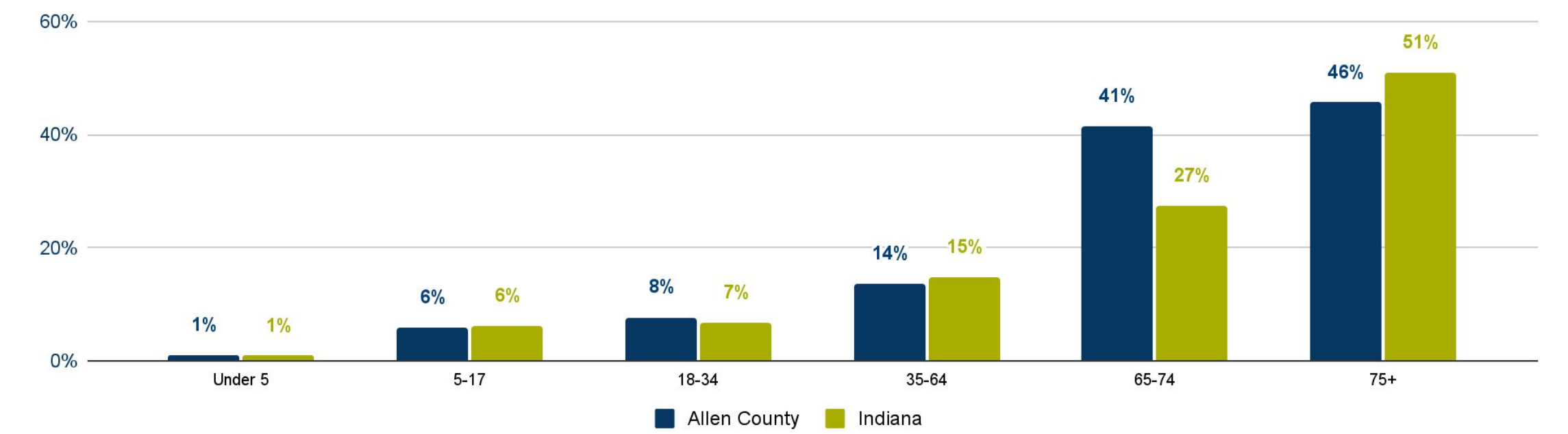
Homeownership by Race
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

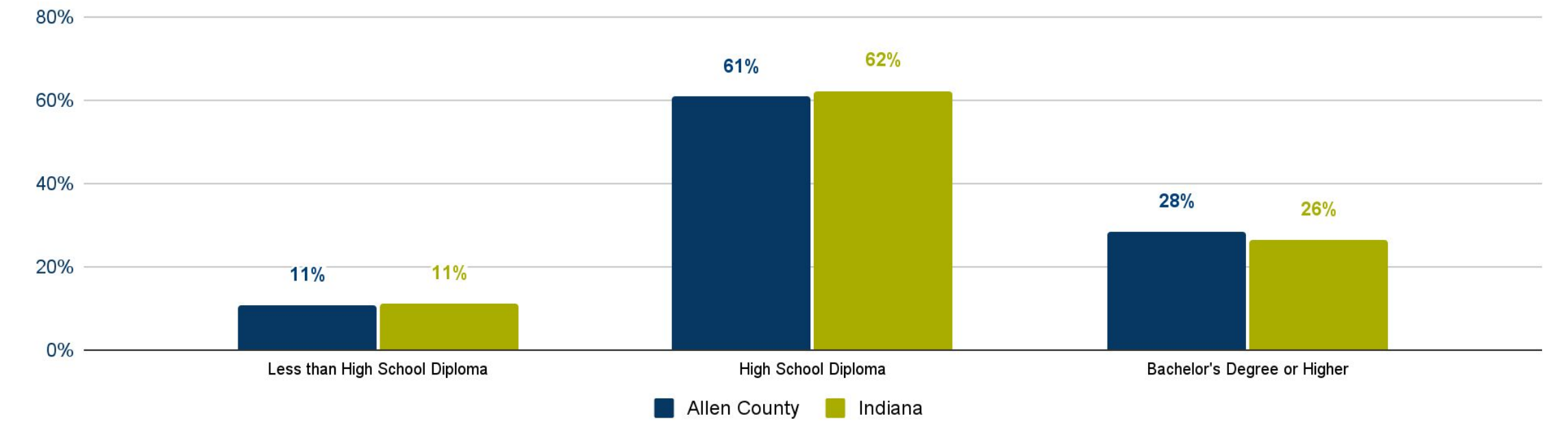
Share of the Population by Age with a Disability
Allen County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Allen County, 61% of the population completed high school degree as their highest level of education, while 28% of the population has a Bachelor's degree or higher.

Educational Attainment
Allen County, Indiana | 2019

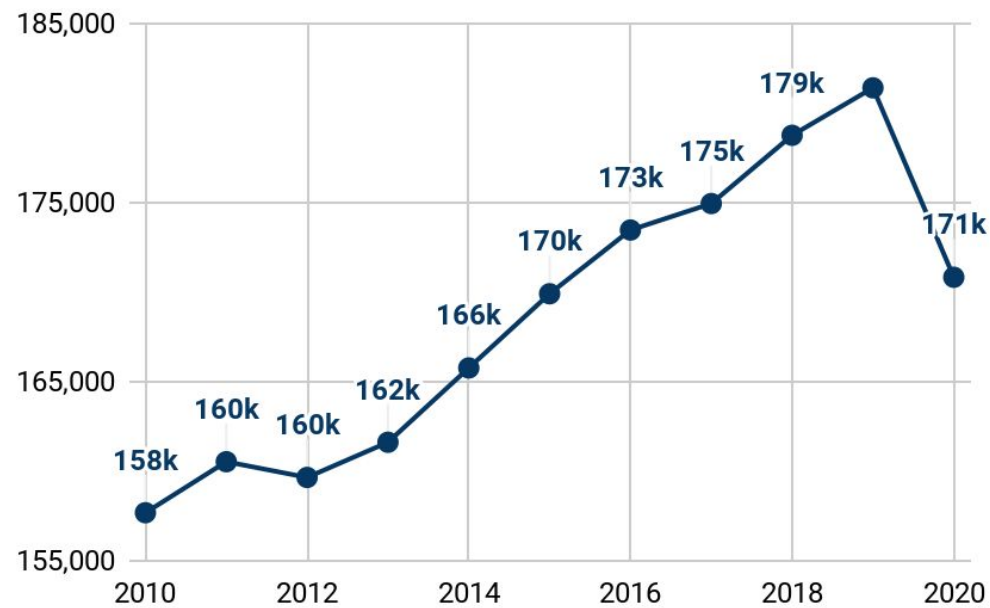


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

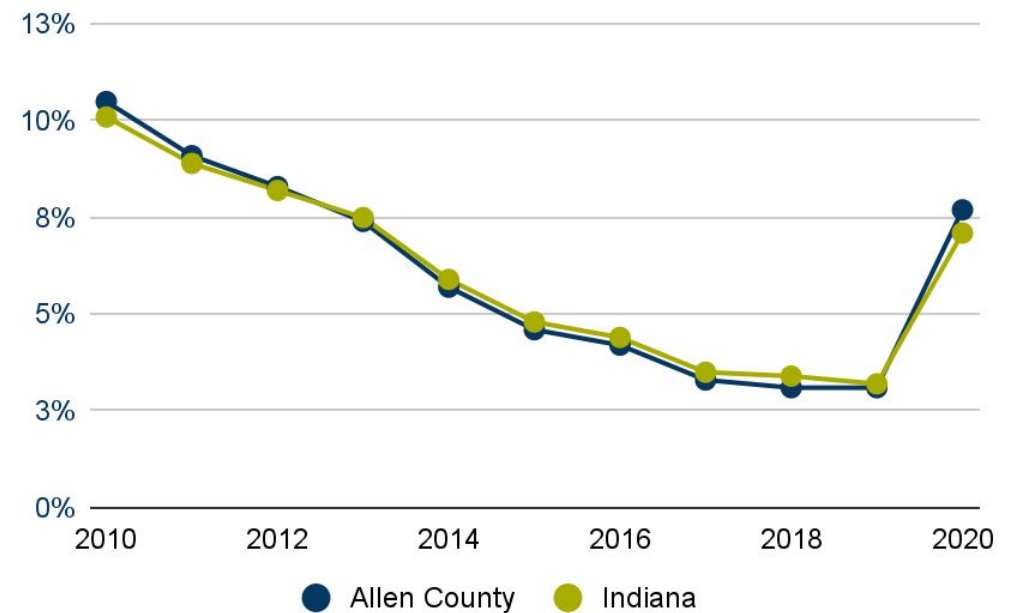
EMPLOYMENT BASE | There are currently 171,000 employed persons in Allen County, up by 8.35% since 2010. The unemployment rate in 2020 was 7.70%, up 4.60 points from 2019.

Total Employment
Allen County | 2010-2019



Source: FRED Estimates

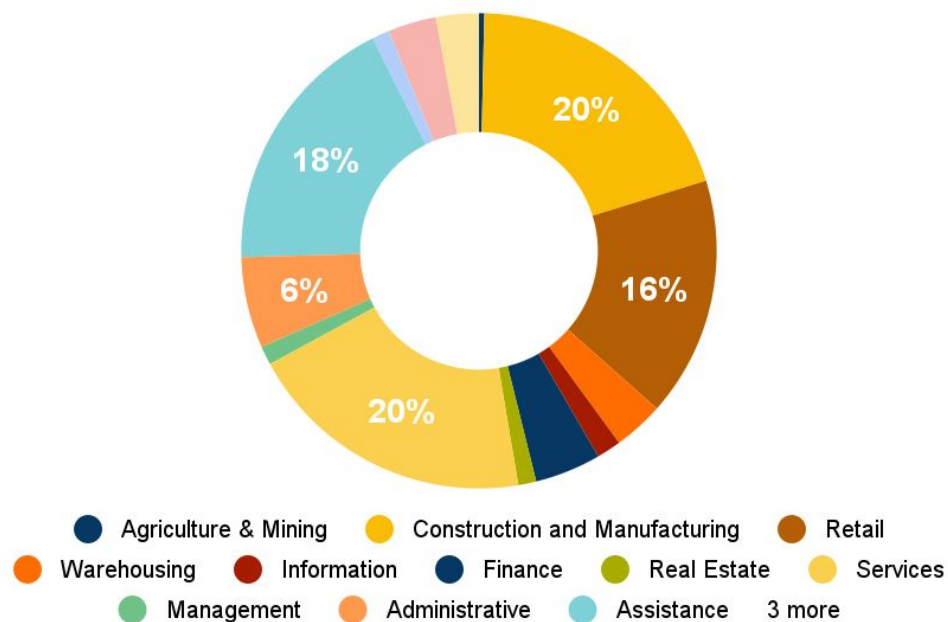
Unemployment Rate
Allen County, Indiana | 2010-2019



Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance is the leading industry for jobs in Allen County, followed by Manufacturing (15%).

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

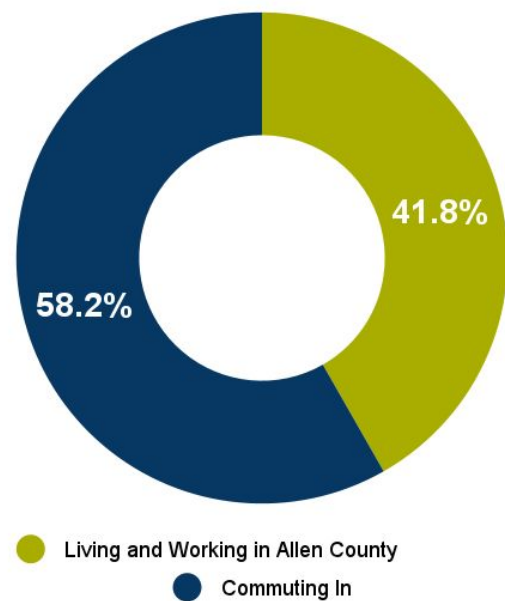
Top 5 Employers

- 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

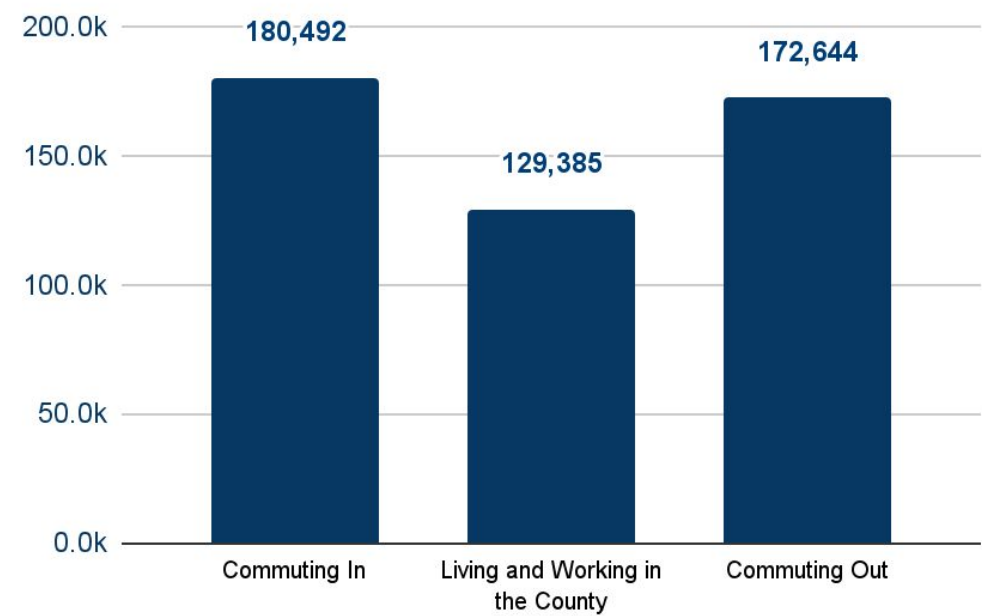
COMMUTER INFLOW / OUTFLOW | 180,000 commuters come into Allen County for their jobs, while 173,000 employees travel out of Allen County for their jobs.

Employment Inflow
Allen County | 2018



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

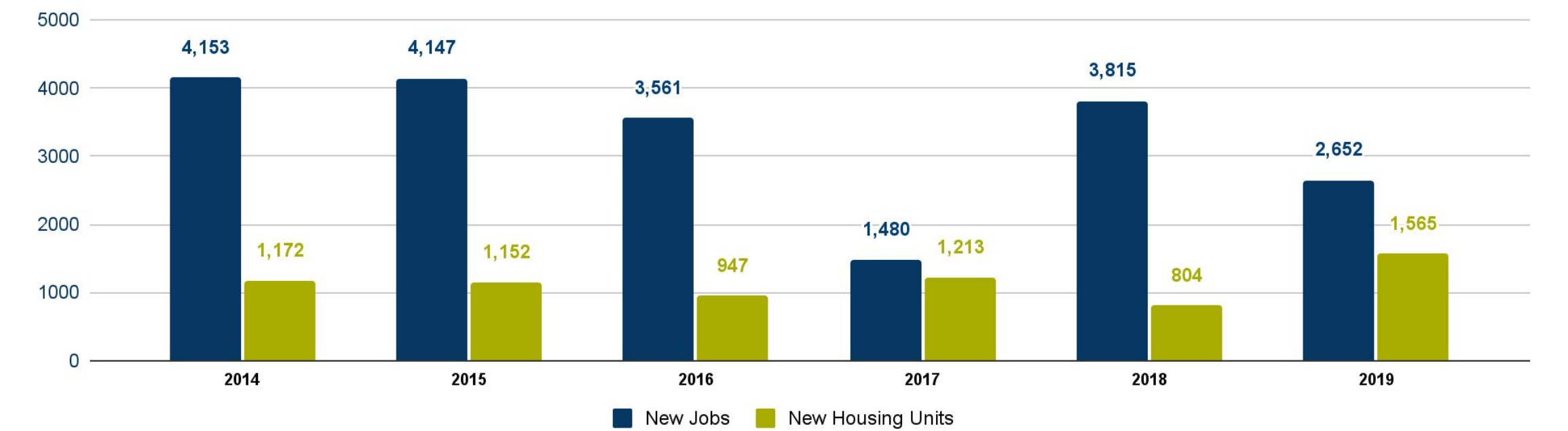
Commuting Patterns
Allen County | 2018



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

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

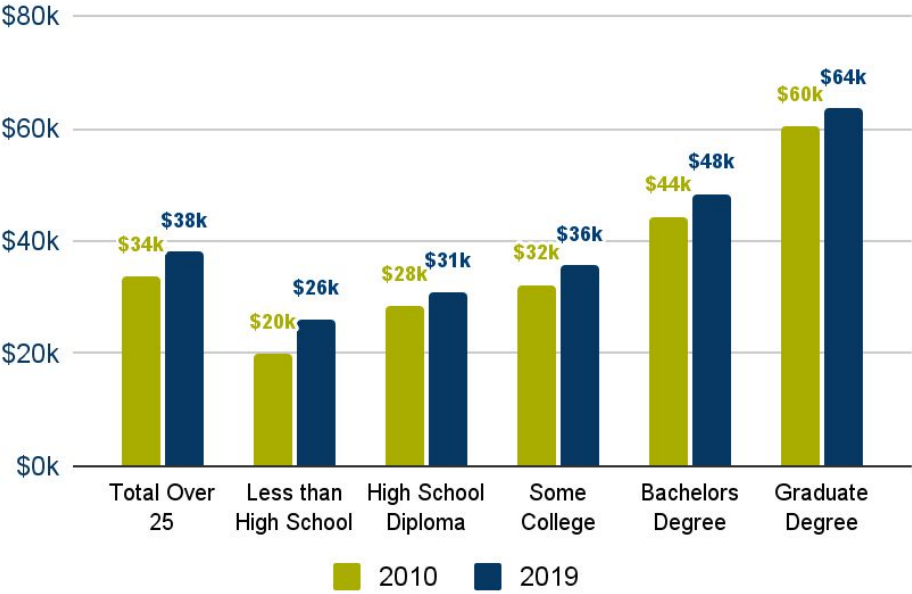
Job Growth and Housing Production
Allen County | New Jobs, New Housing Units



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

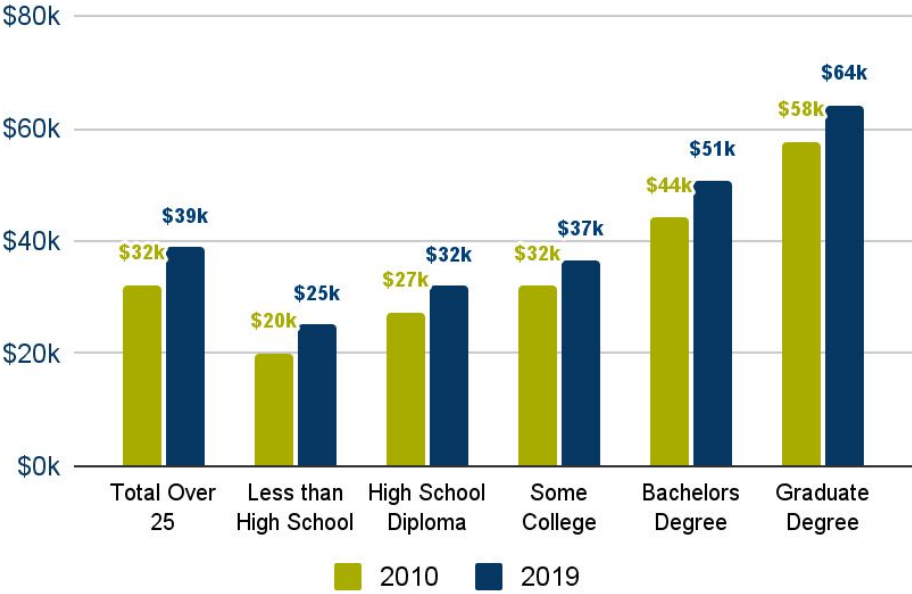
INCOME GROWTH | Median earnings have increased 13% since 2010 for the total population and increased 9% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Allen County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

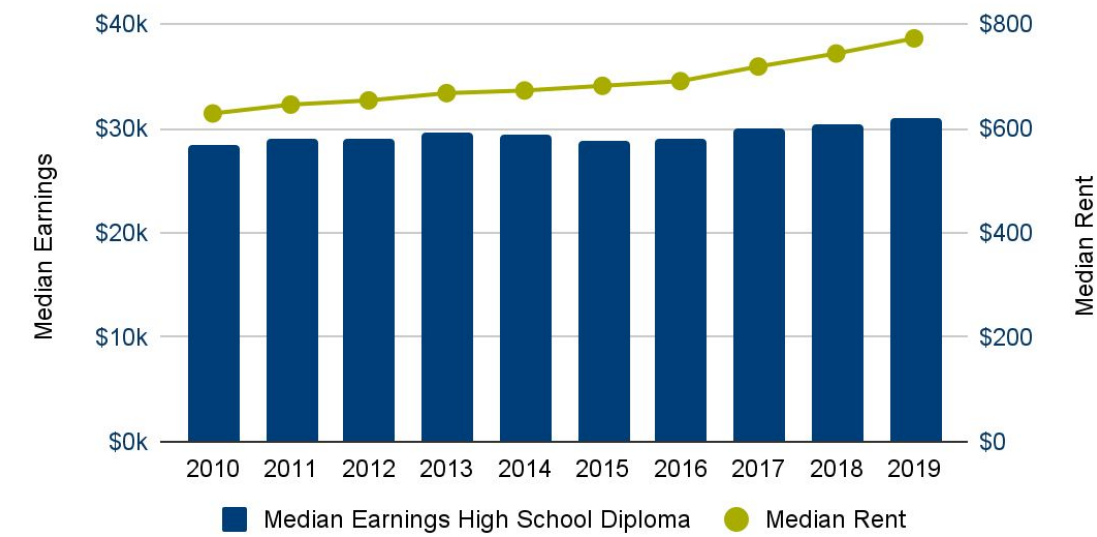
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

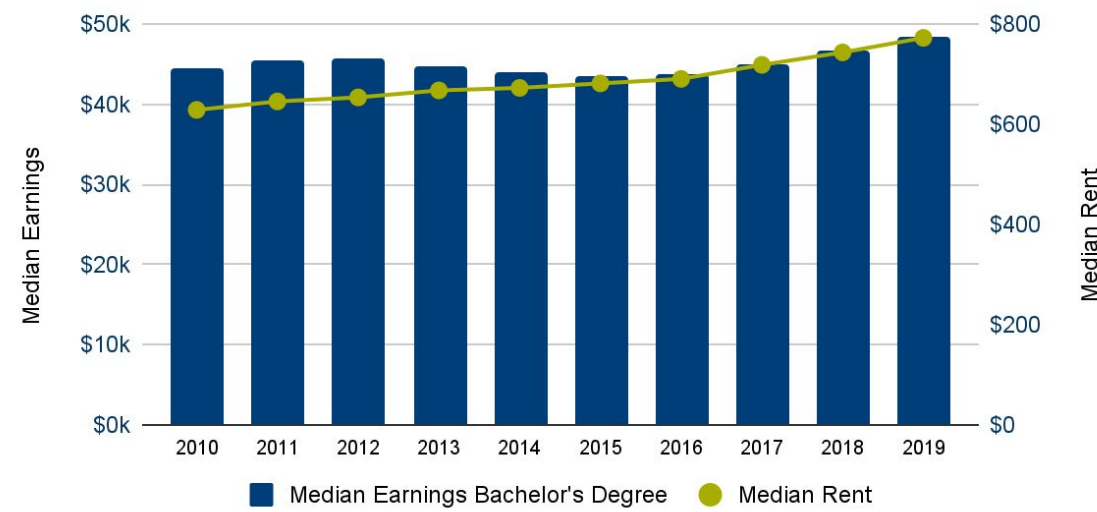
INCOME GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$144, or 23% since 2010.

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



Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, Bachelor's Degree
Allen County | 2010-2019



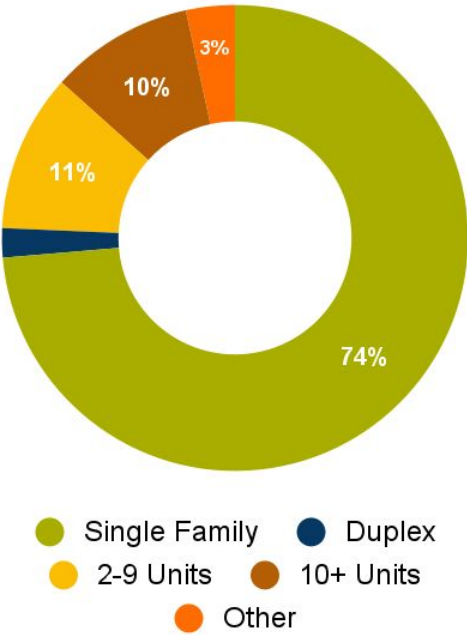
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPE | 74% of homes in Allen County are single-family, while 26% are multifamily.

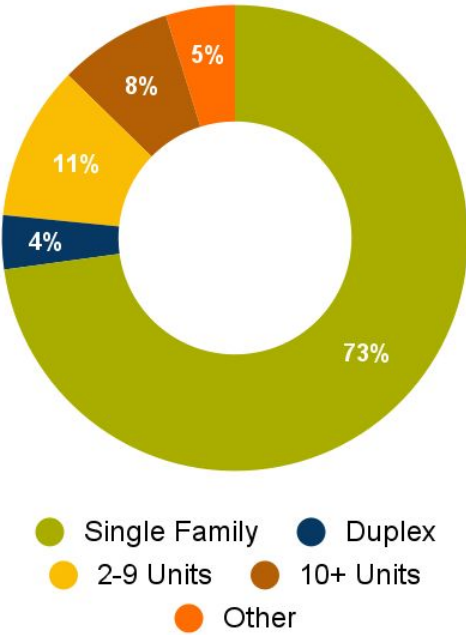
Housing Type

Allen County | 2019



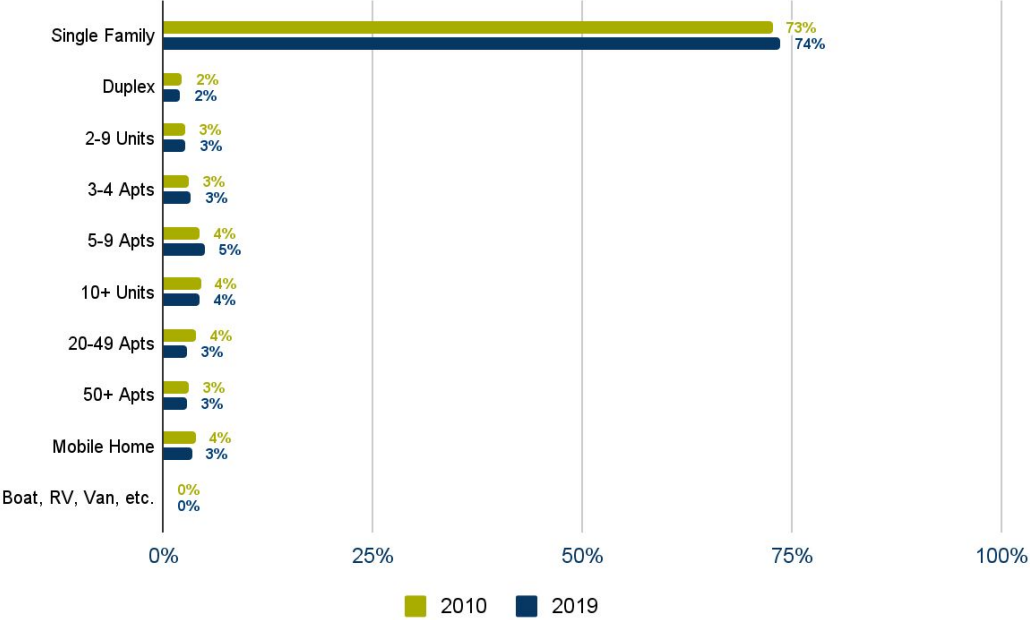
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Type

Allen County | 2010-2019



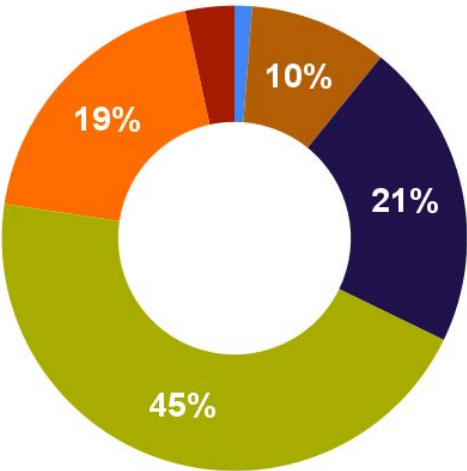
Source: ACS 2010-2019 5-year estimates

HOUSING UNIT SIZE | Most homes in Allen County average 2.53 bedrooms, with 68% of units containing 3 bedrooms or more.

Housing Stock by Number of Bedrooms

Allen County | 2019

Indiana | 2019



0 BR 1 BR 2 BR
3 BR 4 BR 5+ BR

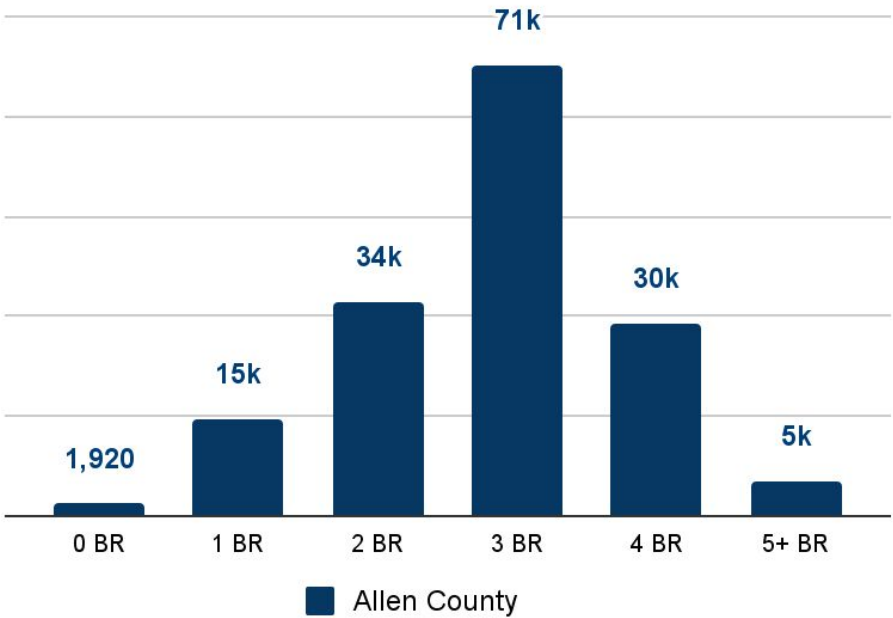


0 BR 1 BR 2 BR
3 BR 4 BR 5+ BR

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

Share of Housing Stock by Bedroom

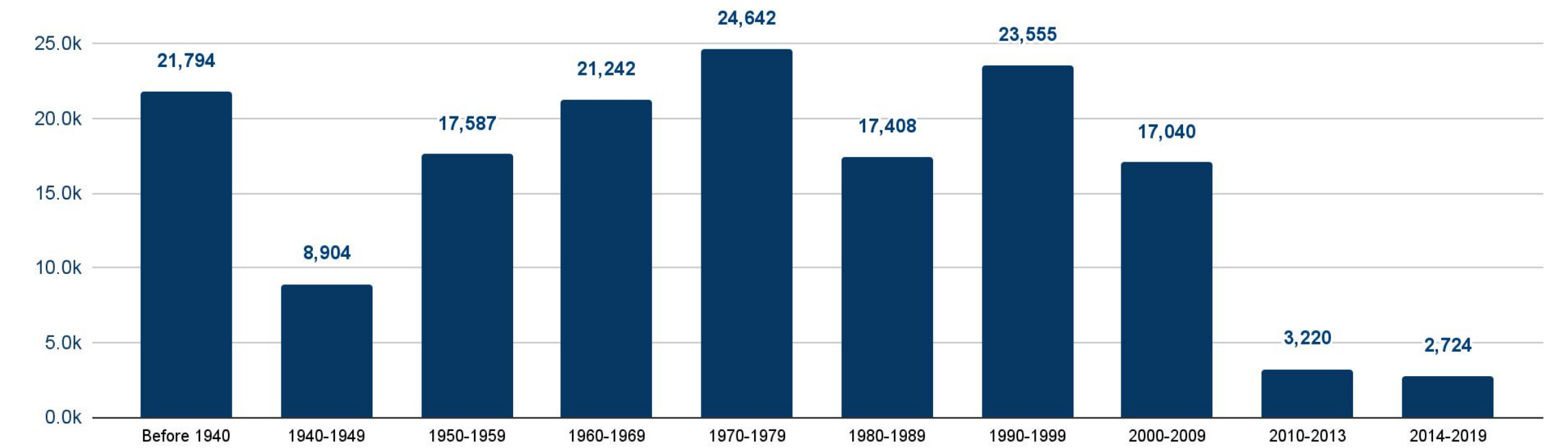
Allen County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 44% of homes were built before 1970, 41% were built between 1970 and 2000, and 15% were built after 2000.

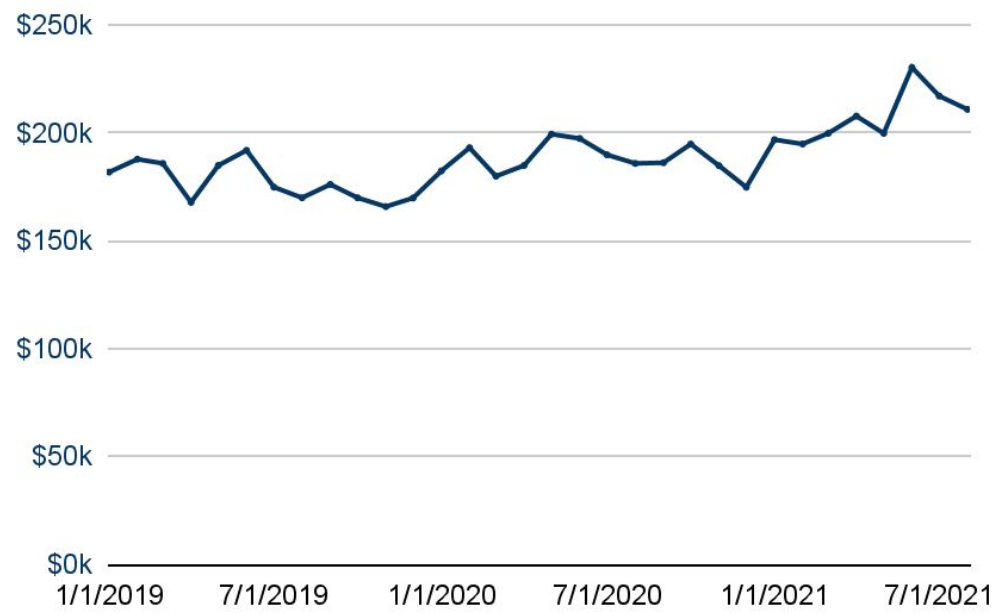
Homes by Year Built
Allen County | 2019



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.

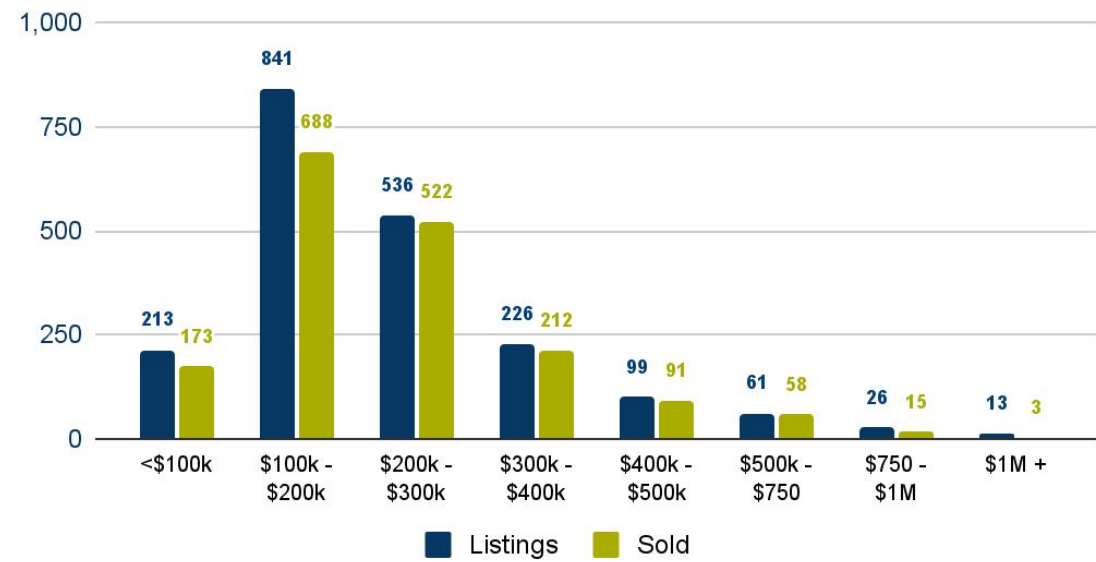
Median Listing Price
Allen County | 2019-2021



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

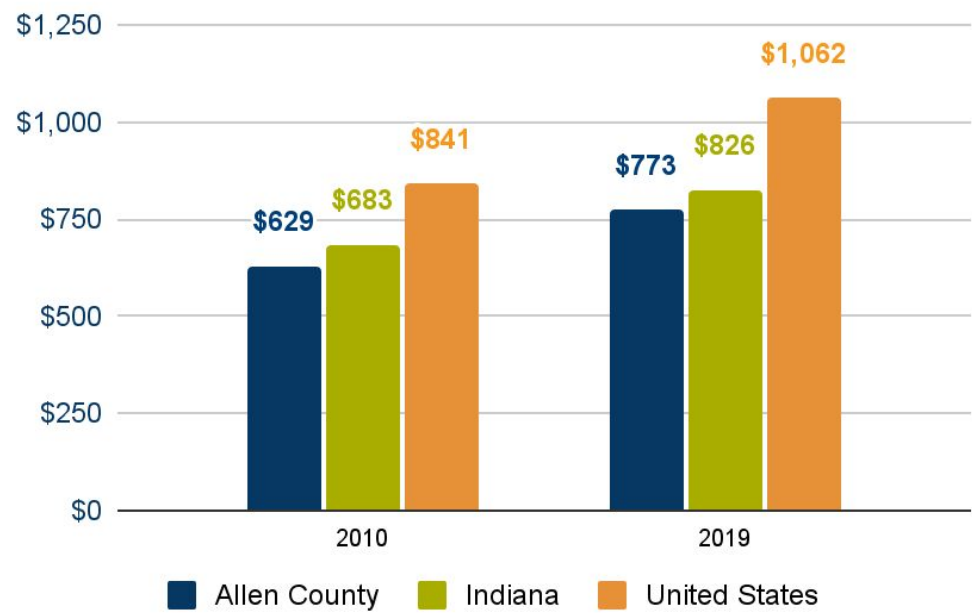


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rent has increased by 23% since 2010, with median rent at \$773 in 2019.

Median Rent

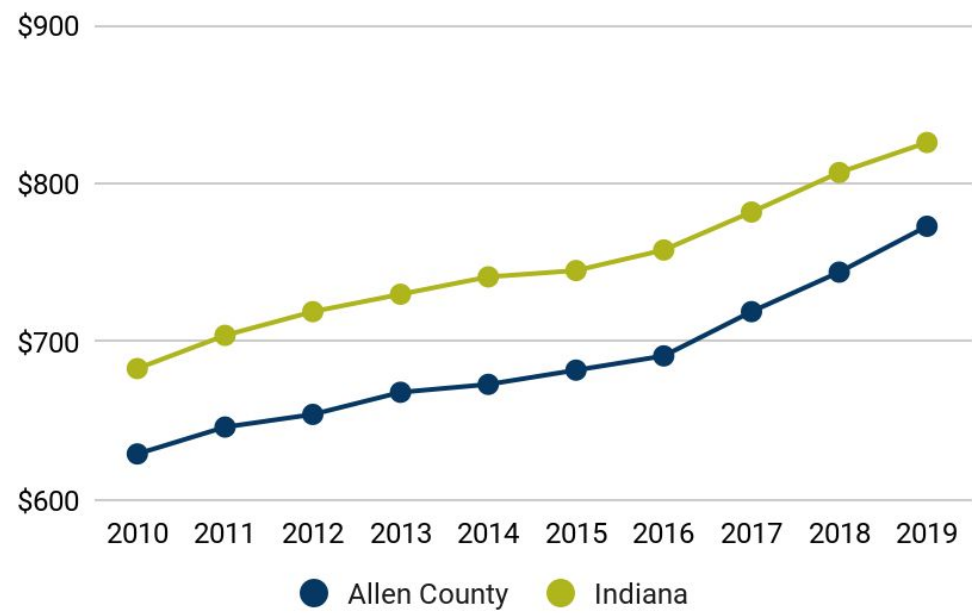
Allen County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

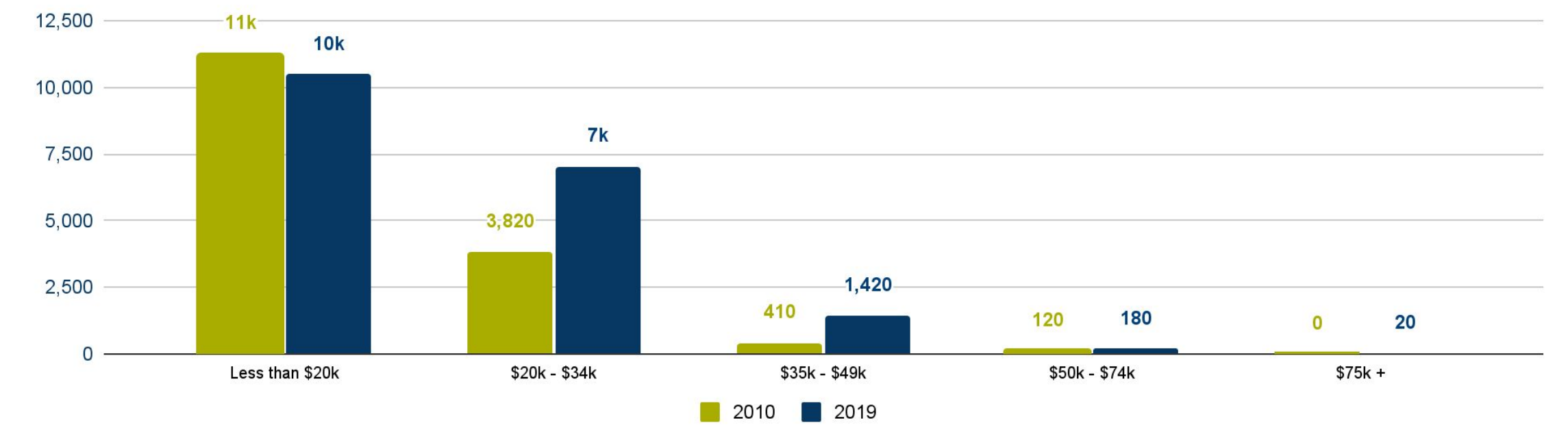
Allen County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of renter households in Allen County are housing cost burdened, up 5.73% points since 2010. 52% of households earning below \$50,000 are housing cost burdened.

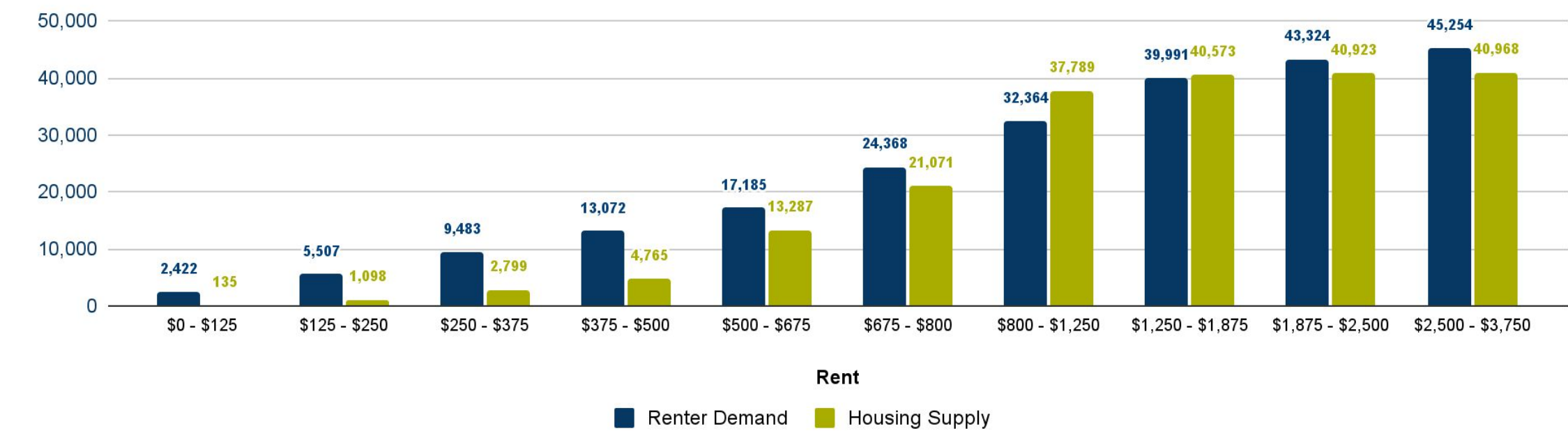
Cost Burden Renter Households
Allen County, Indiana | 2010 - 2019



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 23,000 unit gap in rental homes available for households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Allen County, Indiana | 2010-2019

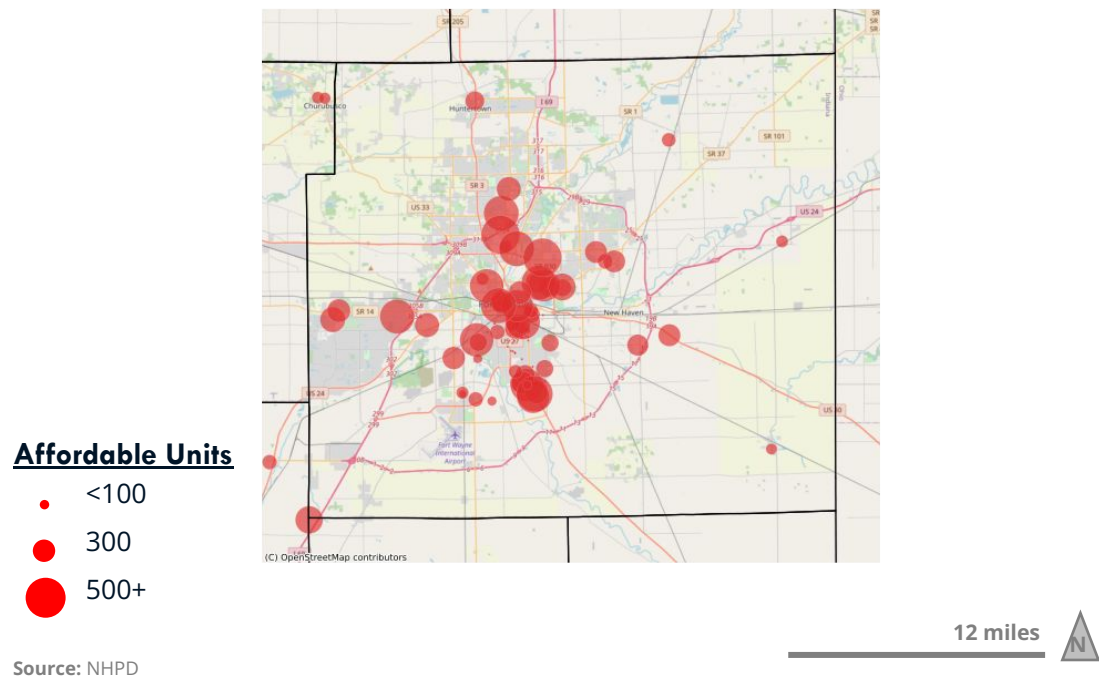


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Allen County | 2020



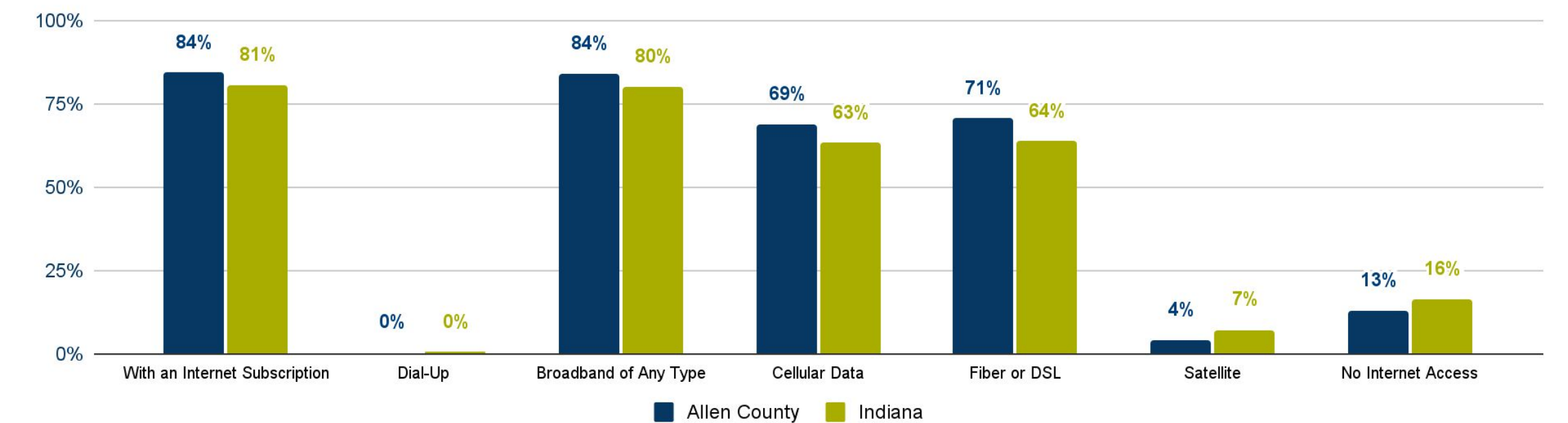
Affordable Housing Inventory

State of Indiana | 2020



INTERNET ACCESS | 84% of housing units have access to internet compared to 81% state-wide.

Internet Access
Allen County, Indiana | 2020

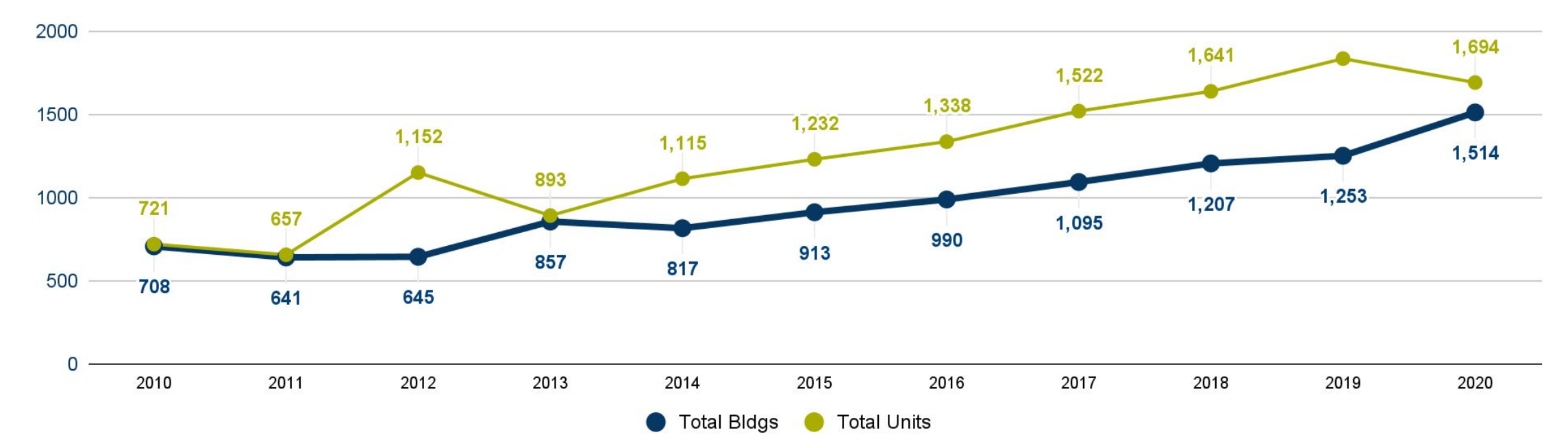


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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

New Housing Structures Authorized by Building Permits
Allen County | 2010-2020



Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2020



Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics