

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR VANDERBURGH 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**:

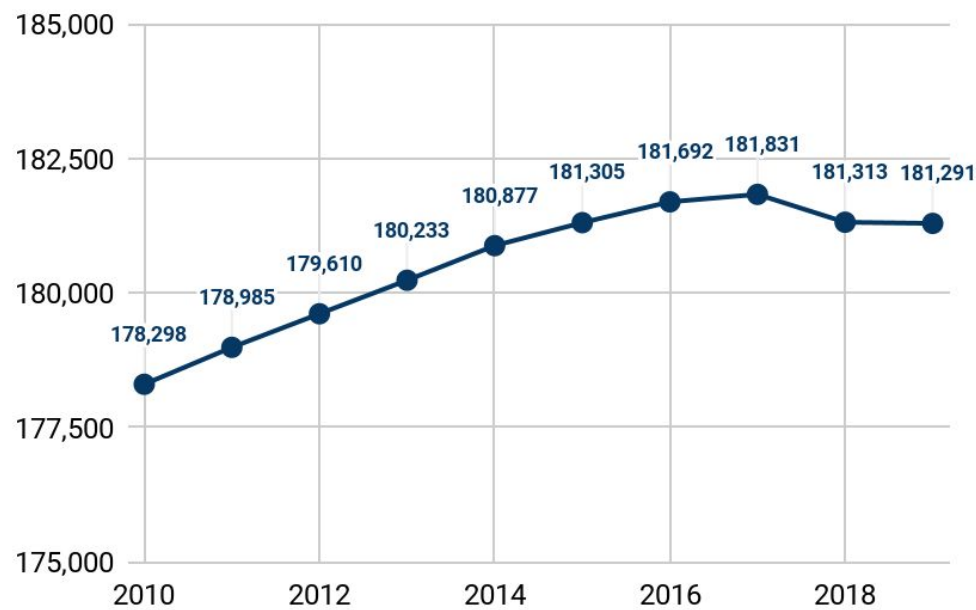
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

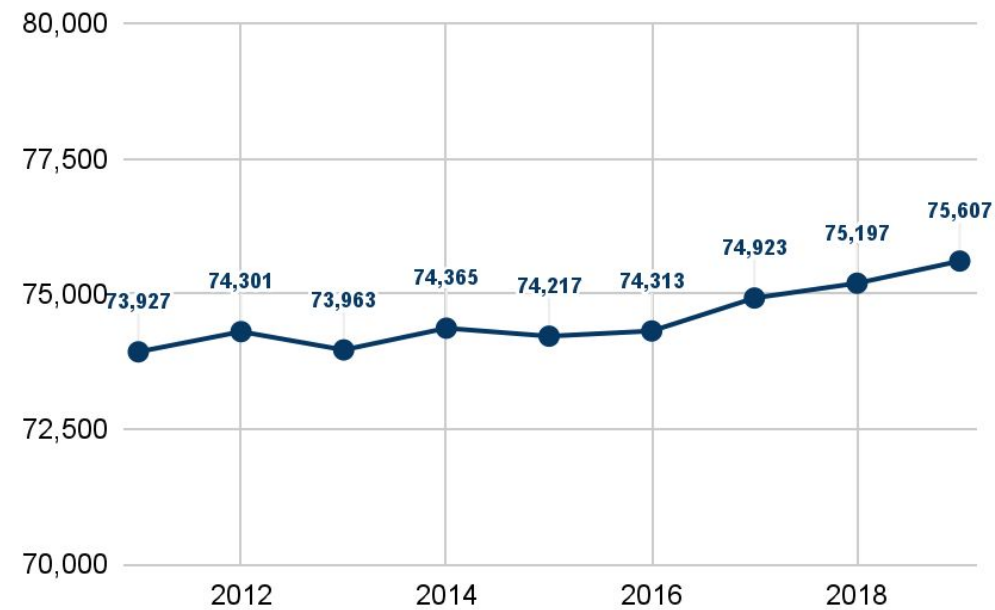
POPULATION | Vanderburgh County's population has increased by 1.68% (2,993 people) between 2010-2019. In the same time period, the total number of households increased by 2.21% (1,634 households).

Resident Population
Vanderburgh County | 2010-2019



Source: FRED, U.S. Census Bureau

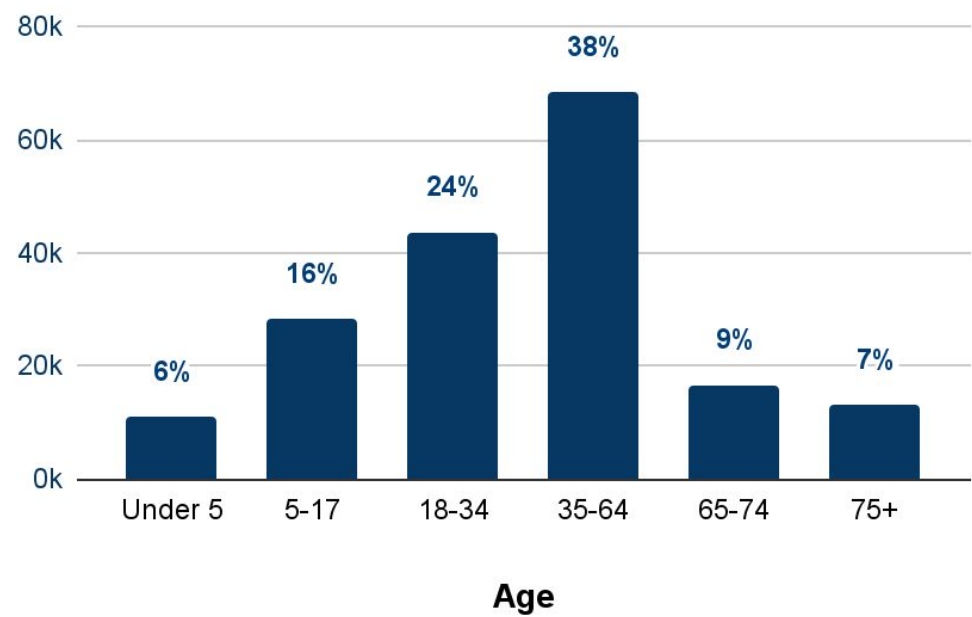
Households
Vanderburgh County | 2010-2019



Source: FRED, U.S. Census Bureau

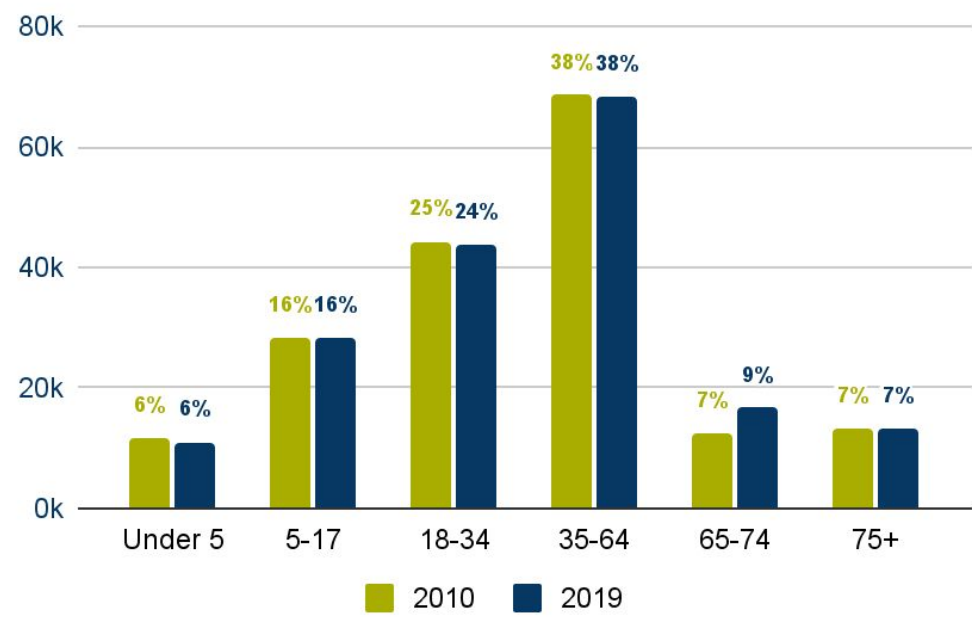
AGE | 16% of people in Vanderburgh County are above the age of 65, while 22% are below 18.

Population by Age
Vanderburgh County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Vanderburgh County | 2010, 2019

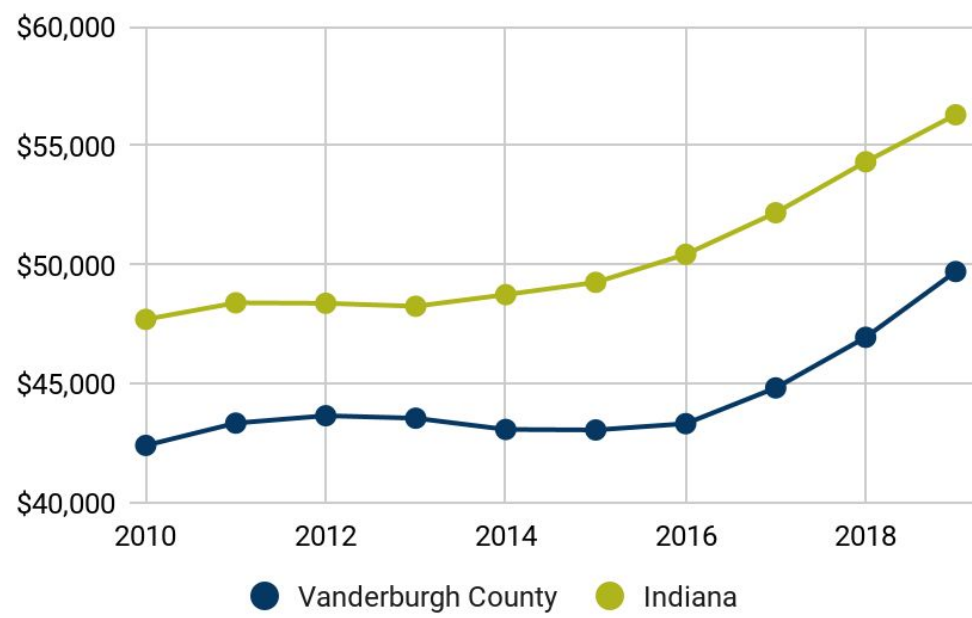


Source: ACS 2010-2019 1-year estimates

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

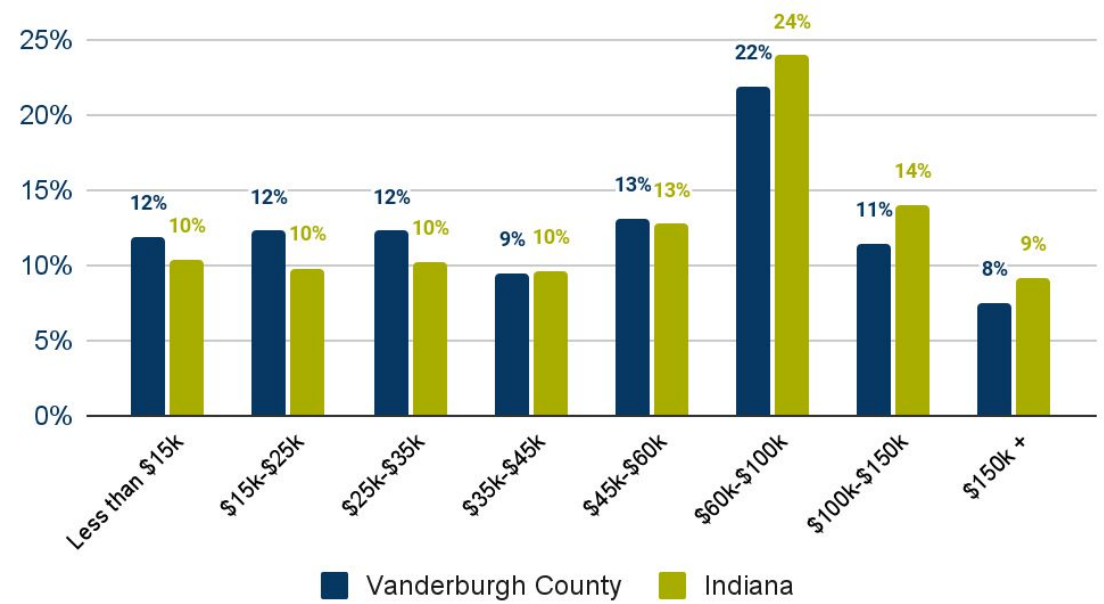
Vanderburgh County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

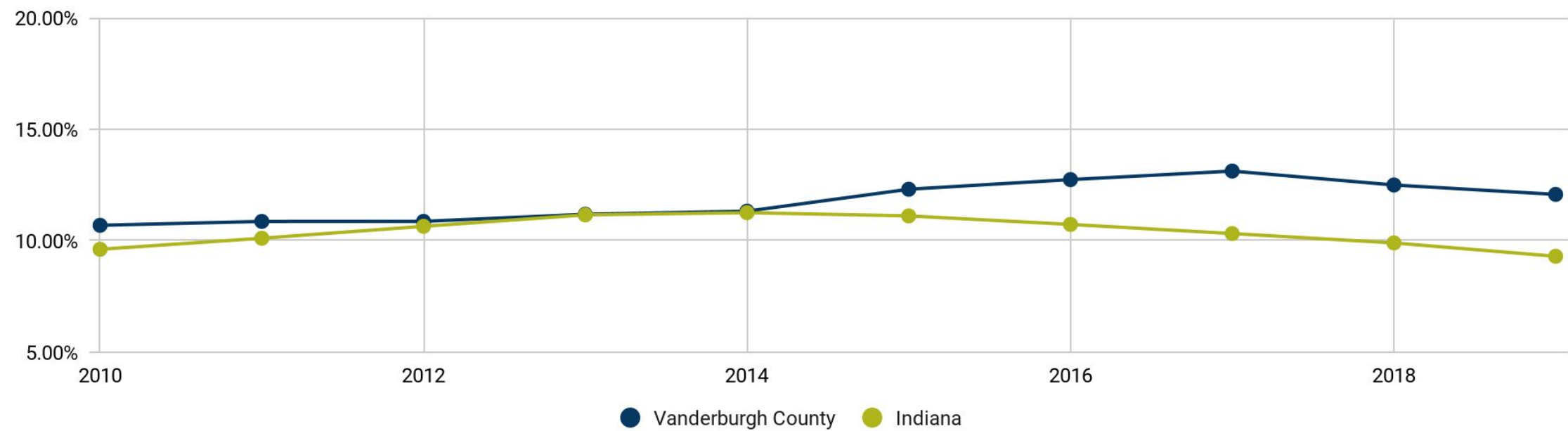
Vanderburgh County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 12.1% of families live in poverty conditions in Vanderburgh County, up 1.39 percentage points from 10.7% in 2010.

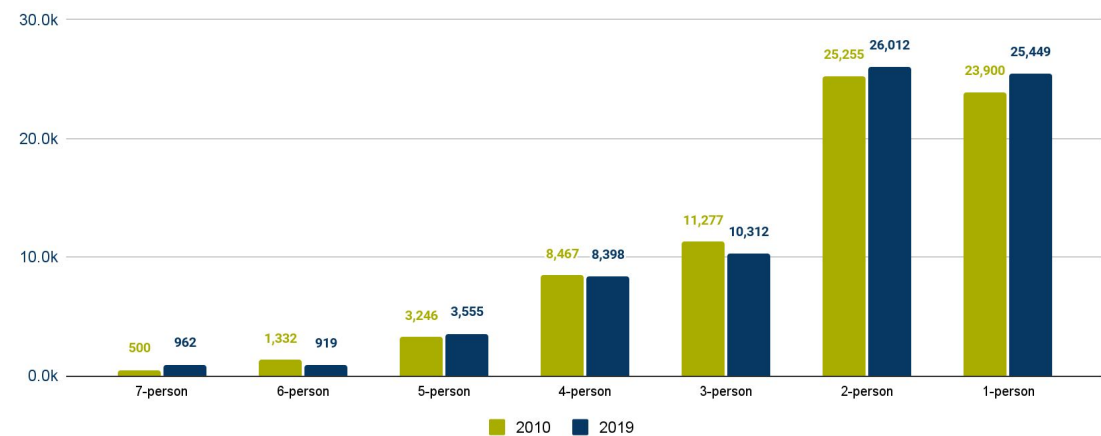
Family Poverty Rate
Vanderburgh County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.31 people, 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



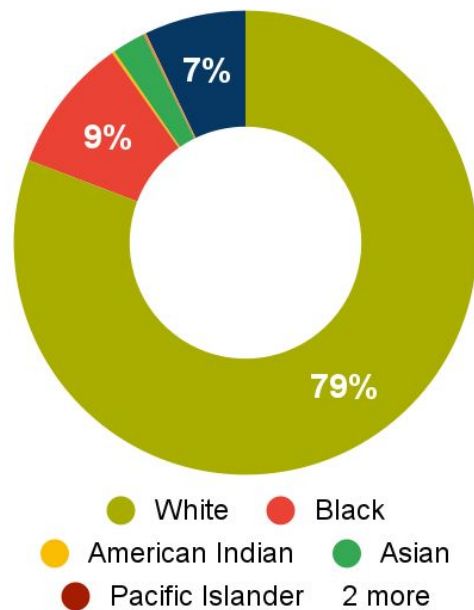
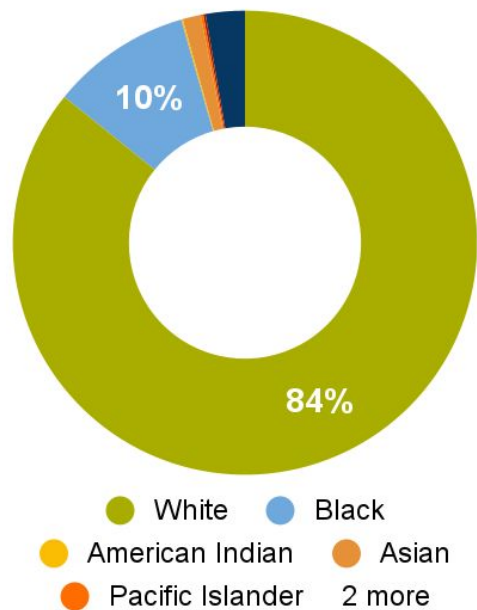
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Vanderburgh County is 84% white, 10% Black, 3% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

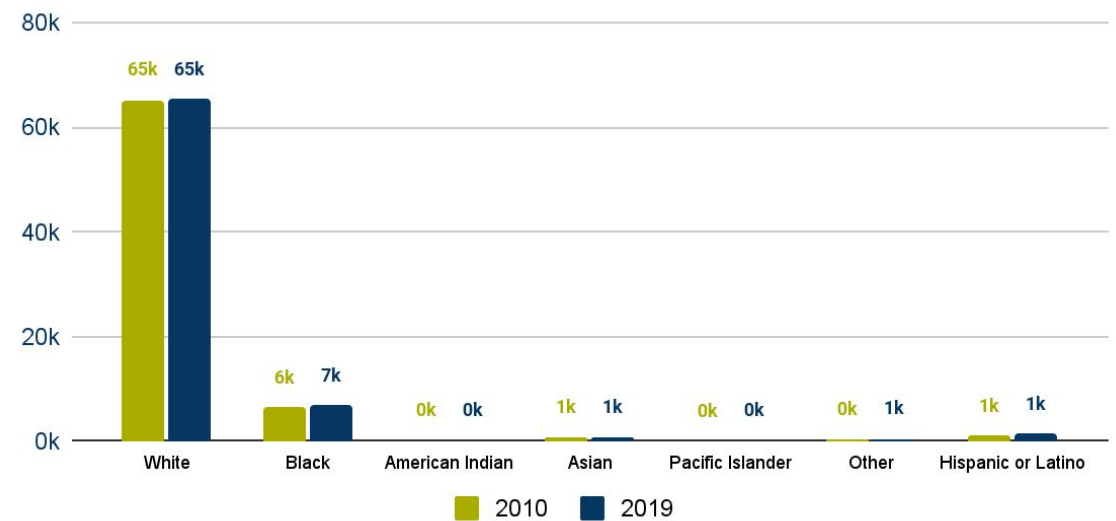
Vanderburgh County | 2019

Indiana | 2019



Household Racial/Ethnic Distribution

Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

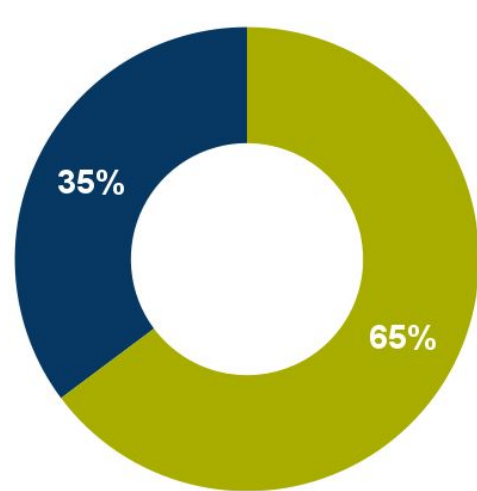
Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

Vanderburgh County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

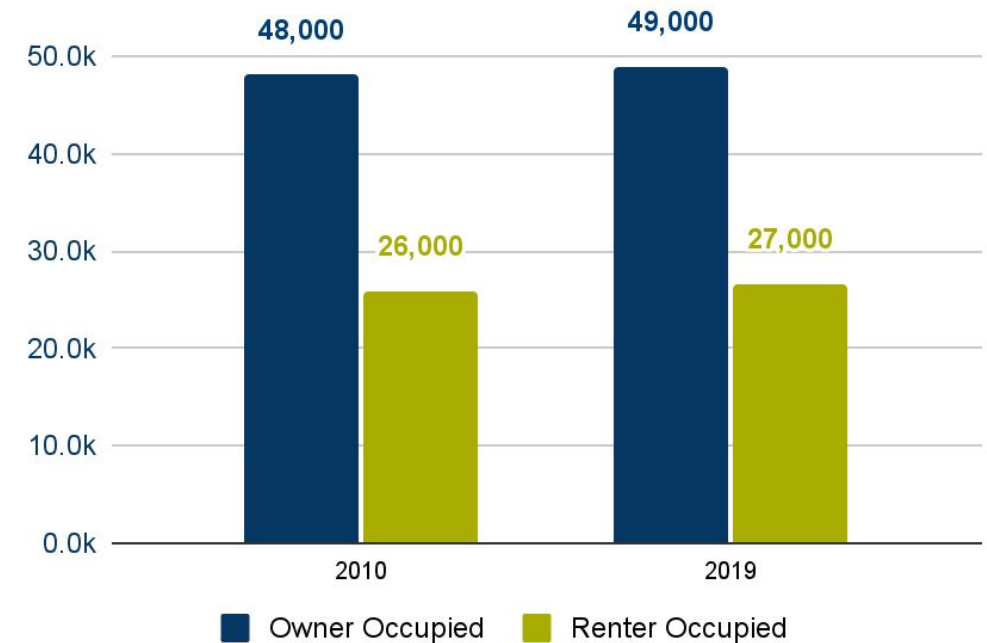
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

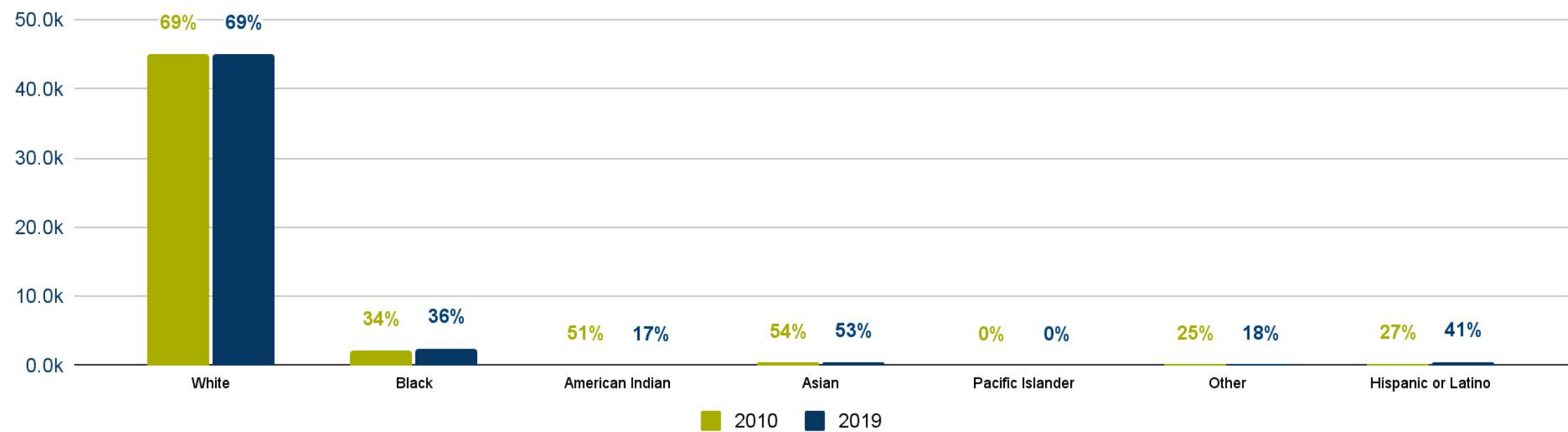
Vanderburgh County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 65%, homeownership is 69% among non-Hispanic White households, 36% for Black households, and 41% for Hispanic or Latino households.

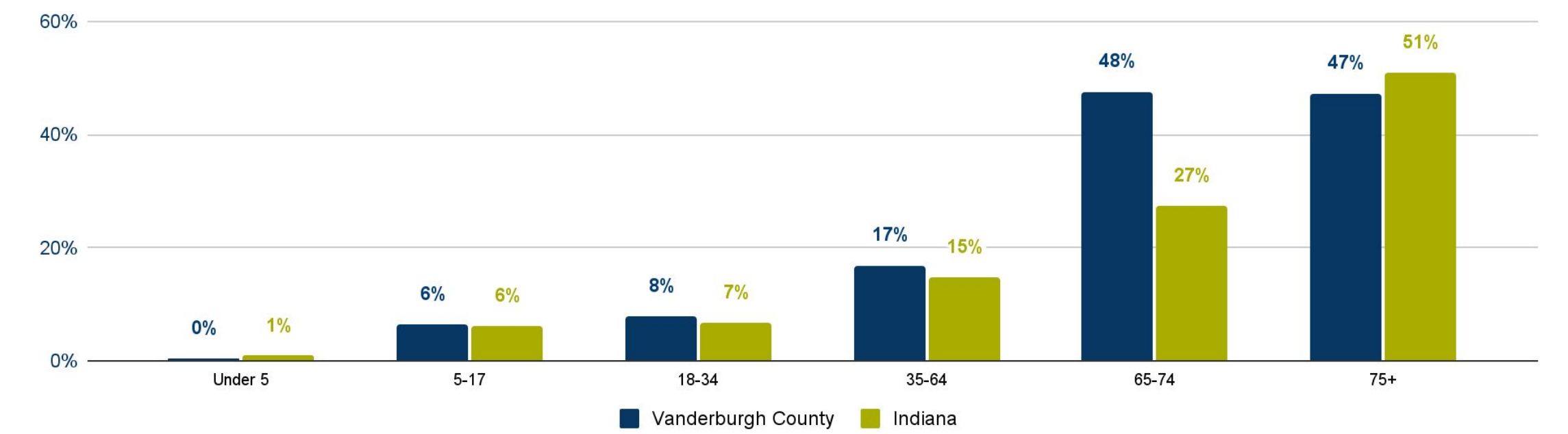
Homeownership by Race
Vanderburgh County | 2010, 2019



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%.

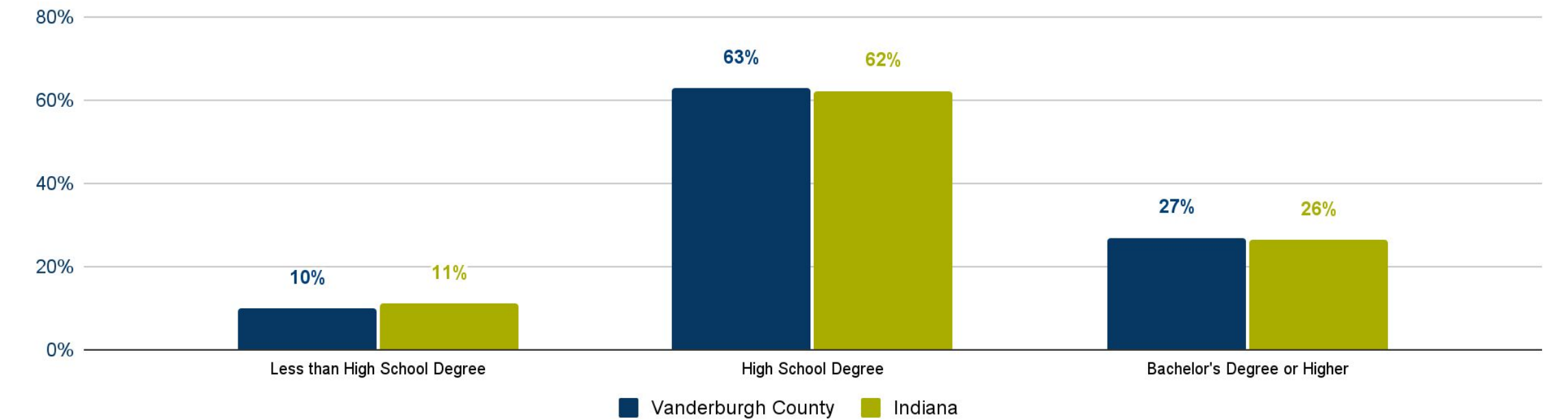
Share of the Population with a Disability by Age
Vanderburgh County, Indiana | 2010, 2019



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

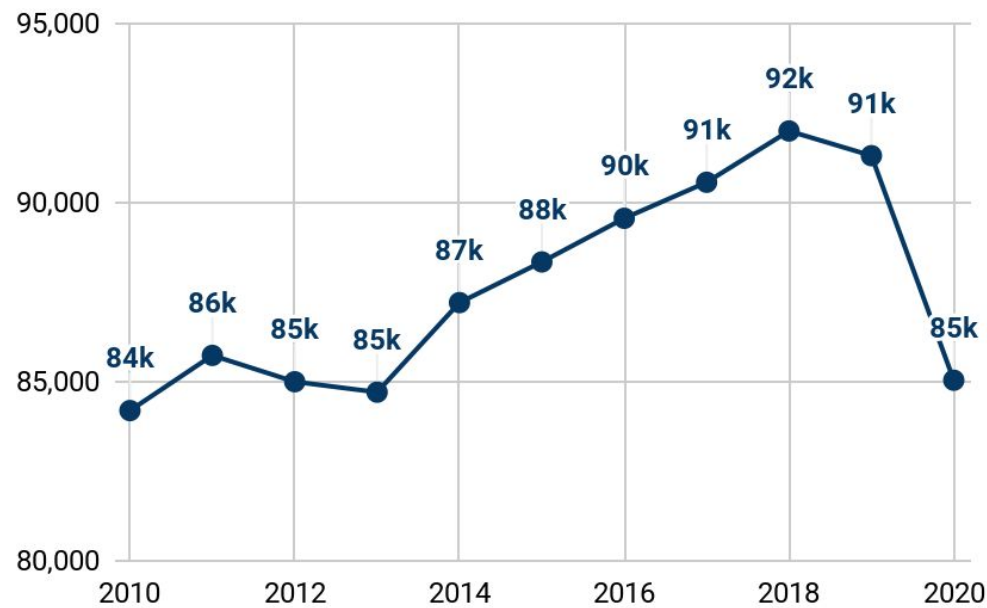


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

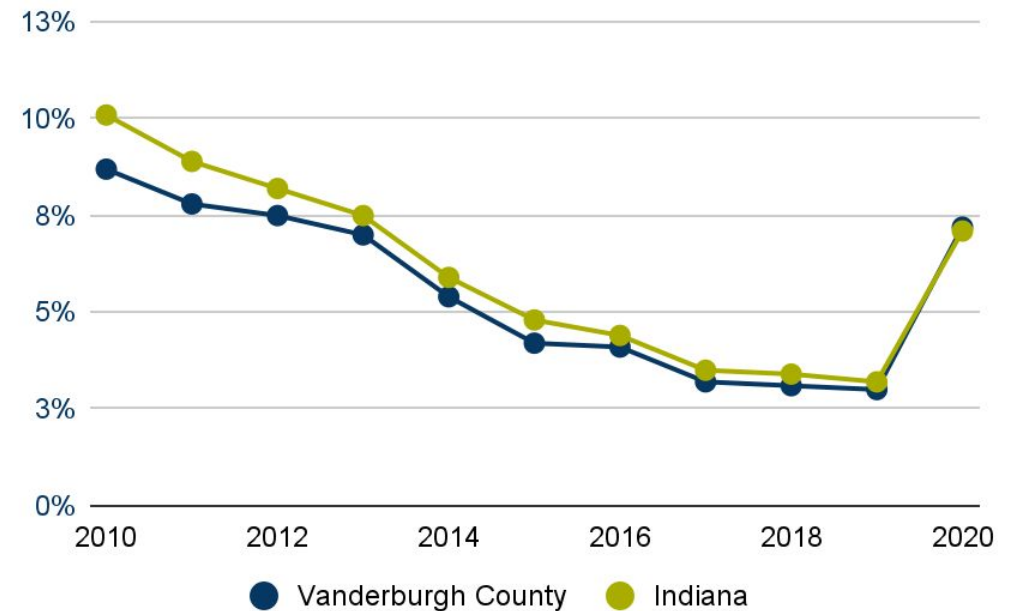
EMPLOYMENT BASE | There are currently 85,000 employed persons in Vanderburgh County, up by 1.01% since 2010. The unemployment rate in 2020 was 7.20%, up 4.20 points from 2019.

Total Employment
Vanderburgh County | 2010-2019



Source: ACS 2010-2019 5-year estimates

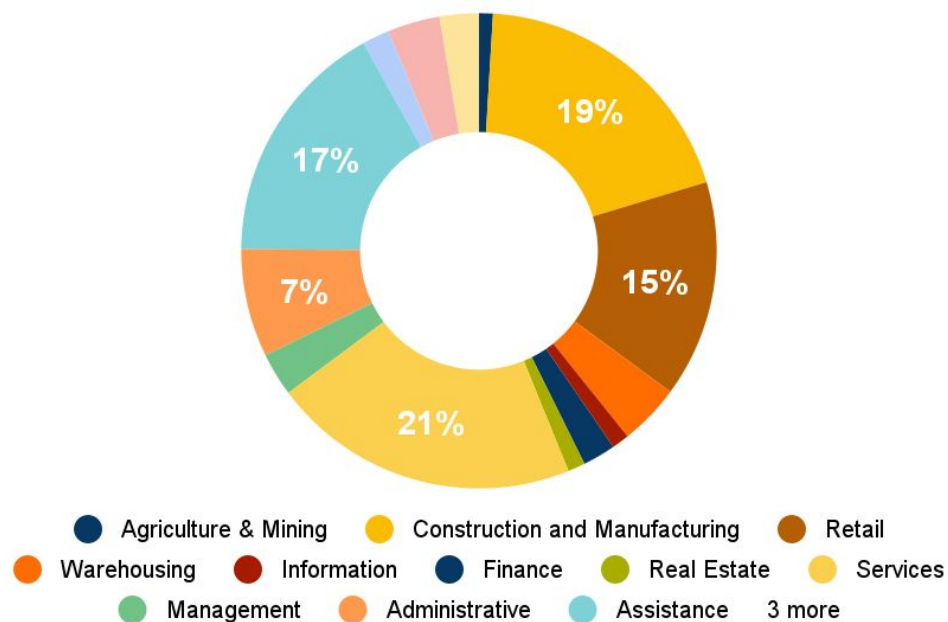
Unemployment Rate
Vanderburgh County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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 | **\$47,035**
2. Trade, transportation, and utilities | **\$42,896**
3. Professional and business services | **\$61,013**
4. Goods-producing | **\$60,067**
5. Education and health services | **\$53,835**

Source: BLS

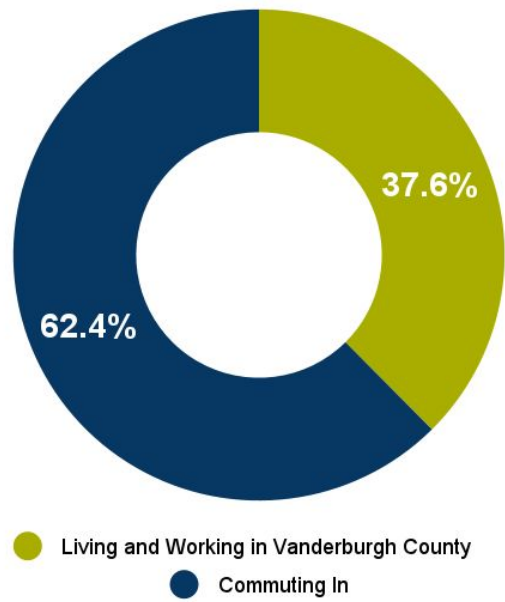
Top 5 Employers

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

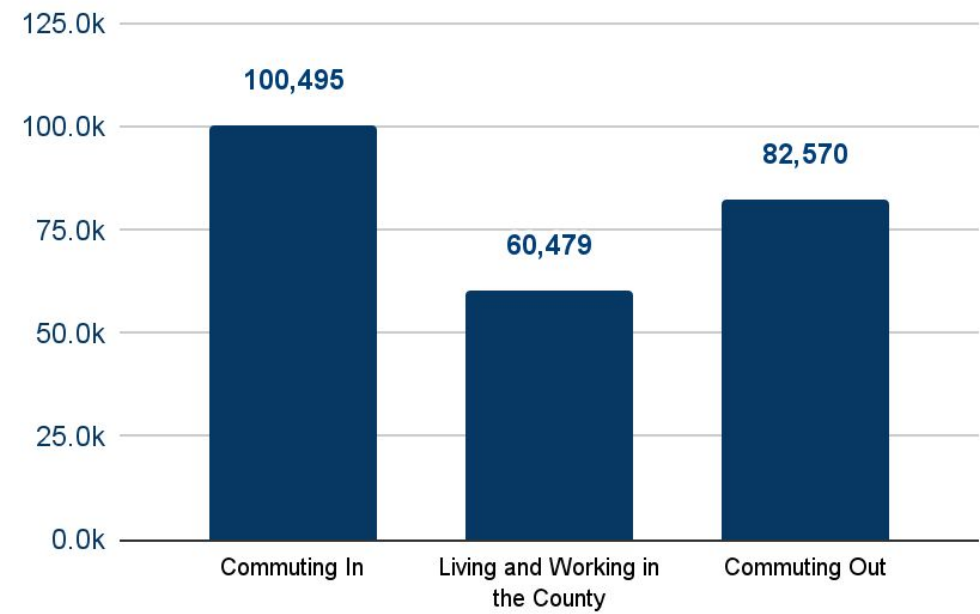
COMMUTER INFLOW / OUTFLOW | 100,000 commuters come into Vanderburgh County for their jobs, while 83,000 employees travel outside of Vanderburgh County for their jobs.

Employment Inflow
Vanderburgh County | 2018



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

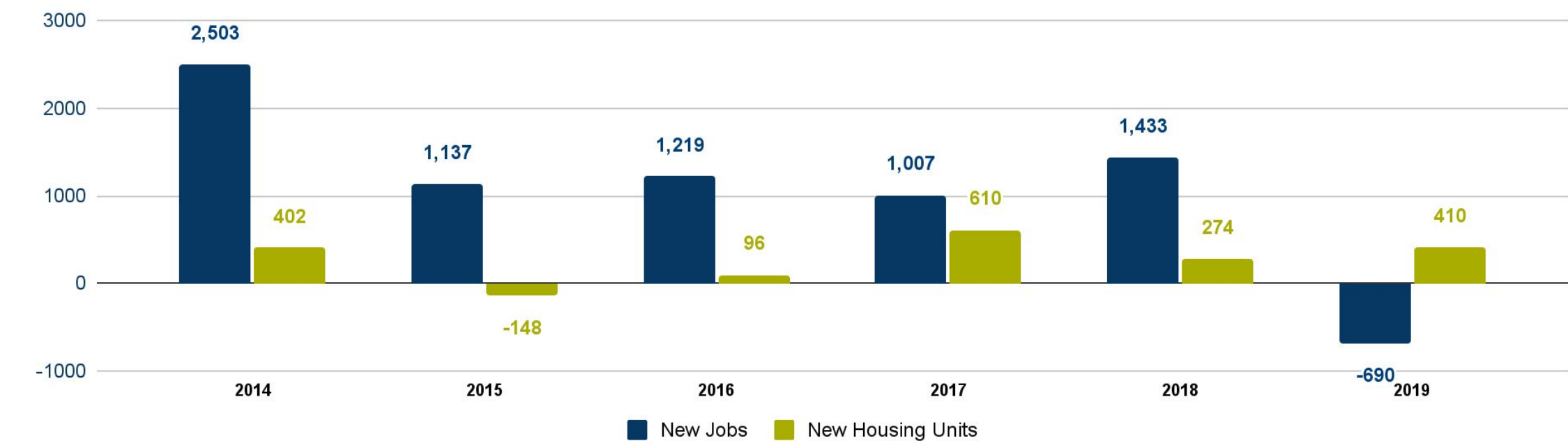
Commuting Patterns
Vanderburgh County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Vanderburgh County has created 6,609 jobs between 2014-2019 and 1,644 housing units, or 25 units for every 100 jobs created.

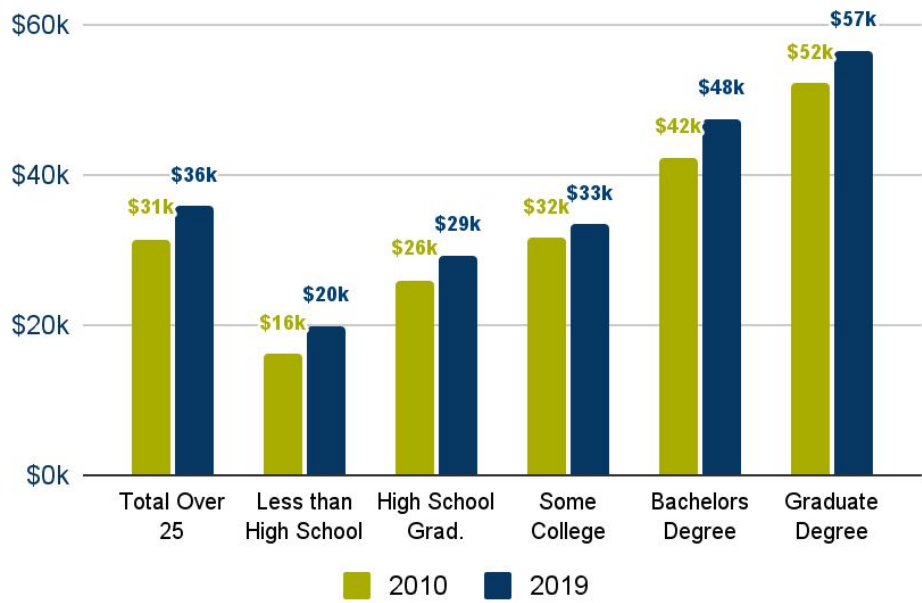
Job Growth and Housing Production
Vanderburgh County | Total Jobs, New Jobs



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

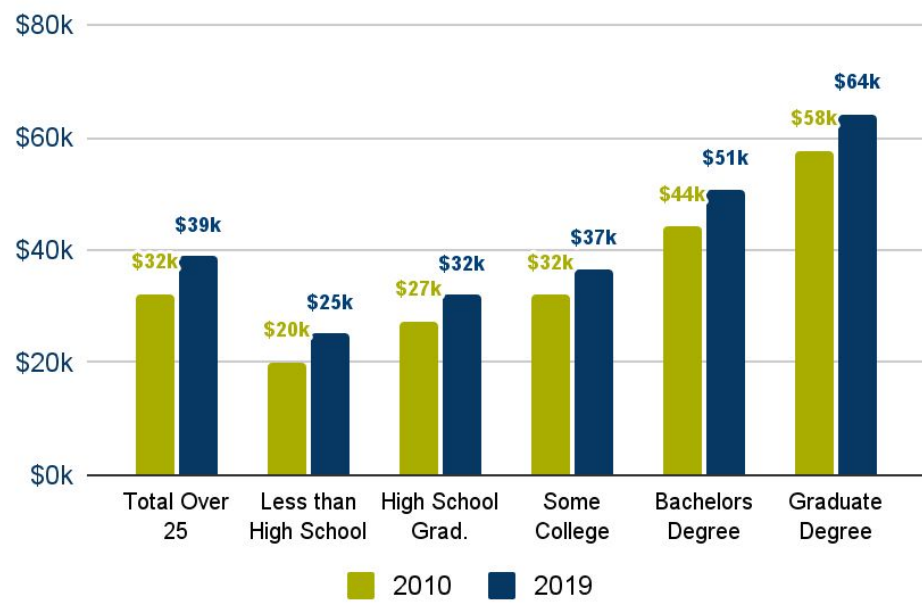
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 14% since 2010 for the total population and increased 12% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Vanderburgh County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

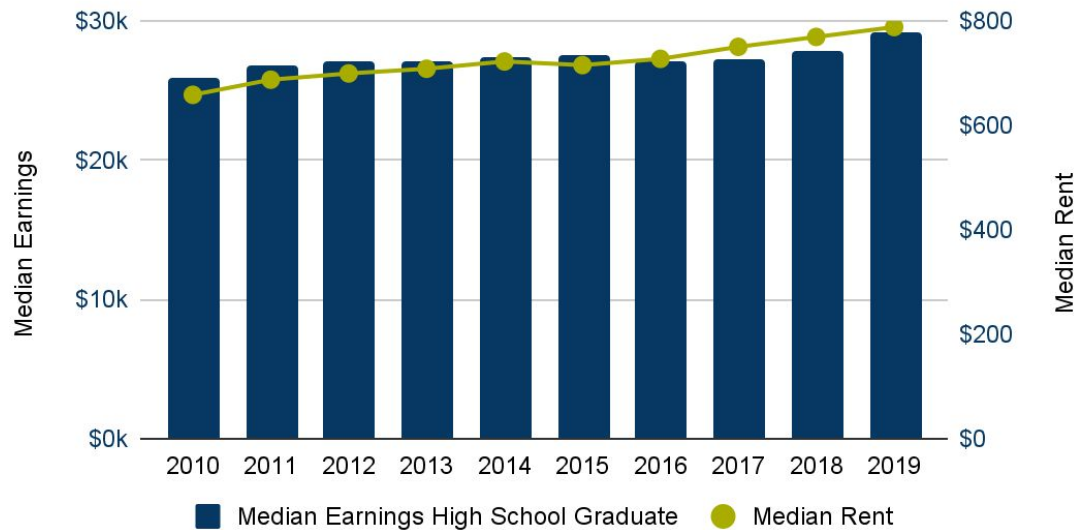
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

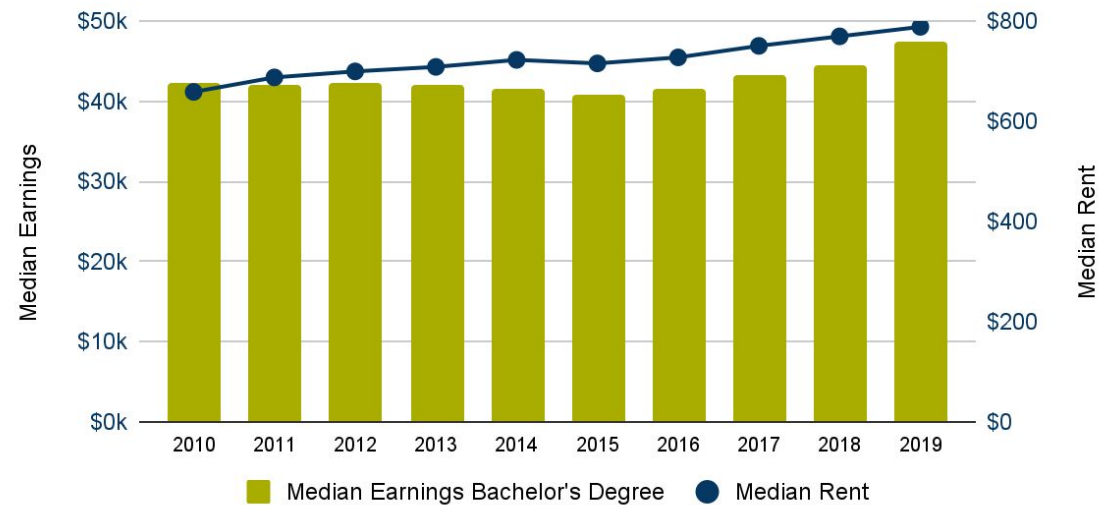
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 19.7%, or 20% since 2010.

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



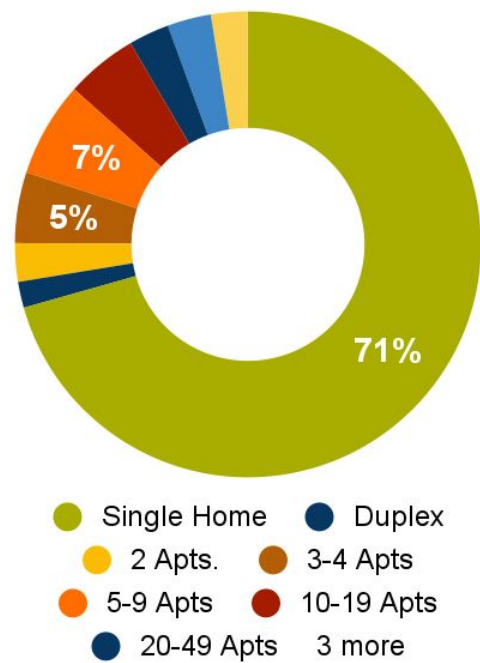
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

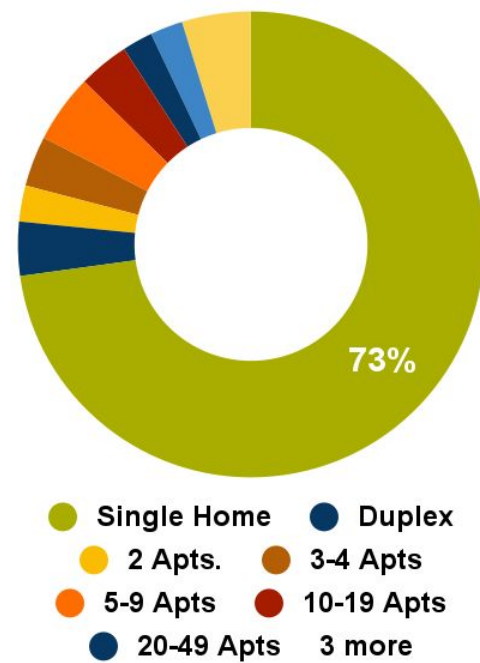
HOUSING TYPOLOGY | 71% of homes in Vanderburgh County are single-family, while 27% are multifamily. Multifamily housing has decreased by 365 homes since 2010.

Housing Typology

Vanderburgh County | 2019



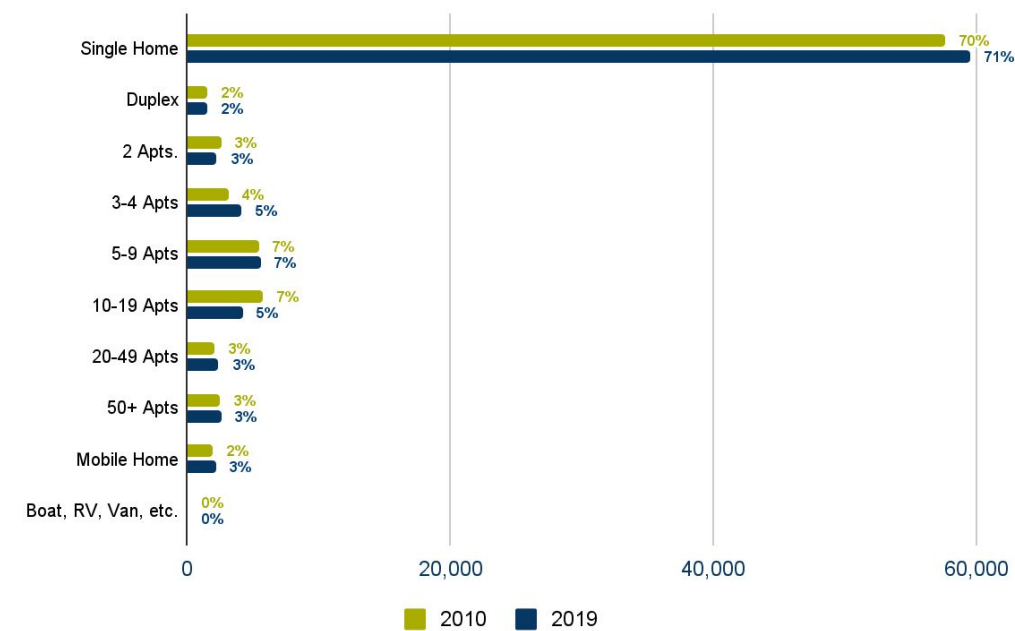
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Vanderburgh County | 2010-2019



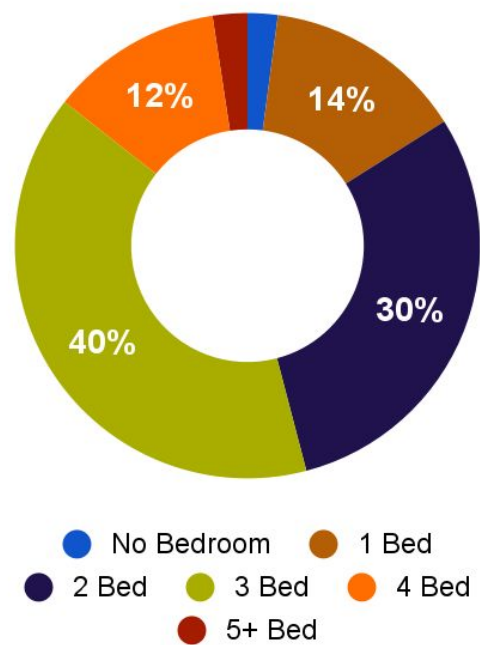
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Vanderburgh County contain 2.31 bedrooms, with 54% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Vanderburgh County | 2019

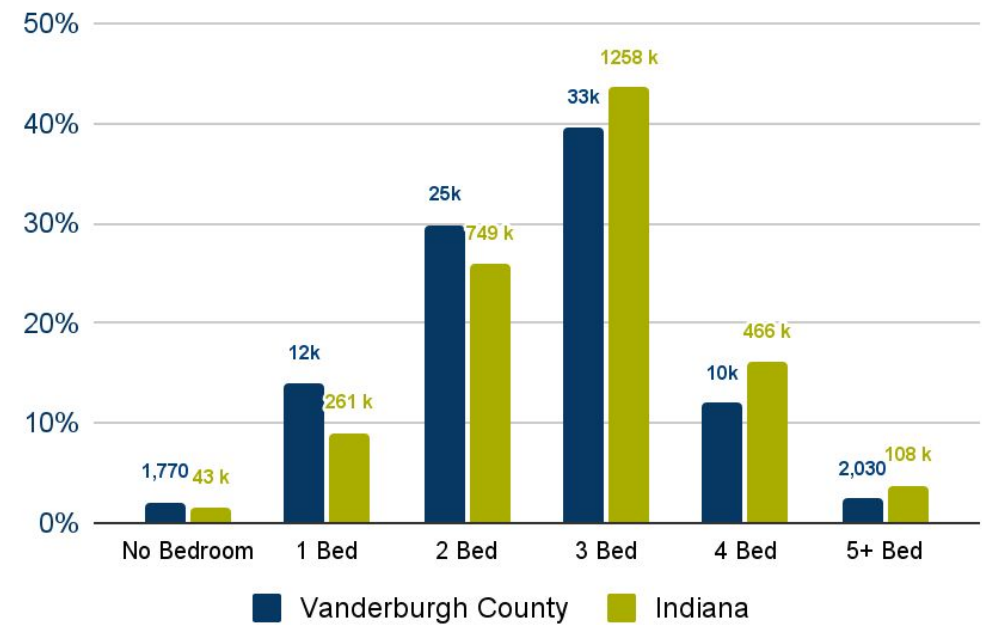
Indiana | 2019



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

Share of Housing Stock by Bedroom

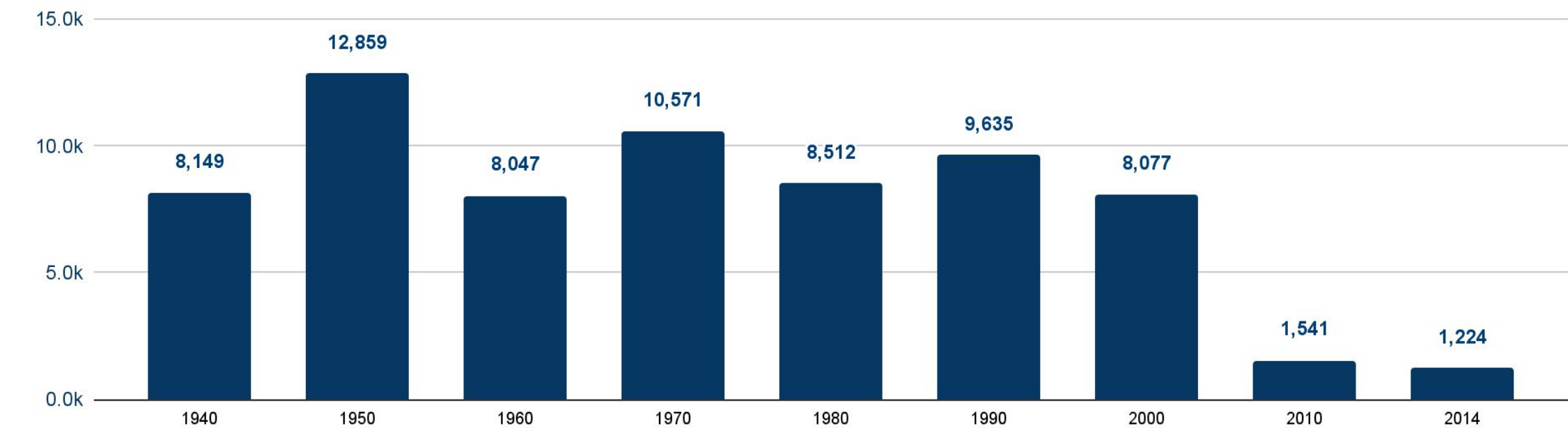
Vanderburgh County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 87% of homes were built before 1990, with a plurality of homes built before 1940.

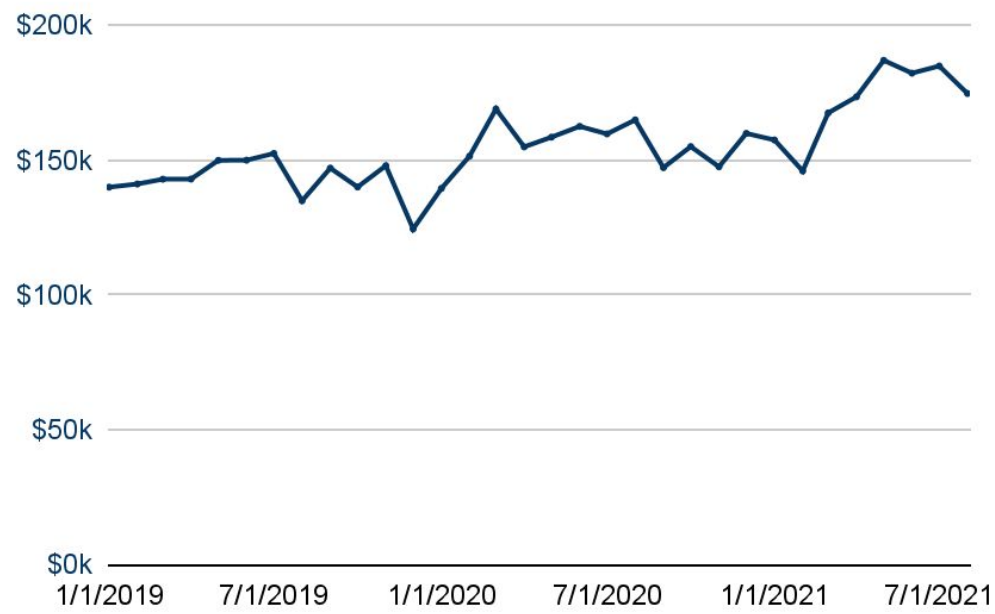
Homes by Year Built
Vanderburgh County | 2019



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

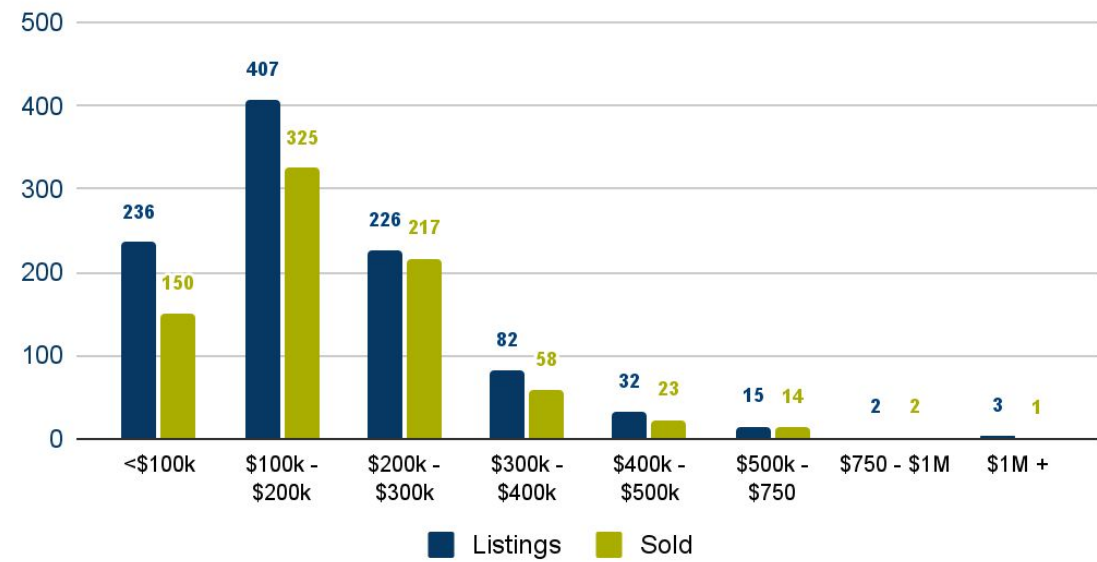
MEDIAN LISTING PRICE | Homes in Vanderburgh County have a median listing price of \$174,700. Home prices have increased by 25% since 2019.

Median Listing Price
Vanderburgh 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)
Vanderburgh County | 2021

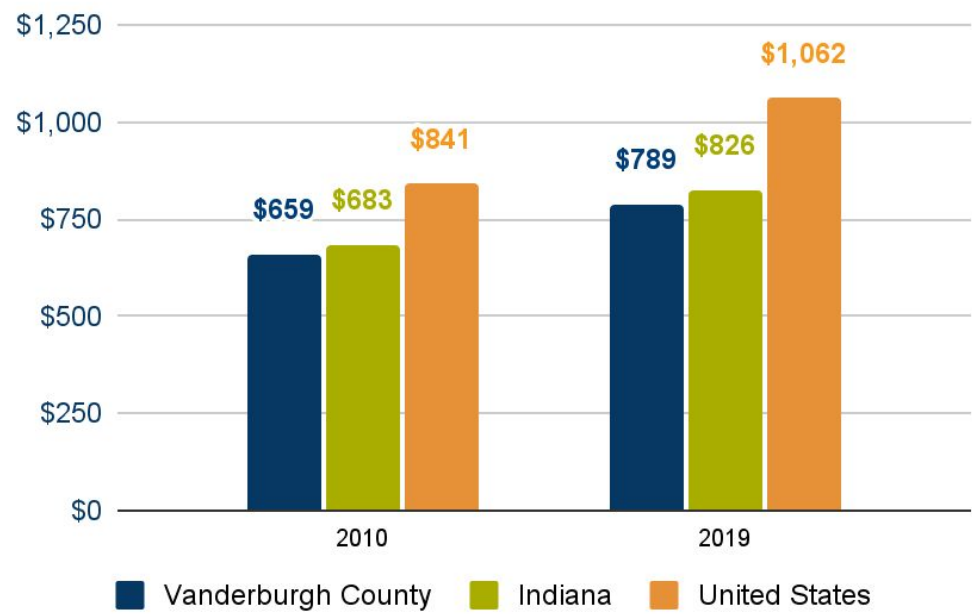


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at \$789 in 2019.

Median Rent

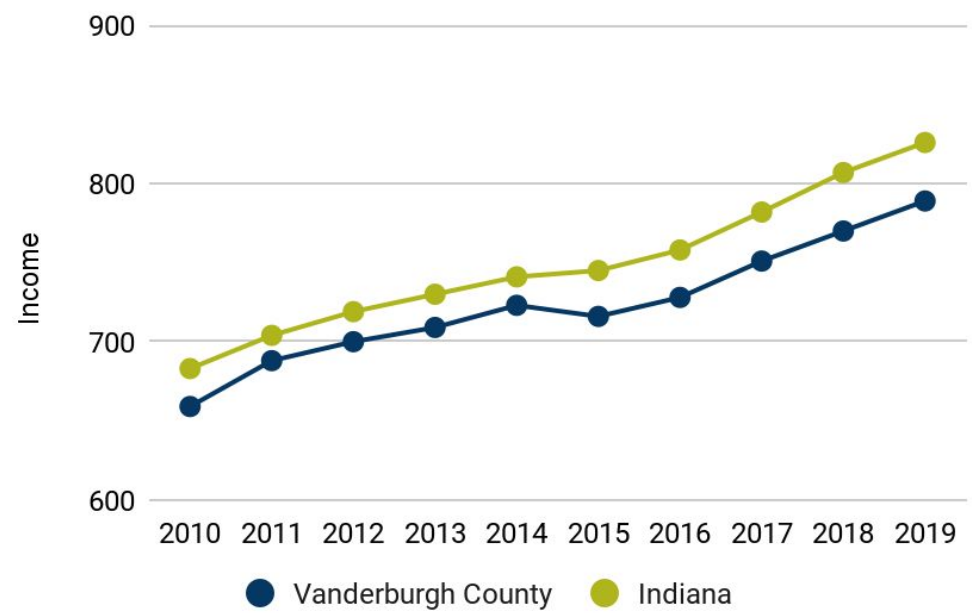
Vanderburgh County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

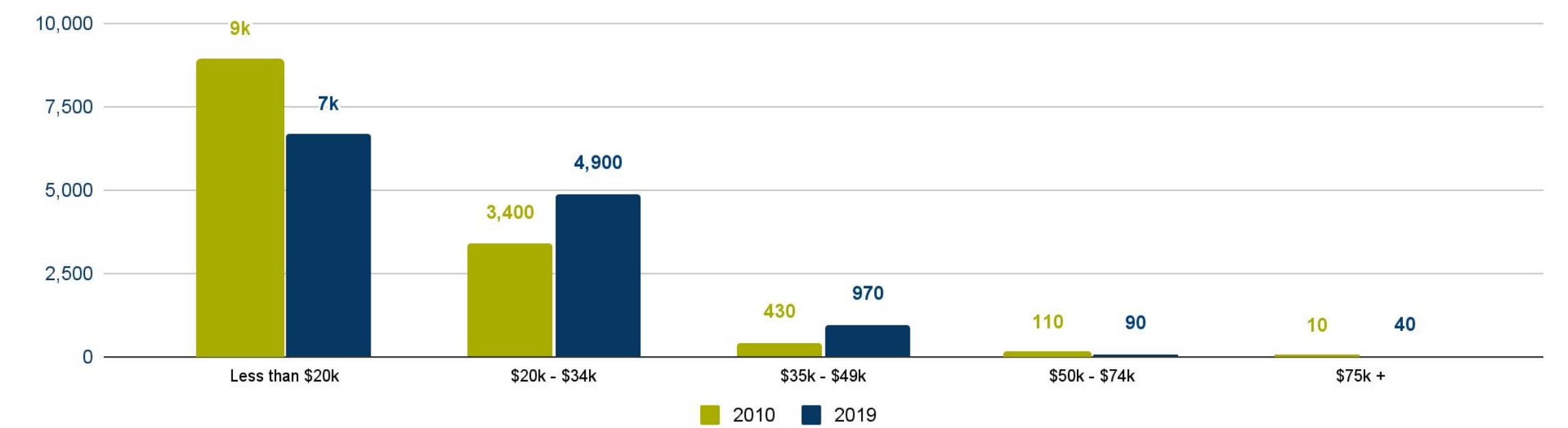
Vanderburgh County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

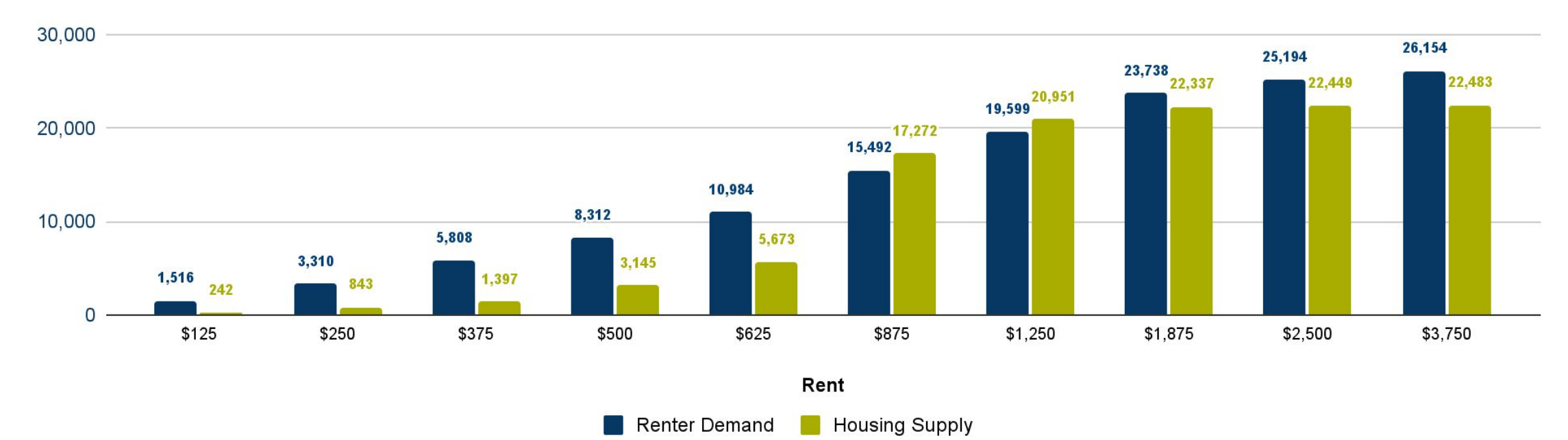
Renter Housing Cost Burden
Vanderburgh County, Indiana | 2010 - 2019



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 15000 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
Vanderburgh 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 Vanderburgh County.

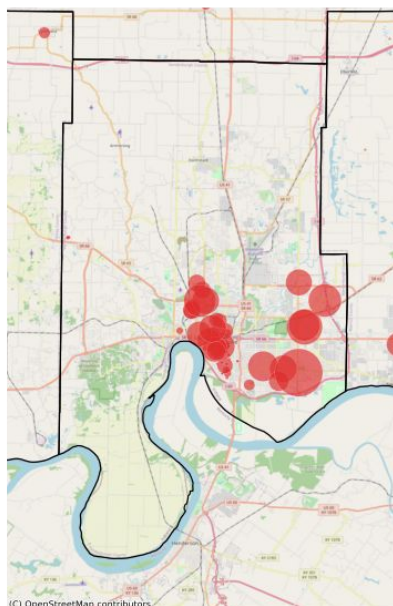
Affordable Housing Inventory

Vanderburgh County | 2020

Affordable Units



Source: NHPD



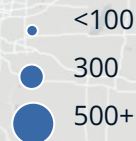
12 miles



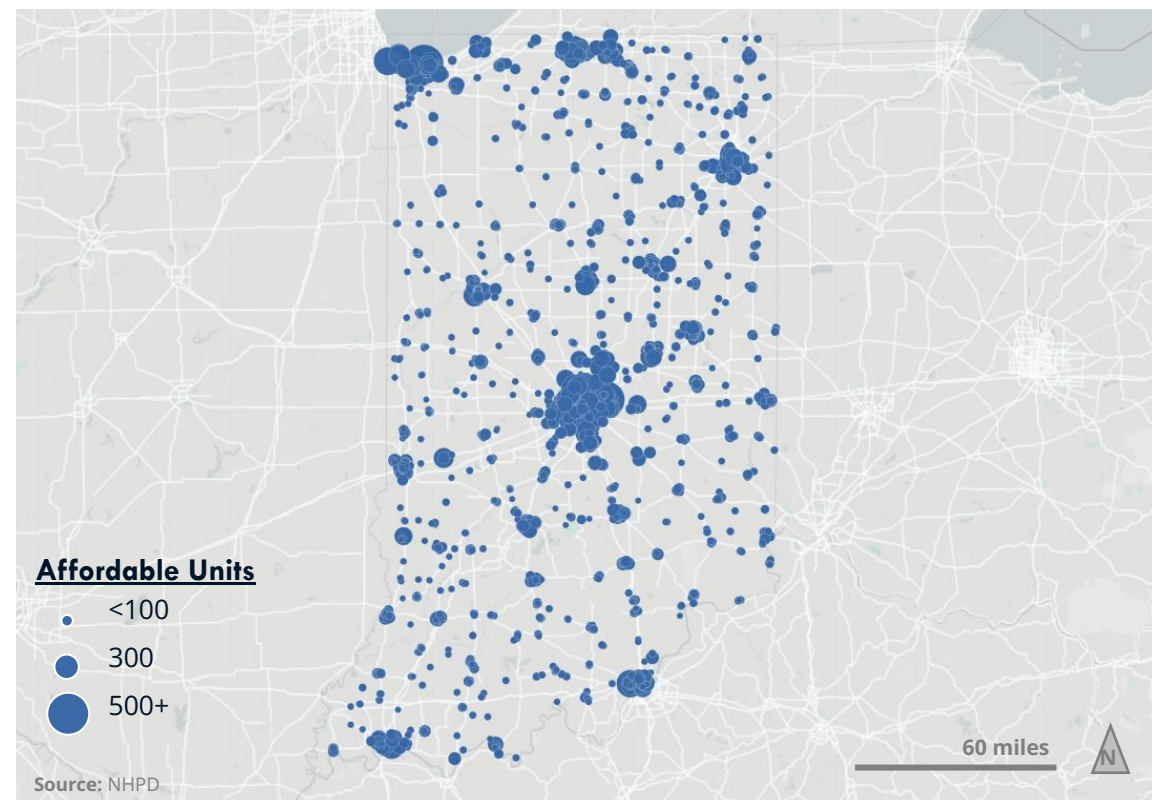
Affordable Housing Inventory

State of Indiana | 2020

Affordable Units



Source: NHPD

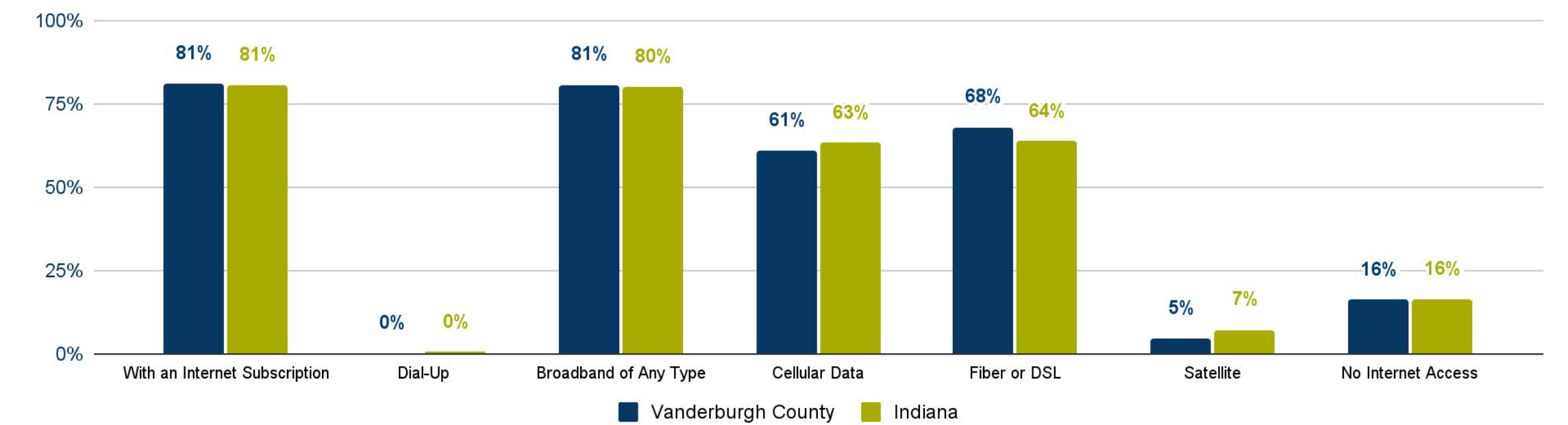


60 miles



HOUSING AMENITIES | 81% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Vanderburgh County | 2020

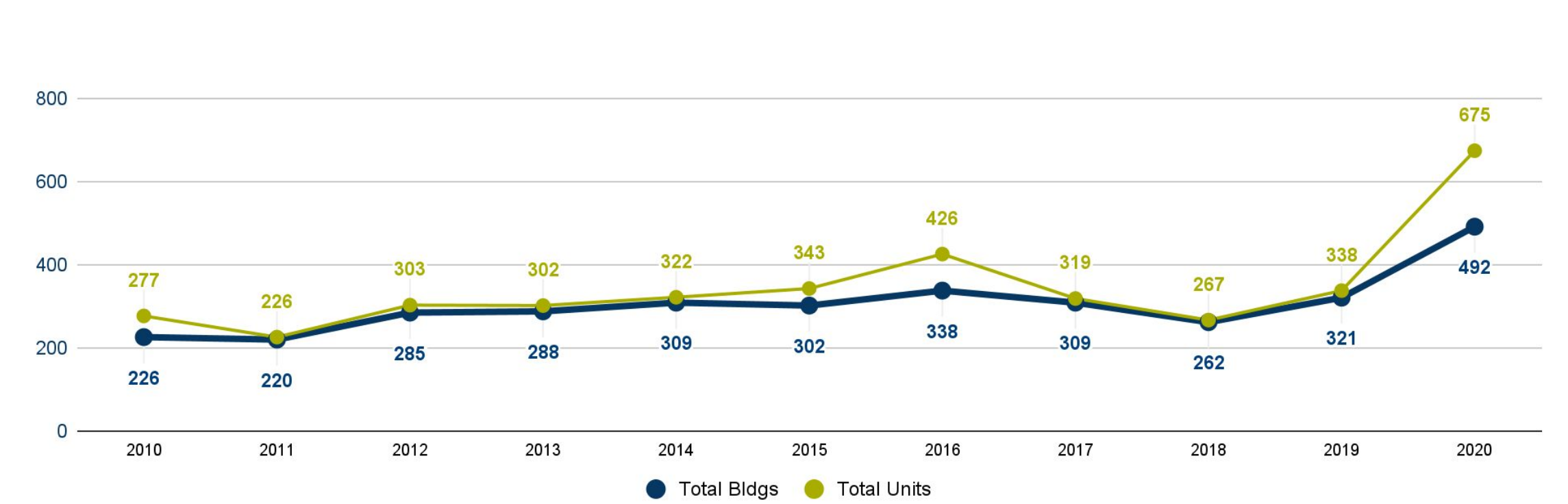


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 492 new housing starts in 2020 in Vanderburgh County, with 3,352 total building permits authorized since 2010.

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



Source: St. Louis Fed.

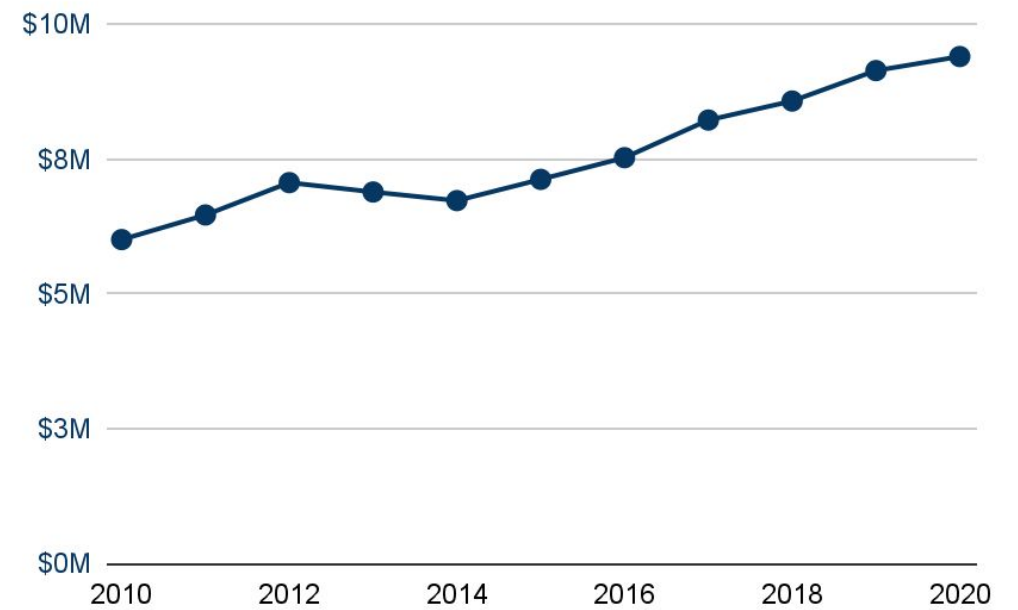
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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