



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR VANDERBURGH COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

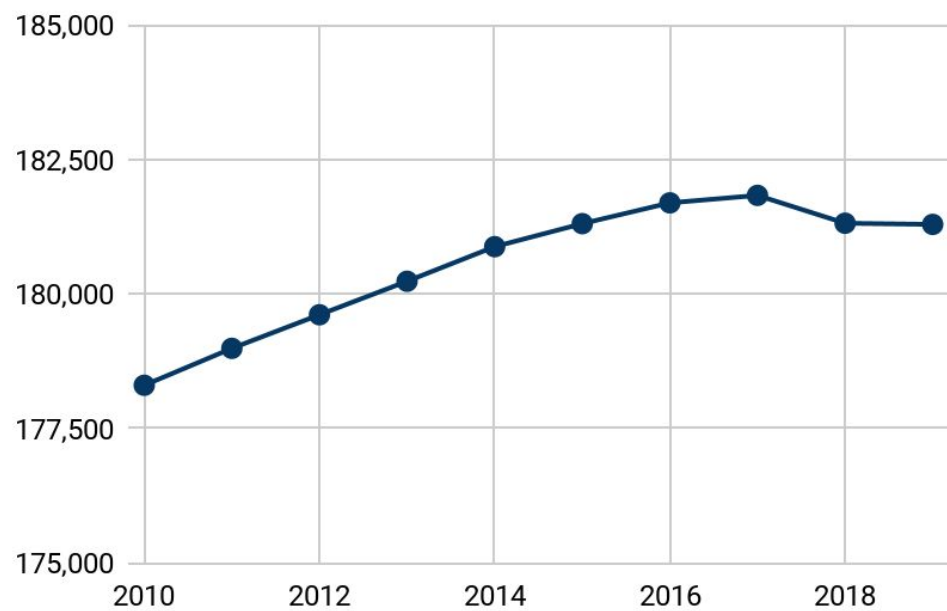
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

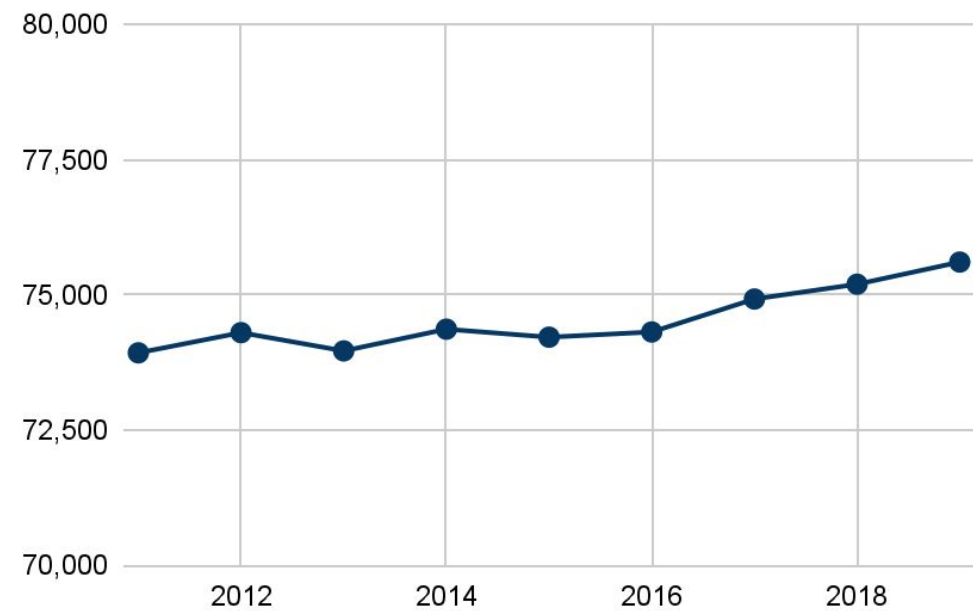
POPULATION | Vanderburgh County's population has increased by 1.68% (3,000 people) between 2010-2019. In the same time period, the total number of households increased by 2% (2,000 households).

Resident Population
Vanderburgh County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Vanderburgh County | 2010-2019



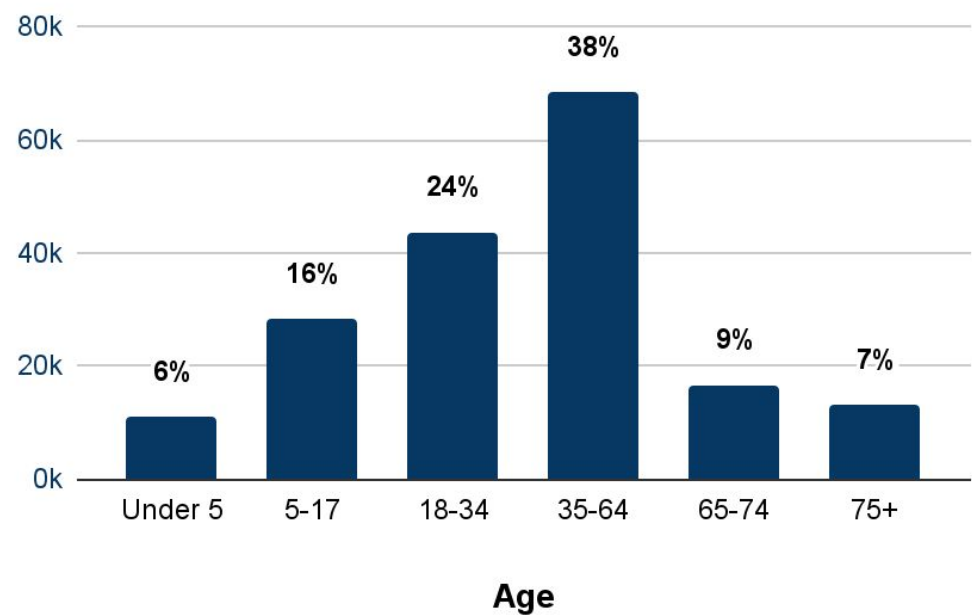
Source: FRED, U.S. Census Bureau

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

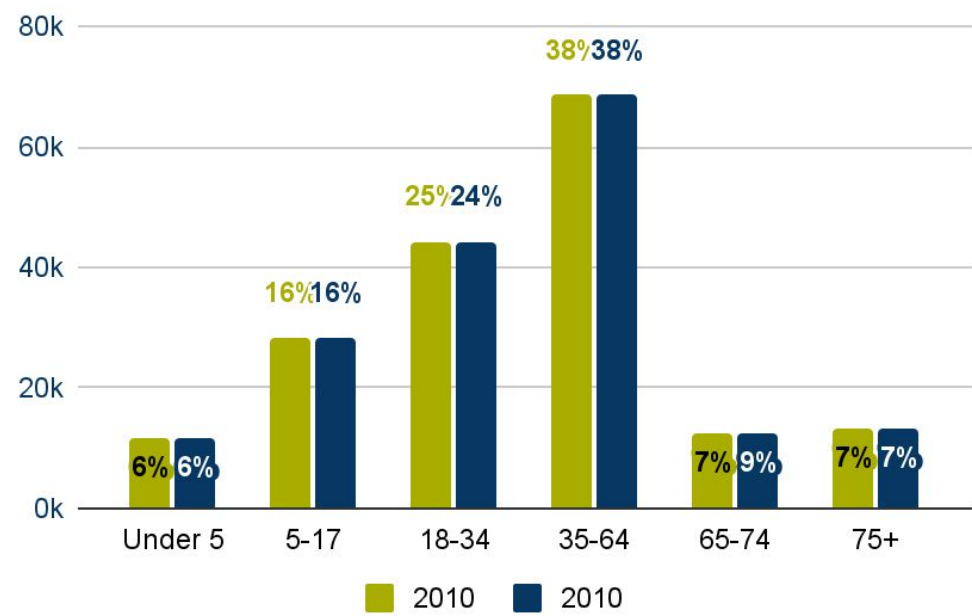
AGE | 16% of people in Vanderburgh County are above the age of 65, while 22% are below 18.

Population by Age
Vanderburgh County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Vanderburgh County | 2010, 2019

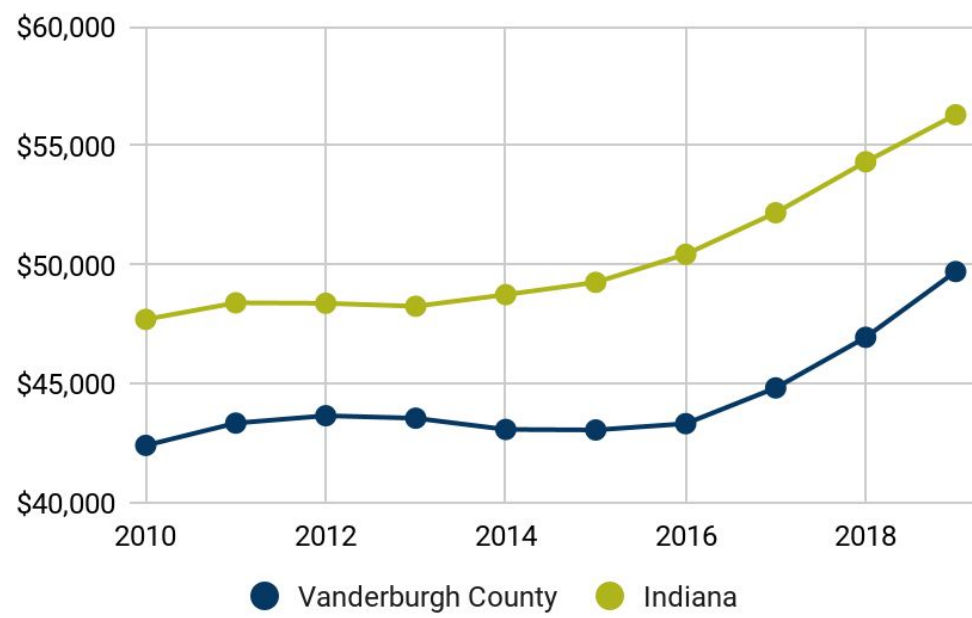


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Vanderburgh County had a median income of \$49,708 in 2019, up 17% since 2010. 36% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

Median Income

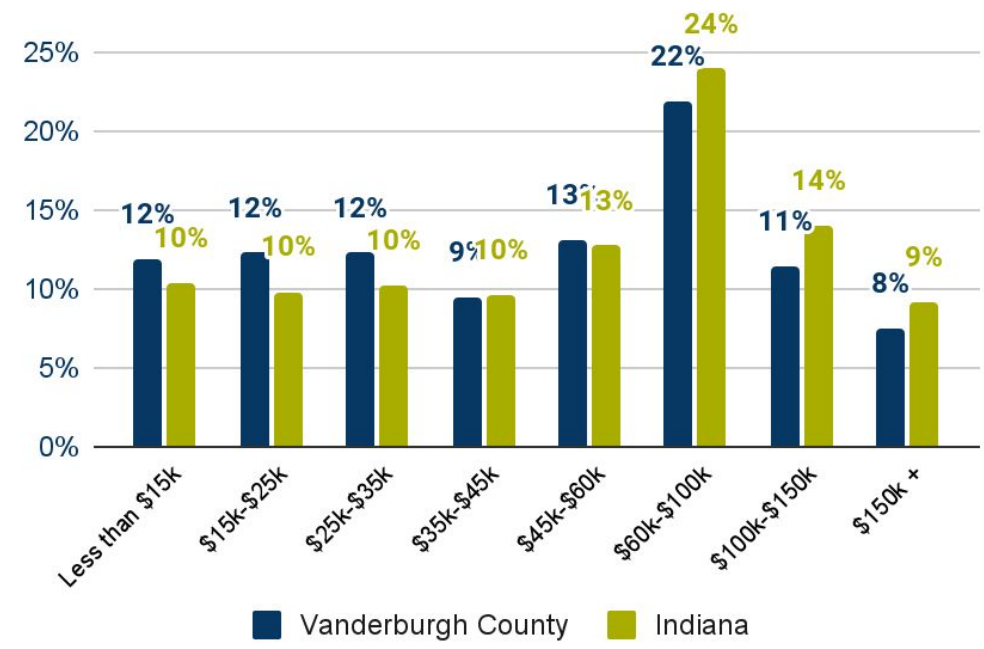
Vanderburgh County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Vanderburgh County, State of Indiana | 2019



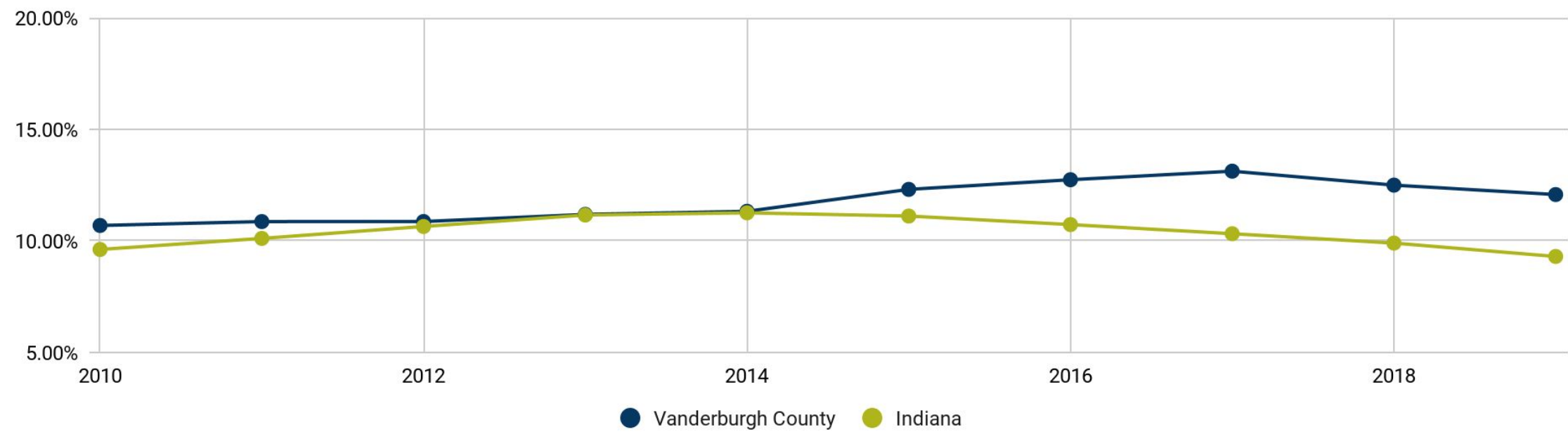
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 12.1% of families live in poverty conditions in Vanderburgh County, up 1.4 points from 10.7% in 2010.

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

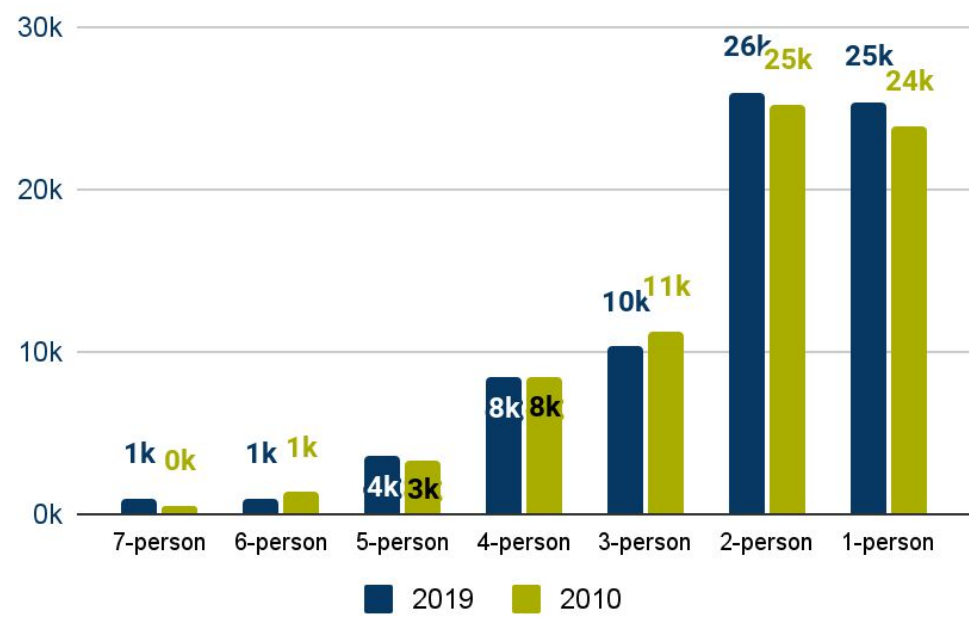


Source: ACS 2010-2019 5-year estimates

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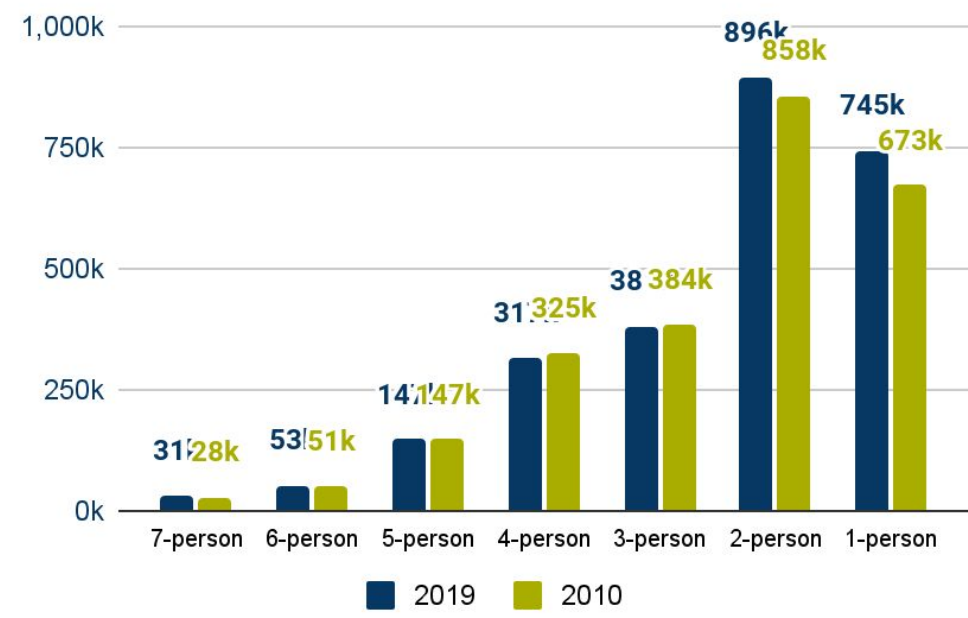
HOUSEHOLD SIZE | The average household size is 2.31, compared to 2.52 statewide. The Vanderburgh County average household has shrunk by 0.01 persons since 2010.

Household Size
Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

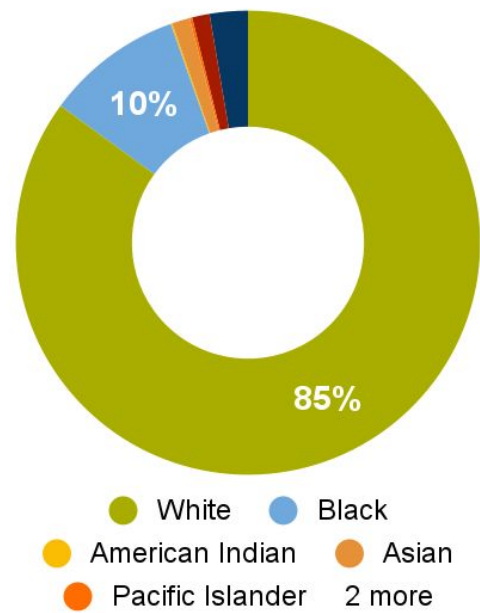


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Vanderburgh County is 85% white, 10% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Vanderburgh County | 2019



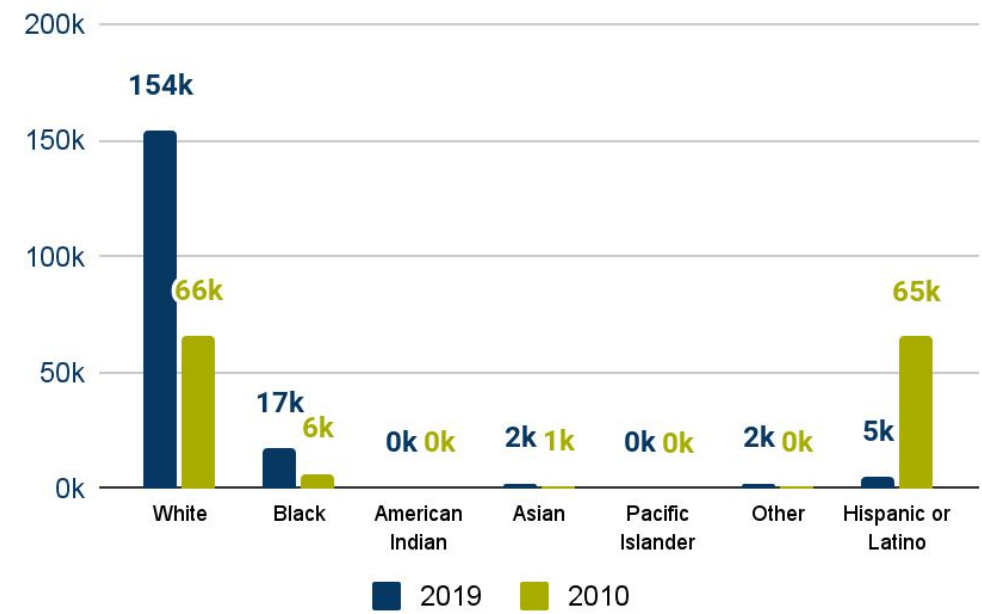
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

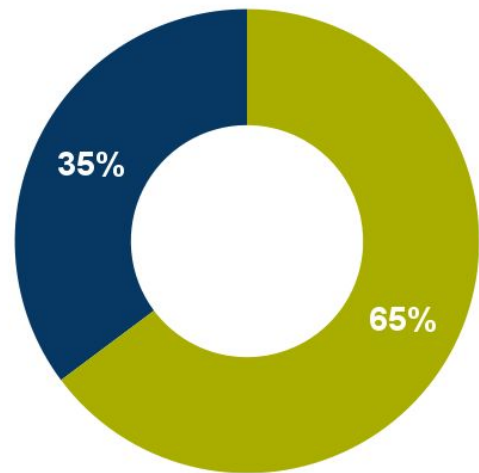
WORKING DRAFT

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

HOUSING TENURE | In 2019, 35% of households (26,626 households) in Vanderburgh County were renters, while 65% are (48,981 households) owner households. The share of renters has increased by 0% since 2010.

Housing Tenure

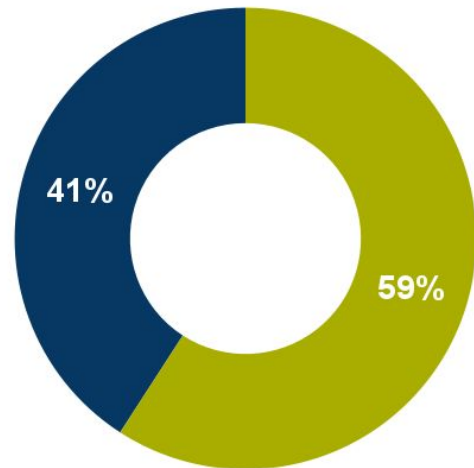
Vanderburgh County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

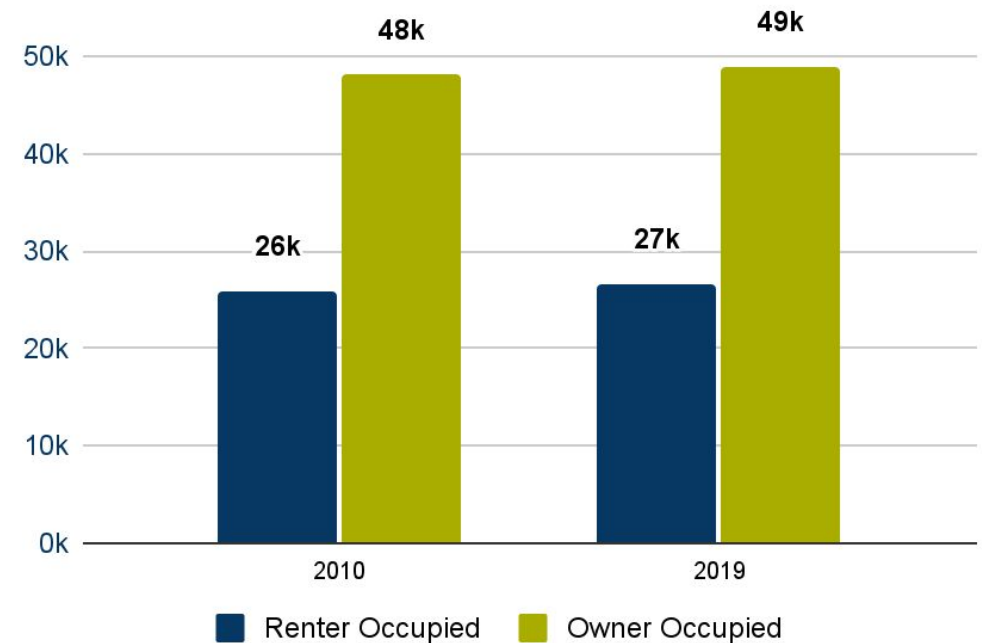
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Vanderburgh County | 2010-2019



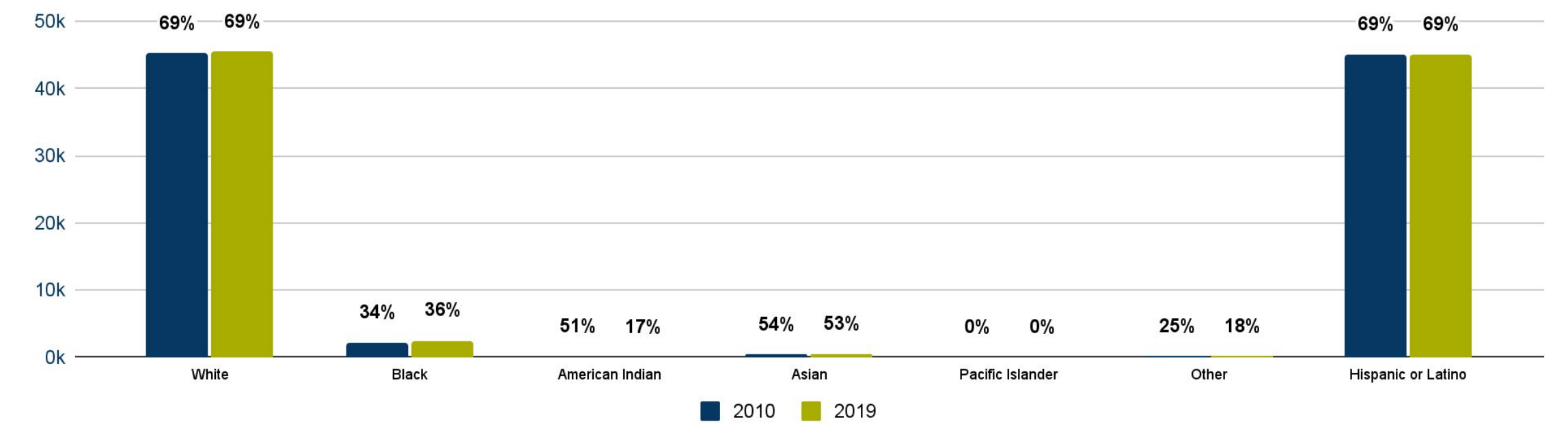
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 65%, among non-Hispanic White households' homeownership is 69%, 36% for Black households, and 69% for Hispanic or Latino households.

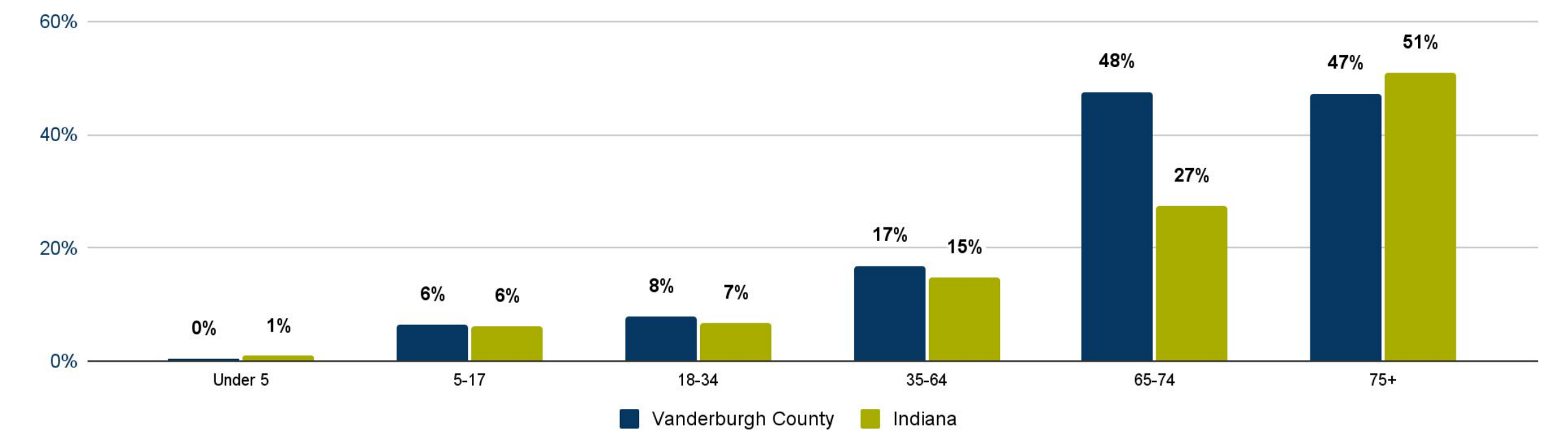
Homeownership by Race
Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 17% of people in Vanderburgh County live with a disability. For people above 65, the share increases to 48%.

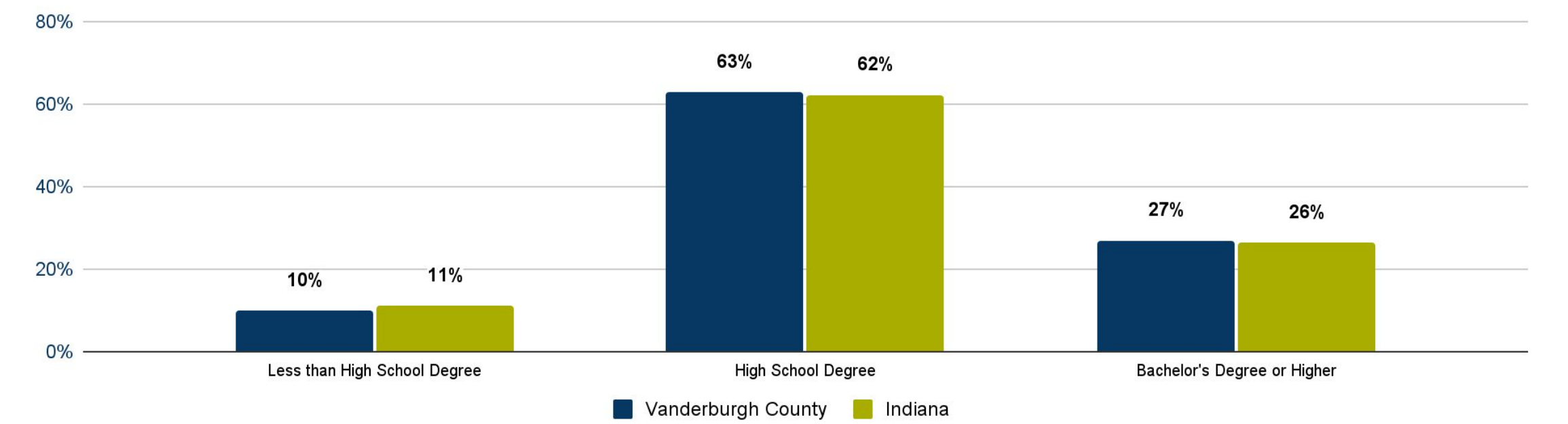
Share of the Population with a Disability by Age
Vanderburgh County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Vanderburgh County, 63% of the population has at least a high school degree and 27% of the population has at least a Bachelor's degree.

Educational Attainment
Vanderburgh County, Indiana | 2019



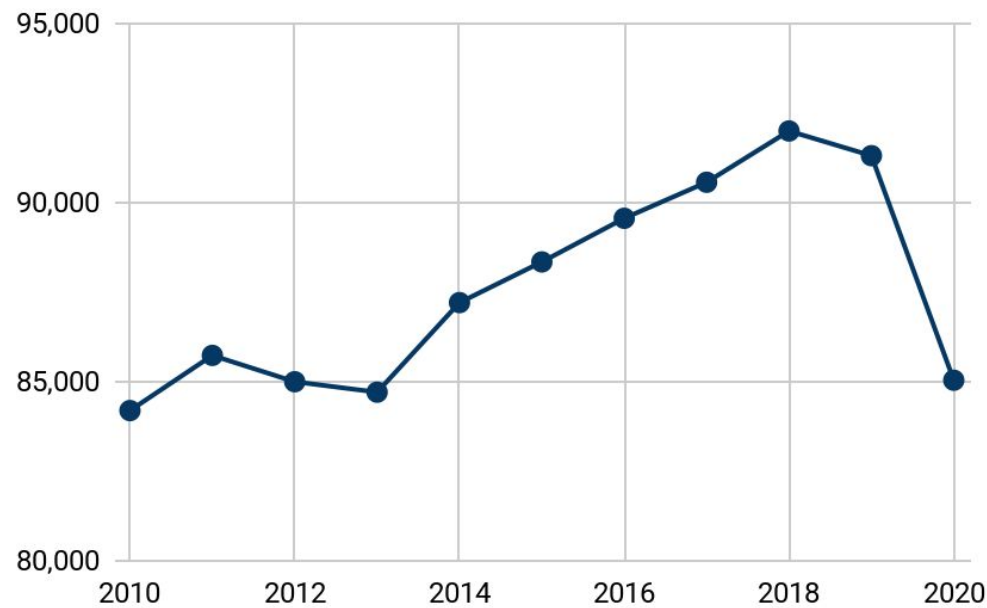
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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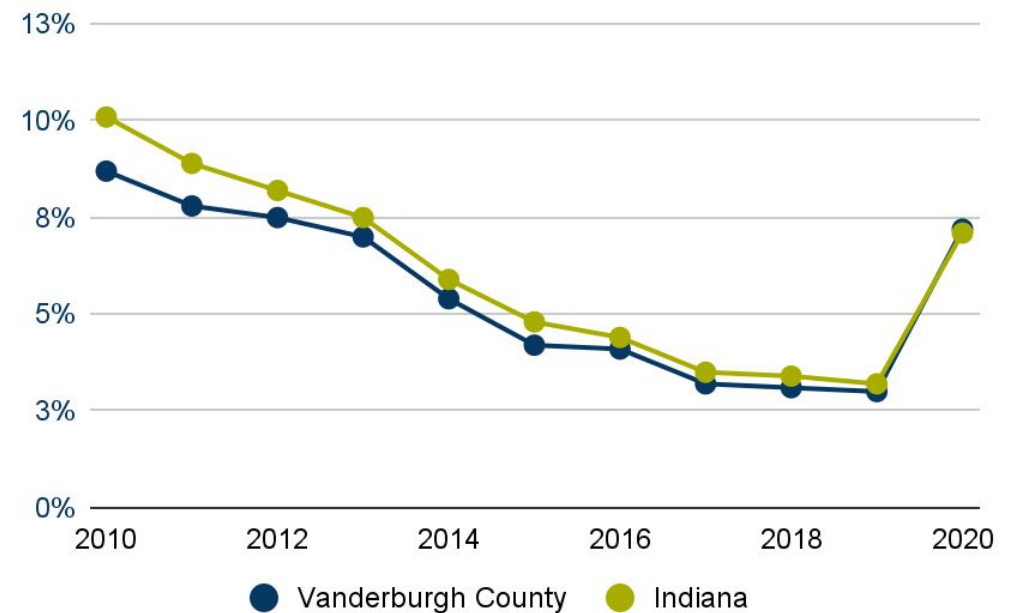
EMPLOYMENT BASE | There are currently 85,000 employed persons in Vanderburgh County, up by 1% since 2010. The unemployment rate in 2020 was 7.20%, up 4.2 points from 2019.

Total Employment
Vanderburgh County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Vanderburgh County, Indiana | 2010-2019



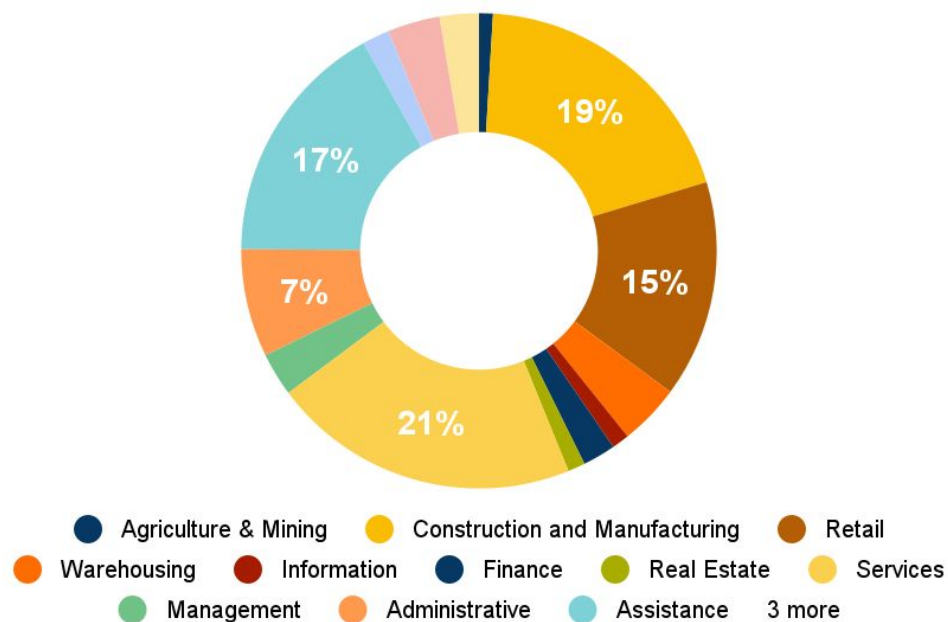
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Vanderburgh County, accounting for 17% of all jobs, followed by Manufacturing (12% of all jobs).

Total Jobs by All Industries
Vanderburgh County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$47,032
- 2. Trade, transportation, and utilities | \$42,888
- 3. Professional and business services | \$61,014
- 4. Goods-producing | \$60,067
- 5. Education and health services | \$53,830

Source: BLS

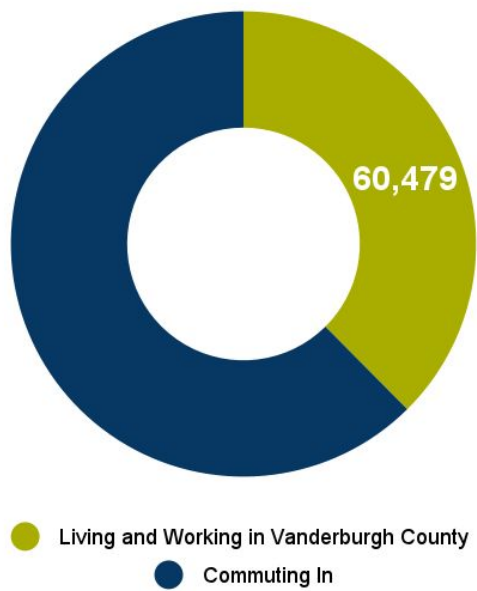
Top 5 Employers

- 1. Deaconess Health System (Evansville)
- 2. Berry Global Group Inc (Evansville)
- 3. Ascension St Vincent Evnsvll (Evansville)
- 4. Ascension Health Info Svc (Evansville)
- 5. Tj Maxx (Evansville)

Source: BLS

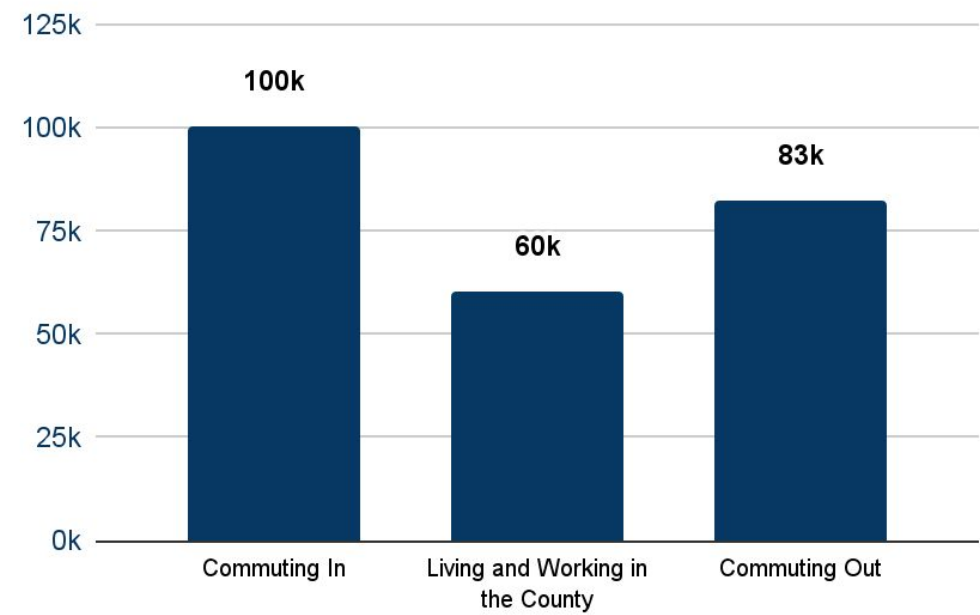
COMMUTER INFLOW / OUTFLOW | 100,000 commuters come into Vanderburgh County for their jobs, while 83,000 employees travel outside for their jobs.

Employment Inflow
Vanderburgh County | 2018



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

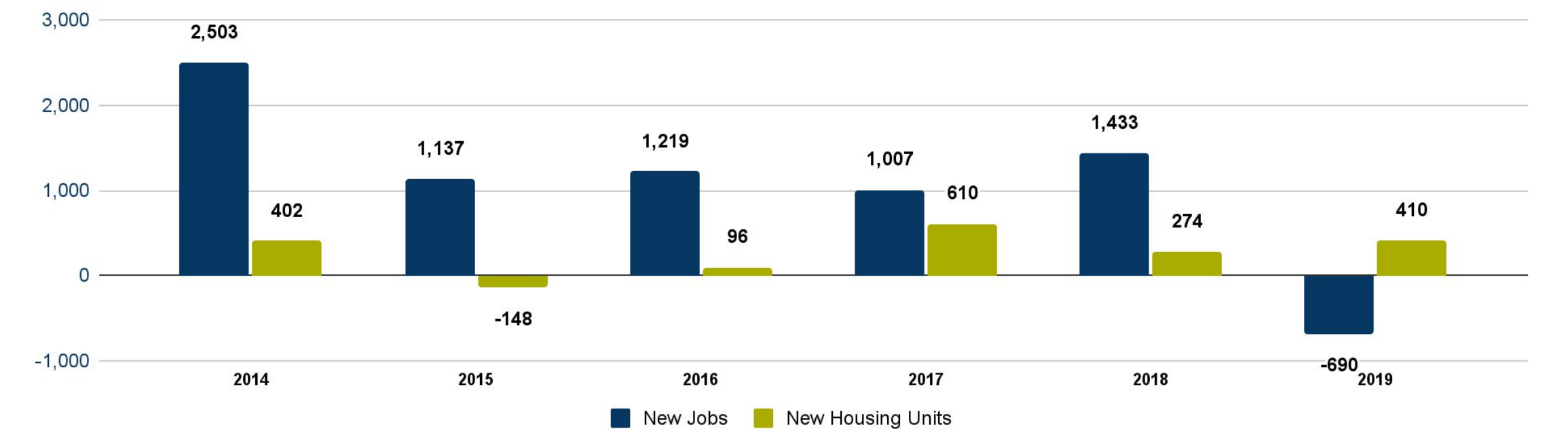
Commuting Patterns
Vanderburgh County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 6609 between 2014-2019 and 1644, or 25 units for every 100 jobs created.

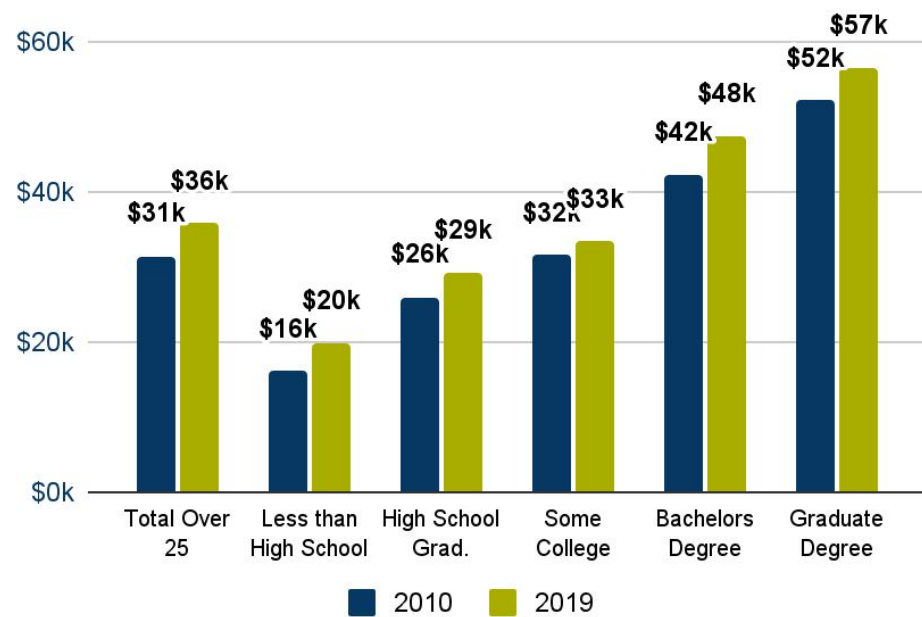
Job Growth and Housing Production Vanderburgh County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

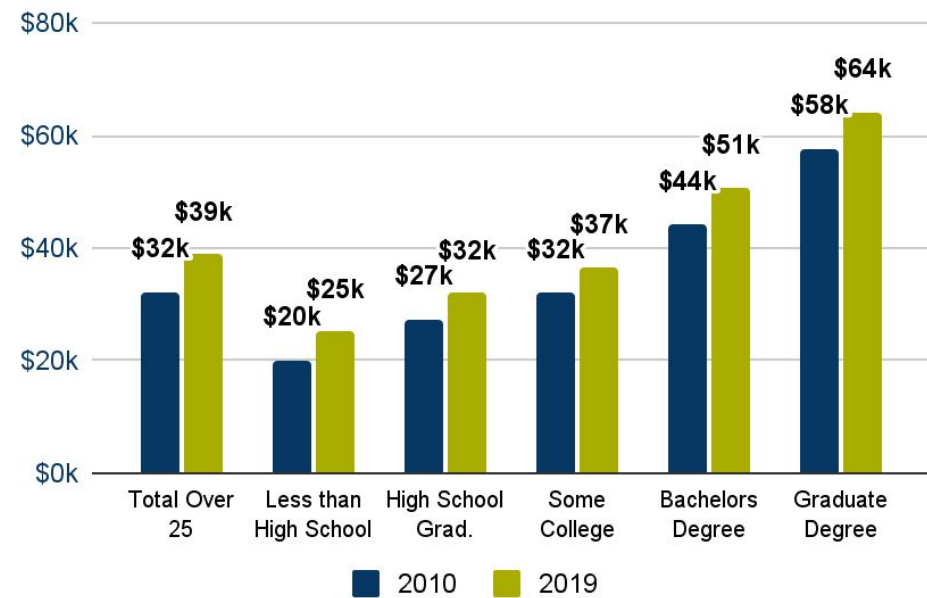
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 14% since 2010 for the total population and increased 12% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

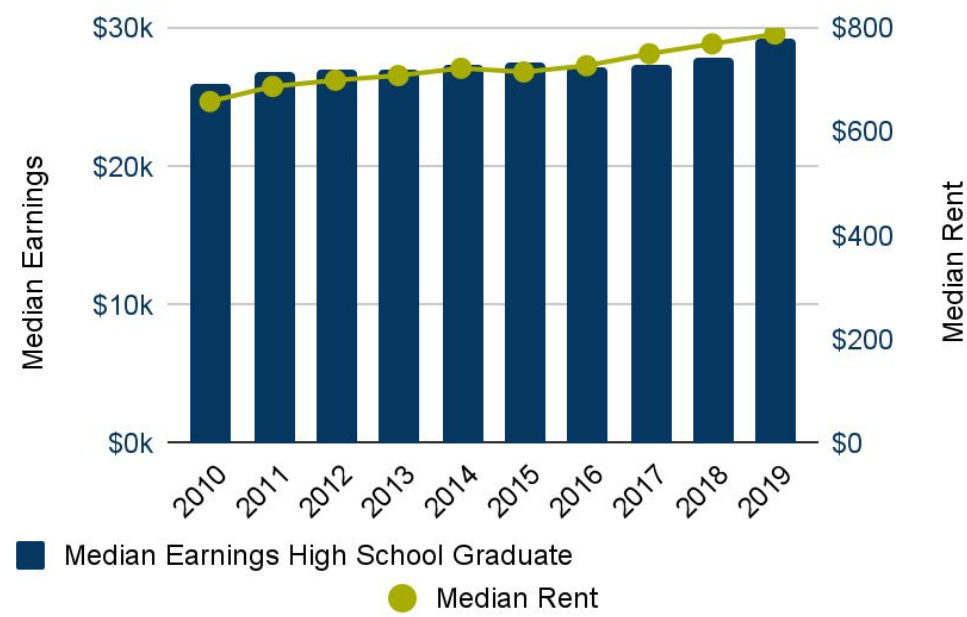
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 19.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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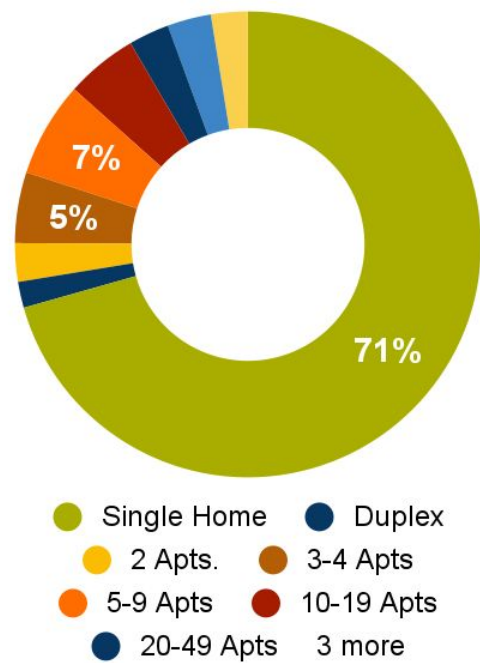
HOUSING TRENDS

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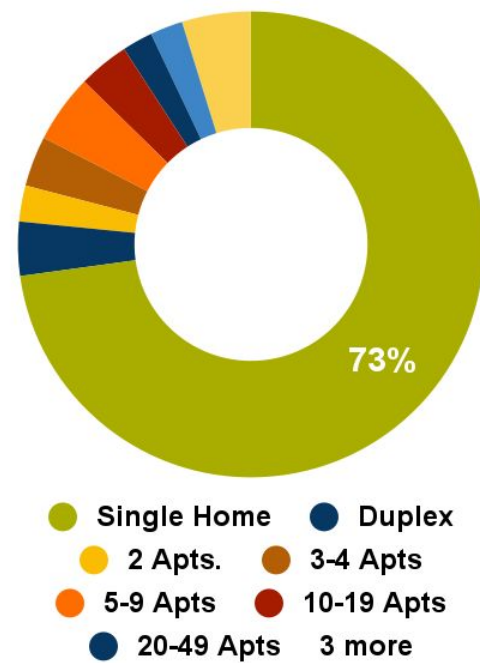
HOUSING TYPOLOGY | 71% of homes in Vanderburgh County are single-family, while 27% are multifamily. The share of multifamily housing has decreased by 365 homes since 2010.

Housing Typology

Vanderburgh County | 2019



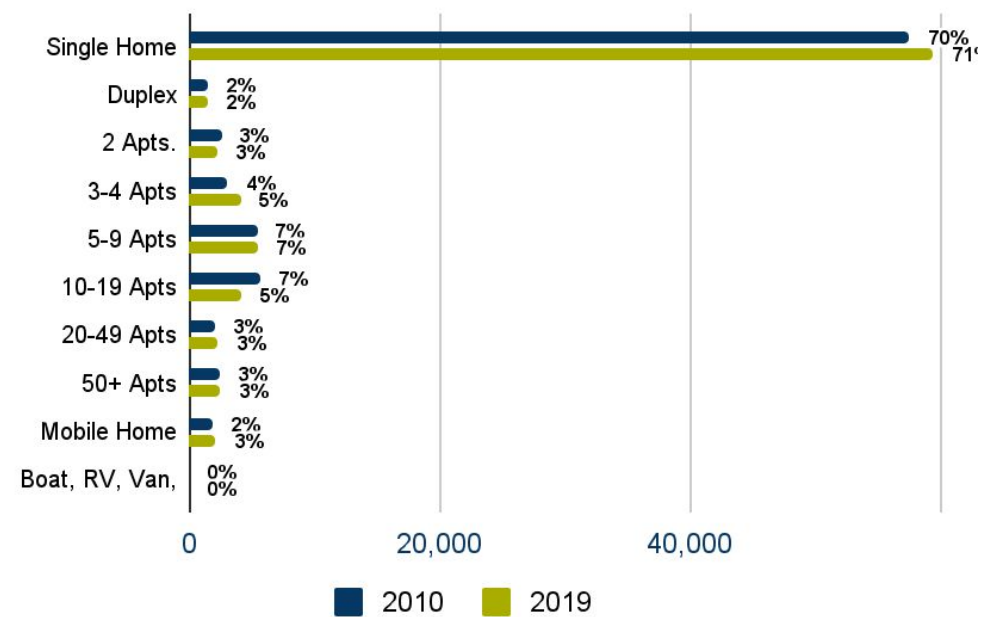
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Vanderburgh County | 2010, 2019



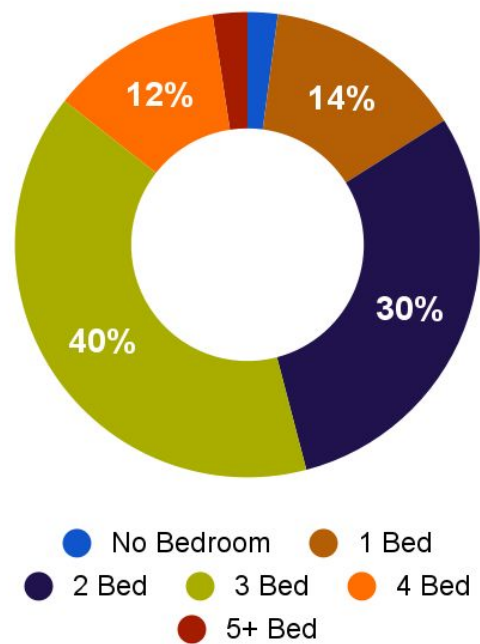
Source: ACS 2010-2019 5-year estimates

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HOUSING TYPOLOGY | Most units in Vanderburgh County are 2.31, with 54% of units 3 bedroom or more.

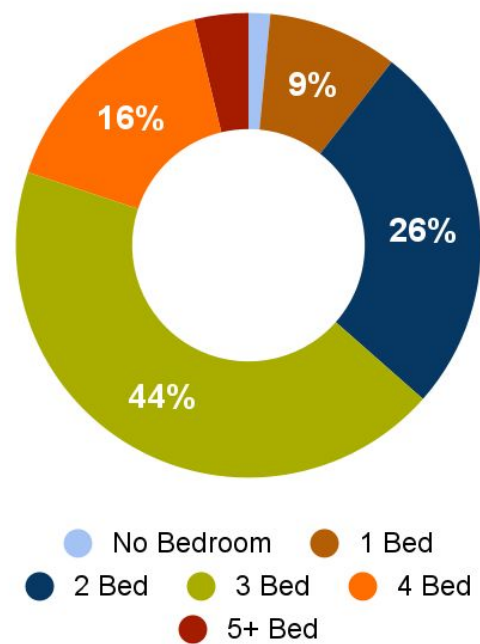
Housing Stock by Bedrooms

Vanderburgh County | 2019



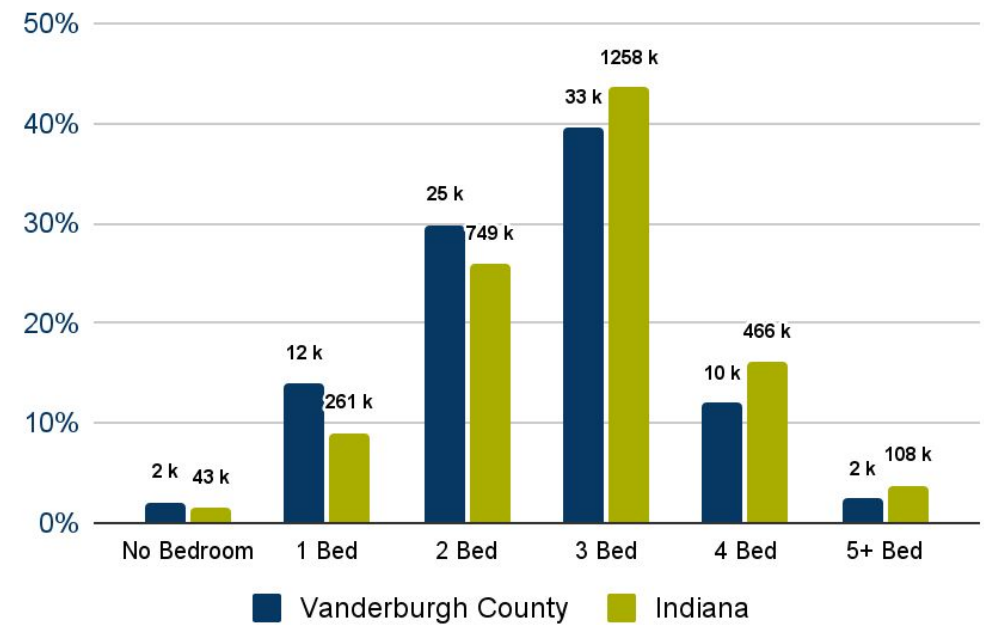
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

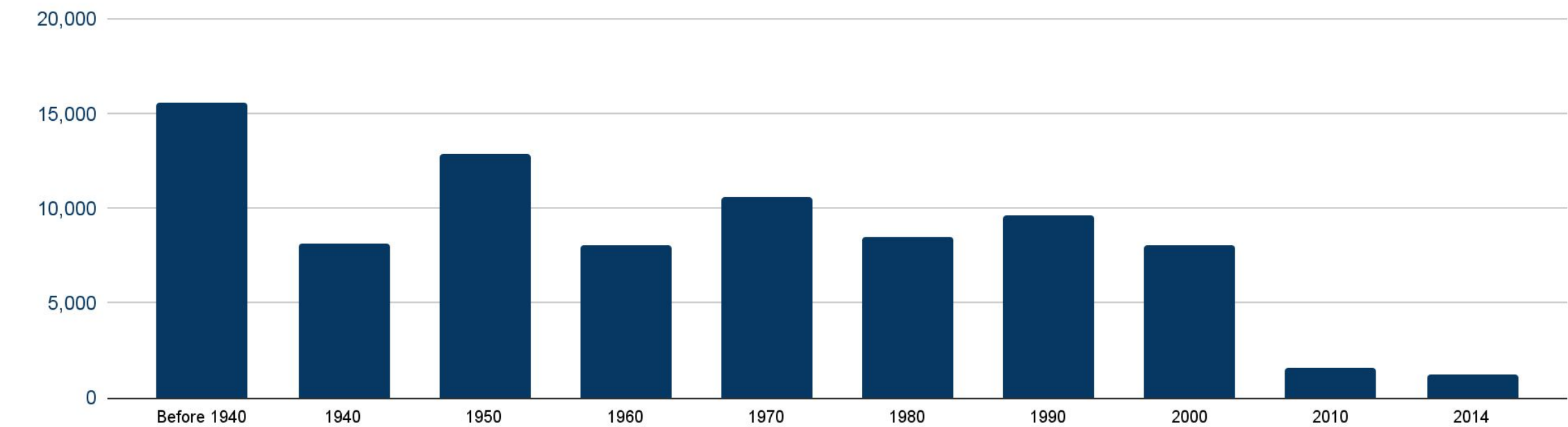
Vanderburgh County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Vanderburgh County | 2019

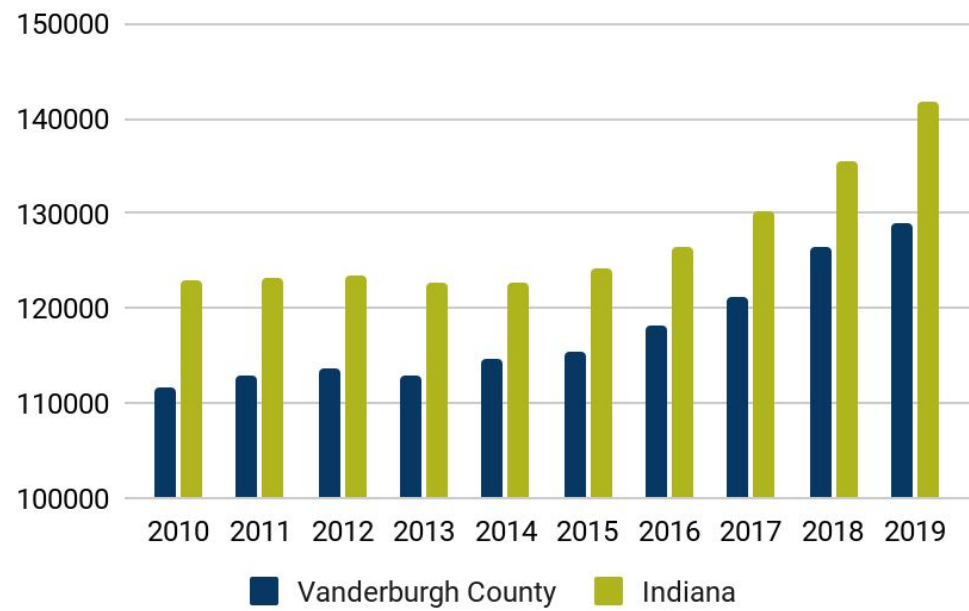


Source: ACS 2010-2019 5-year estimates

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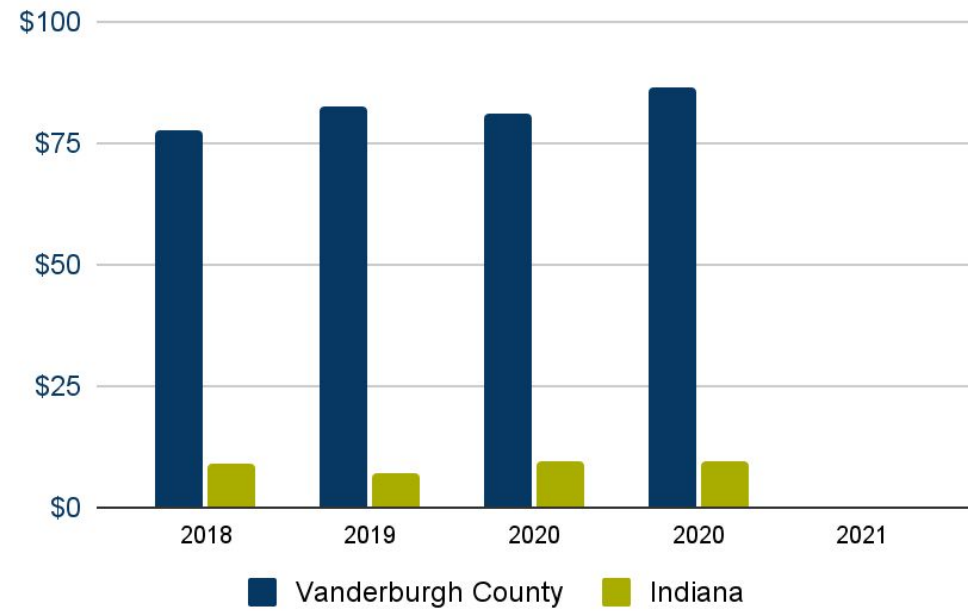
MEDIAN LISTING PRICE | Homes in Vanderburgh County have a median listing price of \$129,000, compared to \$141,700 statewide. Home prices have increased by 15% since 2010.

Median Listing Price
Vanderburgh County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Vanderburgh County | 2017-2020



Source: ACS 2010-2019 5-year estimates

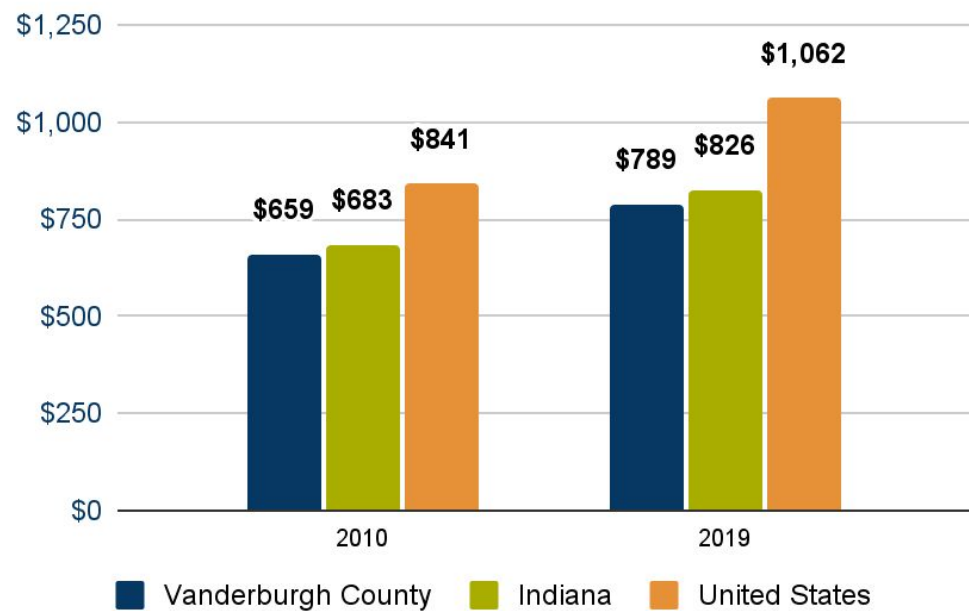
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at \$789.

Median Rent

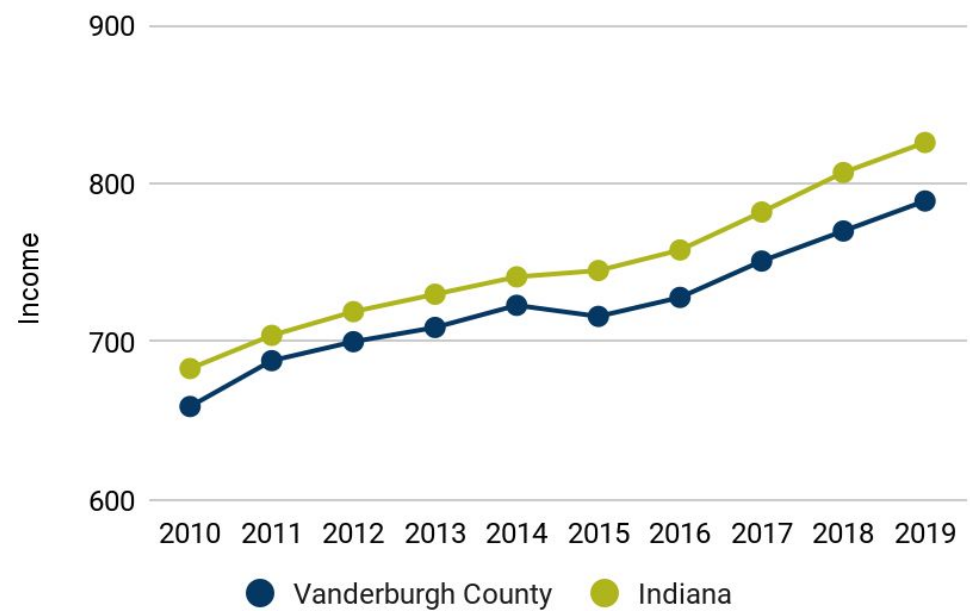
Vanderburgh County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

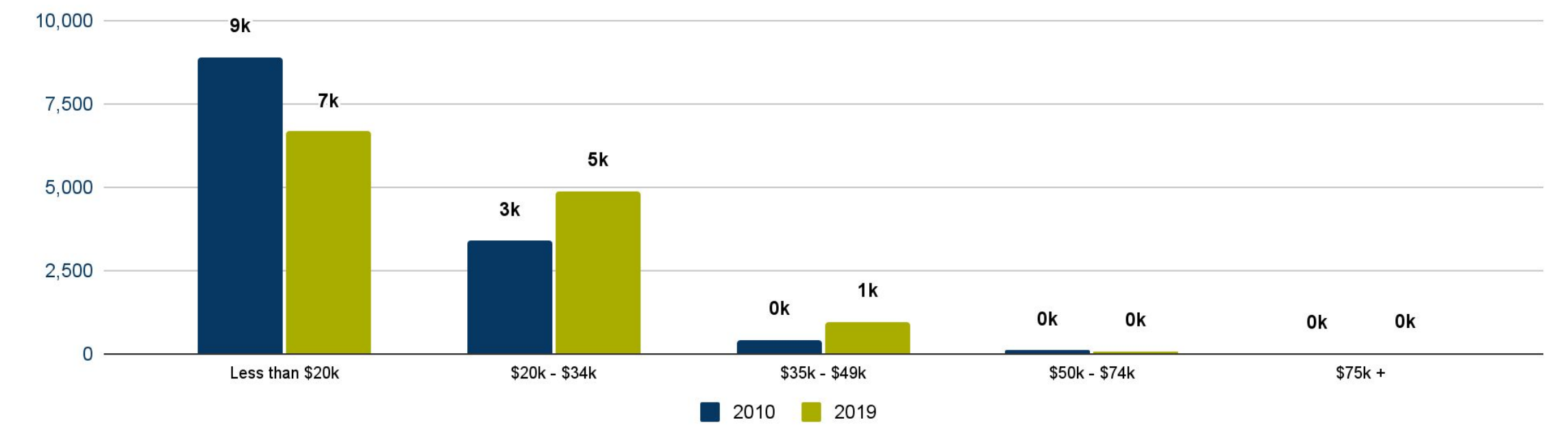
Vanderburgh County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 50% of households are housing cost burdened in Vanderburgh County, down -5% since 2010. 64% of households earning below \$50,000 are housing cost burdened.

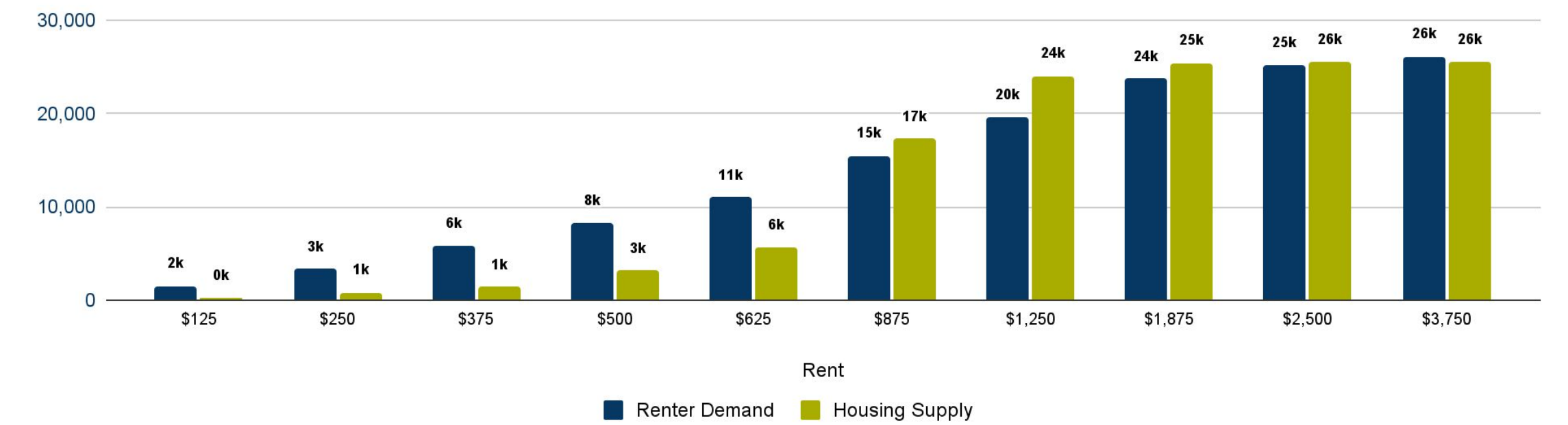
Renter Housing Cost Burden
Vanderburgh County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 1 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Vanderburgh County, Indiana | 2010-2019

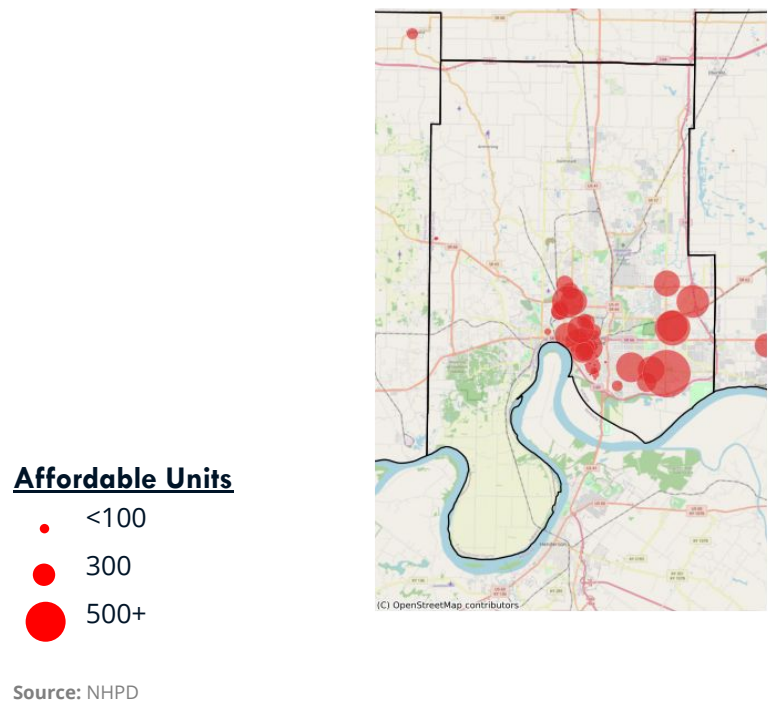


Source: ACS 2010-2019 5-year estimates

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

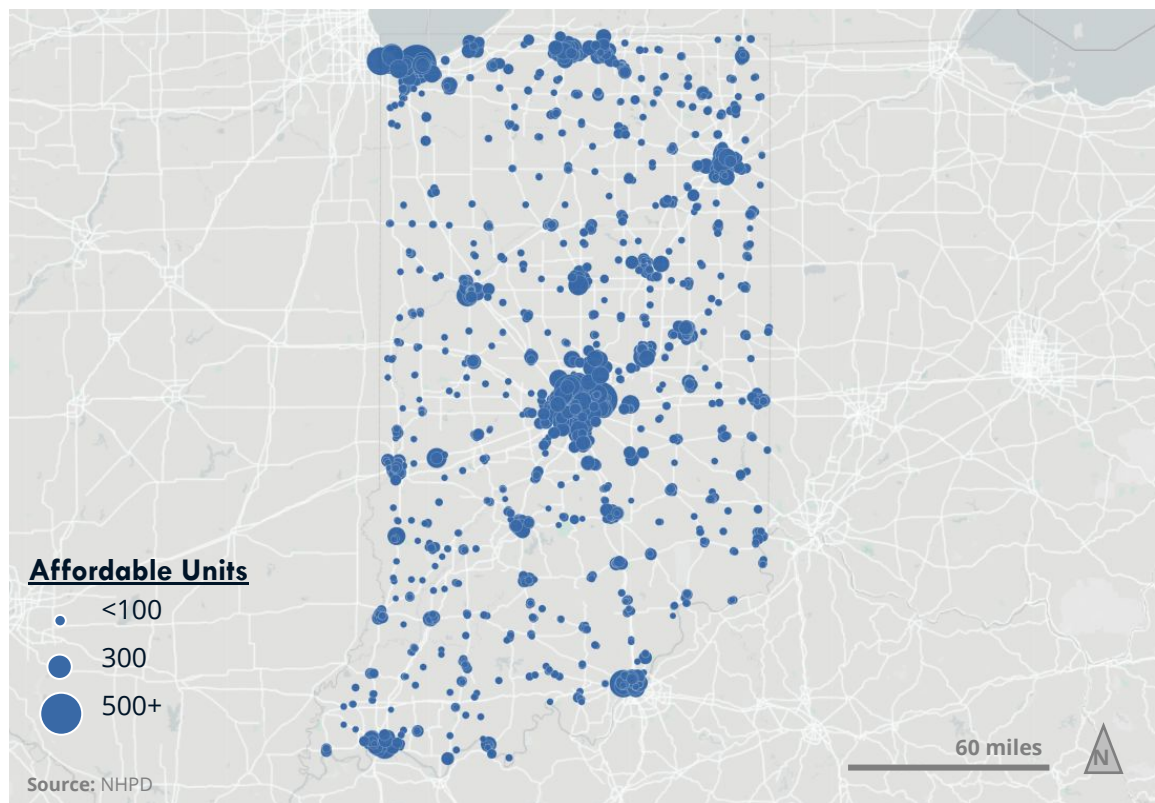
Affordable Housing Inventory

Vanderburgh County | 2020



Affordable Housing Inventory

State of Indiana | 2020

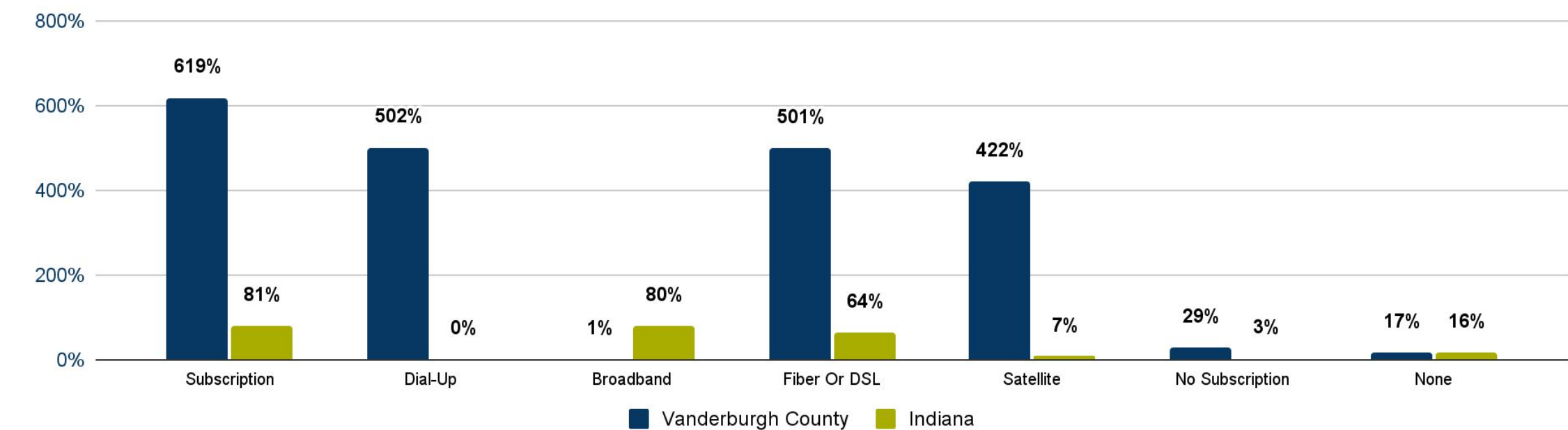


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HOUSING AMENITIES | 1% of housing units have access to broadband.

Broadband Access
Vanderburgh County | 2017-2020



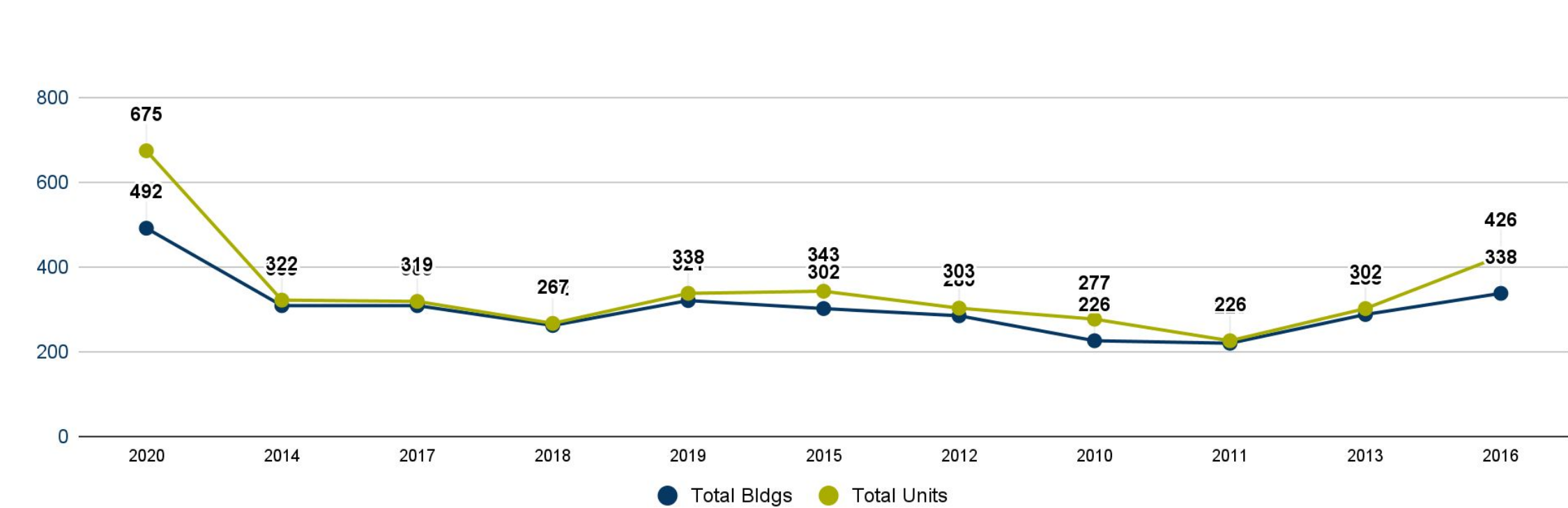
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 338 new housing starts in 2016 in Vanderburgh County, with 3,352 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Vanderburgh 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

WORKING DRAFT

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