



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR WELLS COUNTY

**MARCH 2022**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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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.

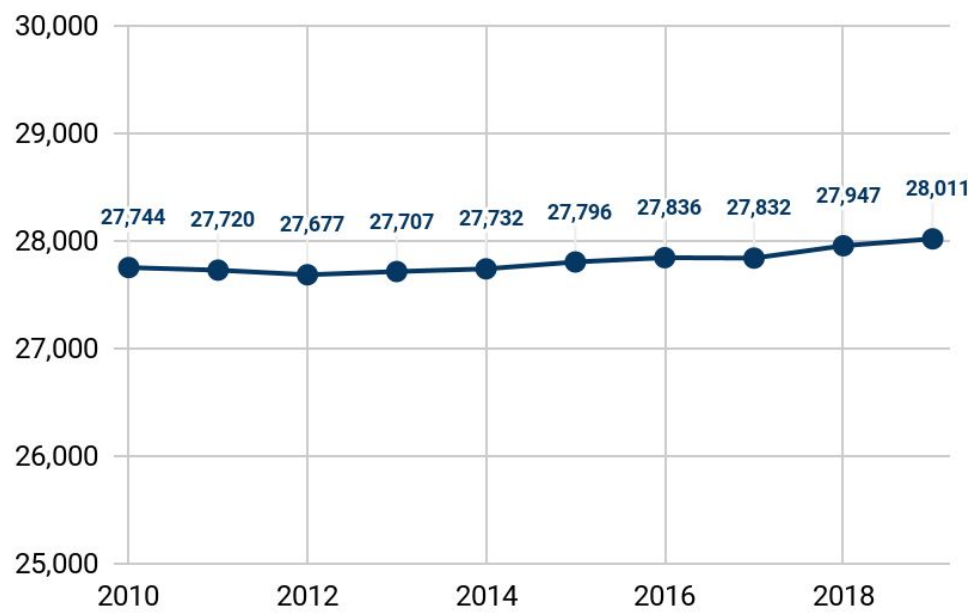
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# DEMOGRAPHIC TRENDS

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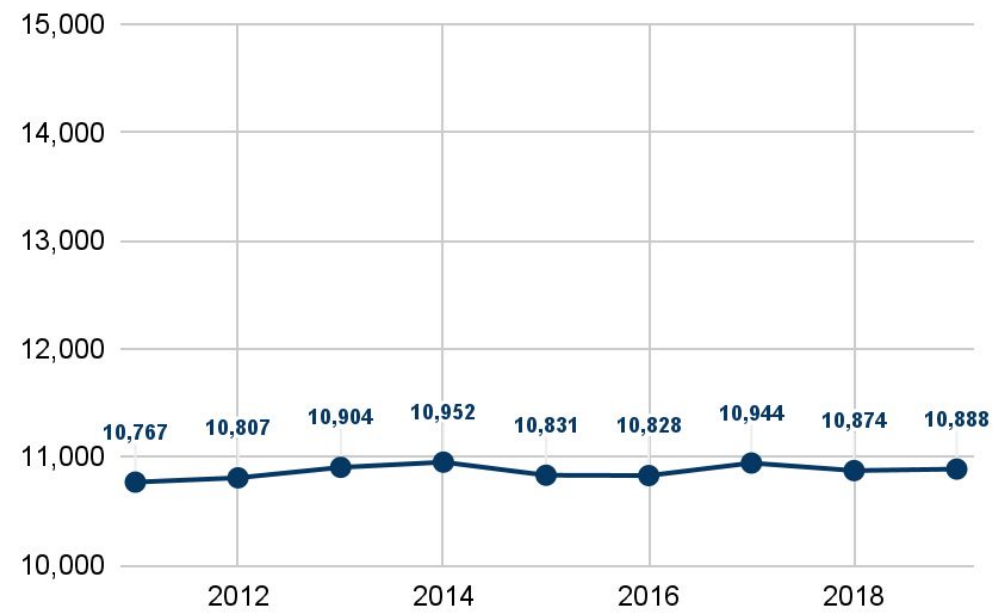
**POPULATION** | Wells County's population has increased by 0.96% (267 people) between 2010-2019. In the same time period, the total number of households increased by 1.49% (160 households).

**Resident Population**  
Wells County | 2010-2019



Source: FRED, U.S. Census Bureau

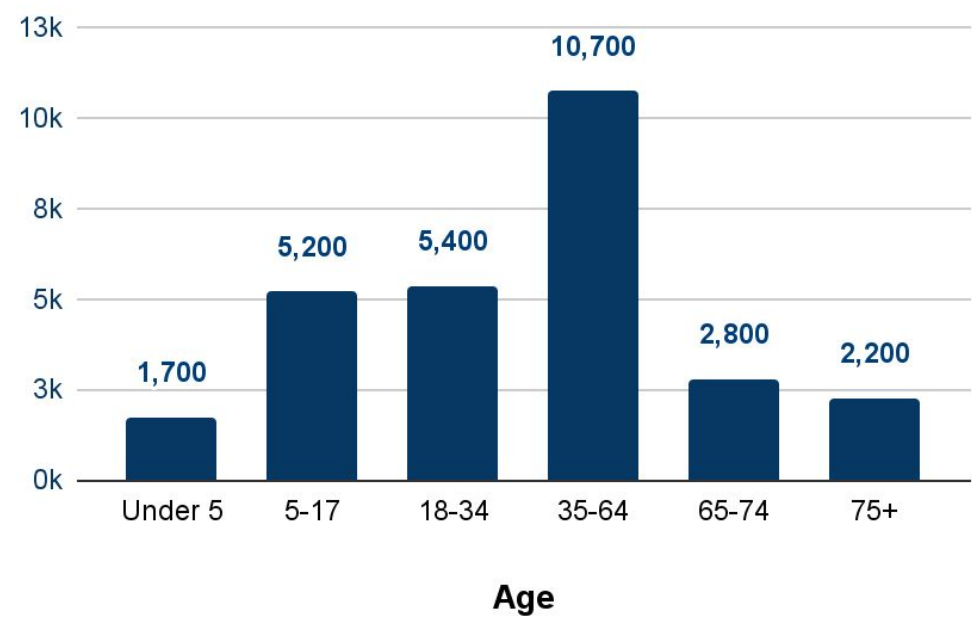
**Households**  
Wells County | 2010-2019



Source: FRED, U.S. Census Bureau

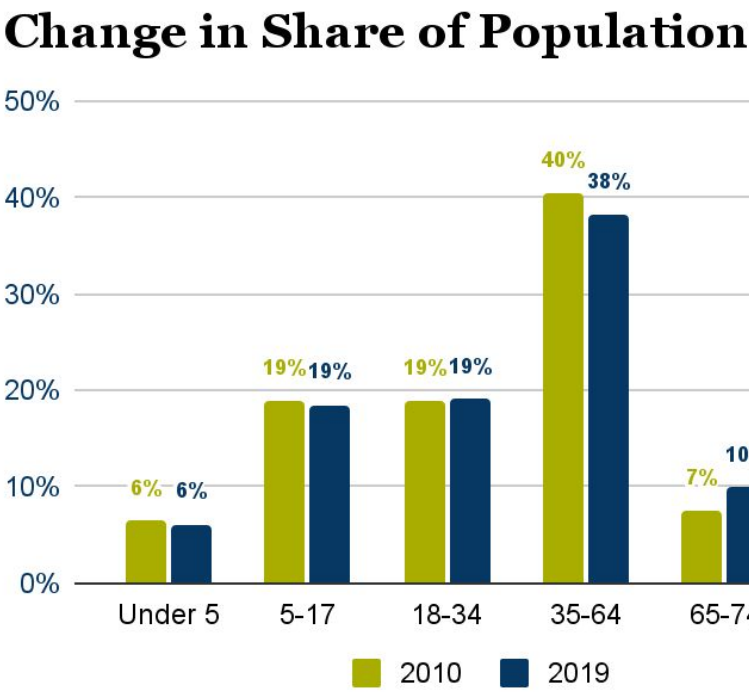
**AGE** | 5,000 of people in Wells County are age 65 or older, while 25% are younger than 18.

**Population by Age**  
Wells County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Wells County | 2010, 2019

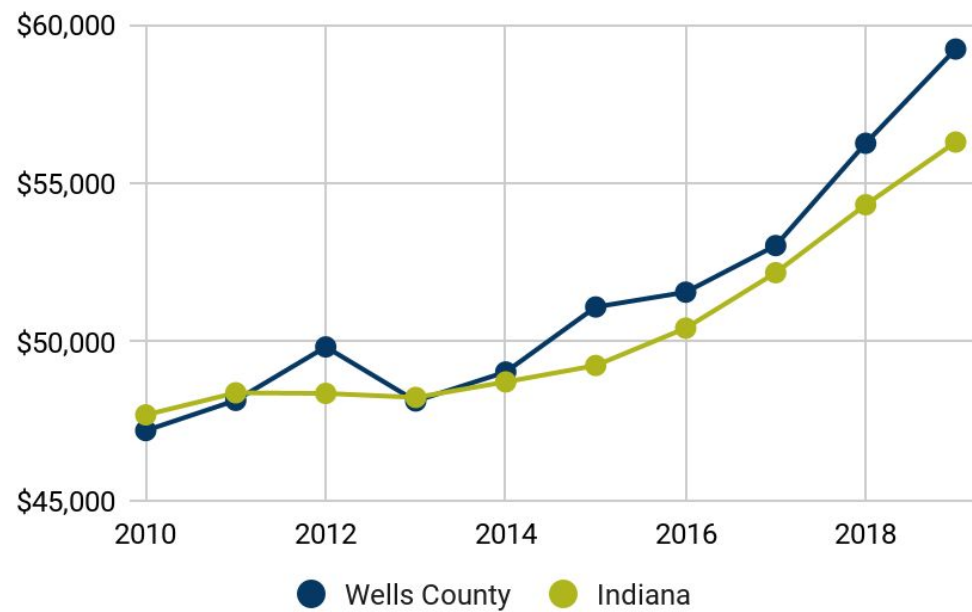


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES |** Wells County had a median income of \$59,237 in 2019, up 25% since 2010. 26% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**

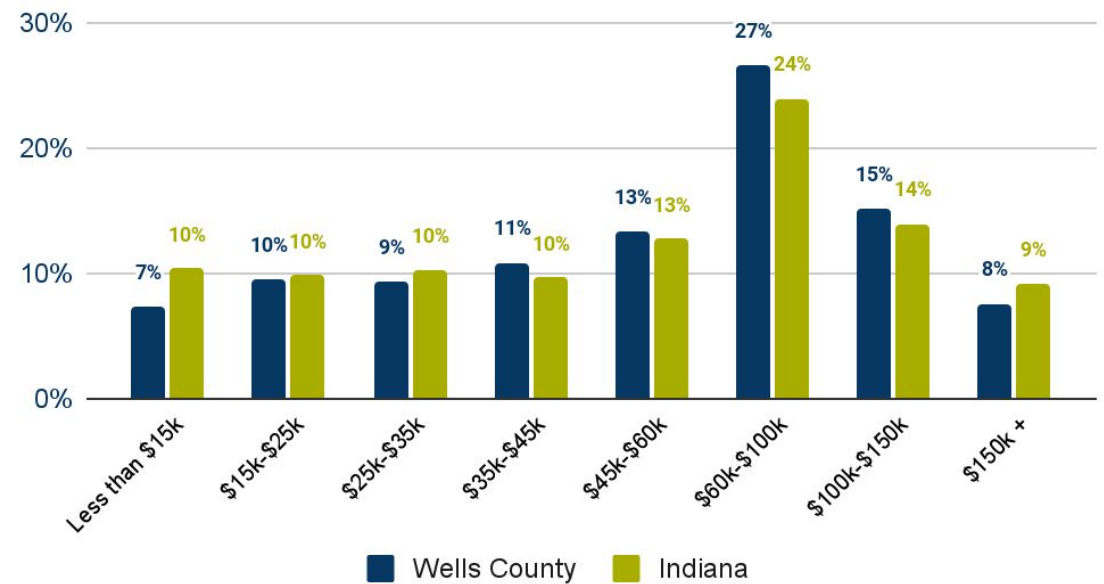
Wells County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

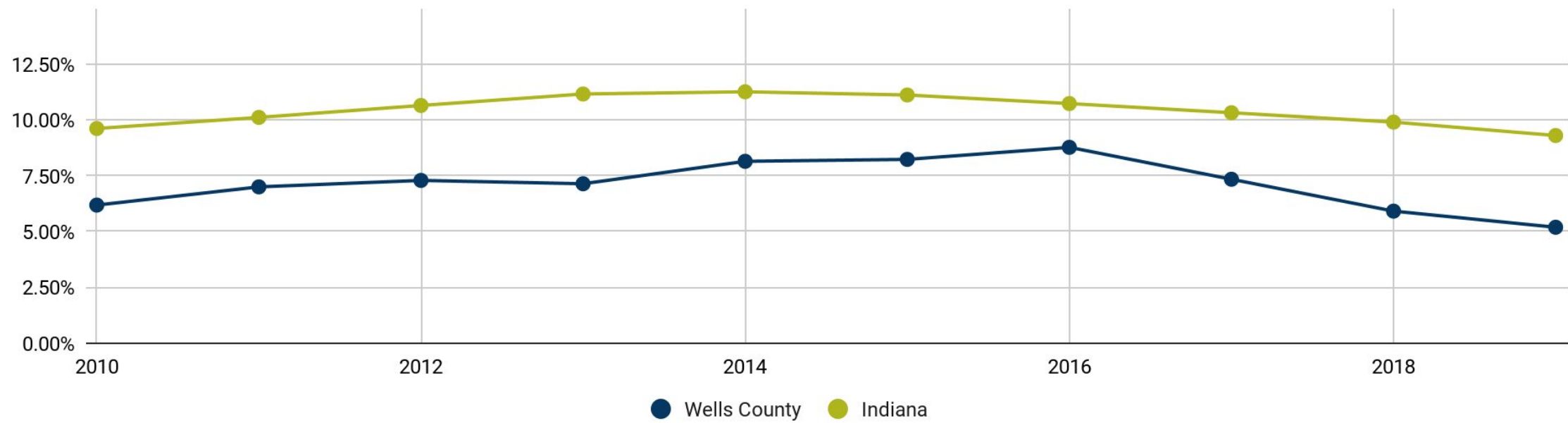
Wells County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 5.2% of families in Wells County live below the poverty line, down 0.99 points from 6.2% in 2010.

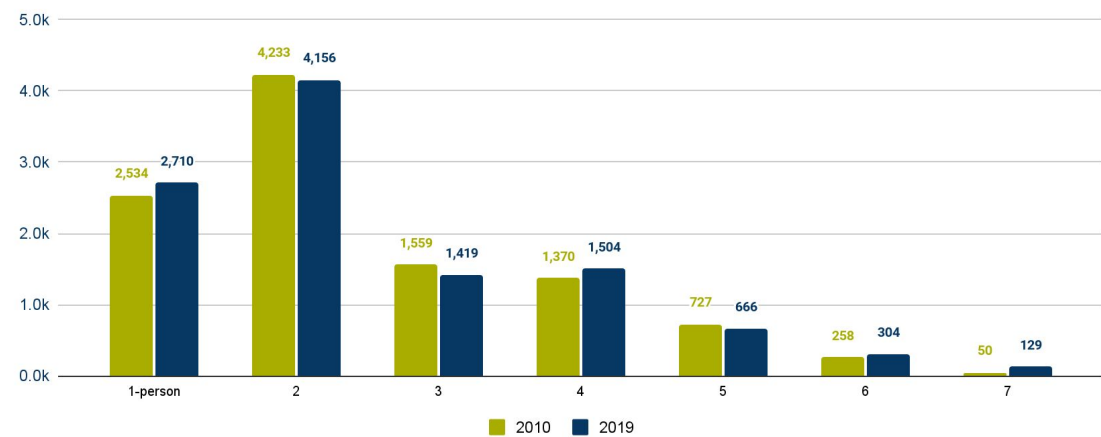
**Family Poverty Rate**  
Wells County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

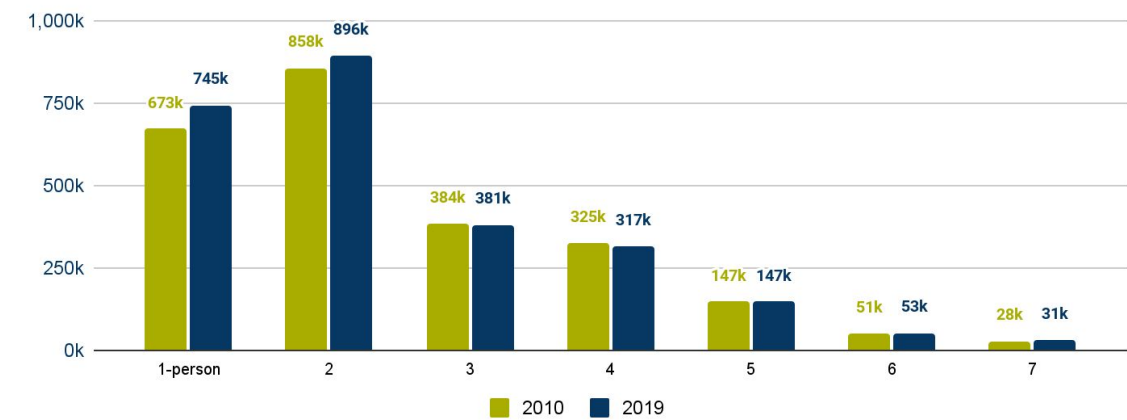
**HOUSEHOLD SIZE |** The average household size is 2.52 people, compared to the statewide average of 2.52. The Wells County average household has shrunk by 0.00 persons since 2010.

**Household Size**  
Wells County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

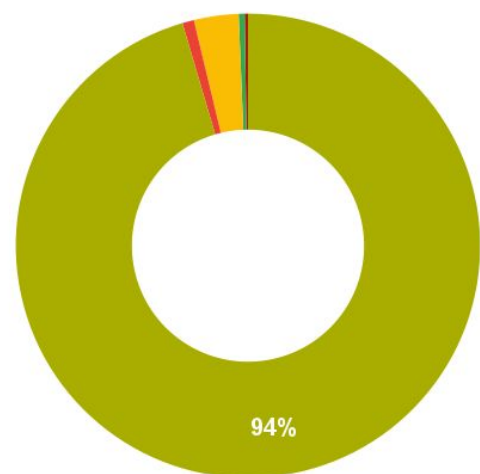


**RACIAL COMPOSITION |** The current racial distribution of households in Wells County is 94% White, 1% Black, 3% Hispanic/Latino, 0% Asian, and 0% other.

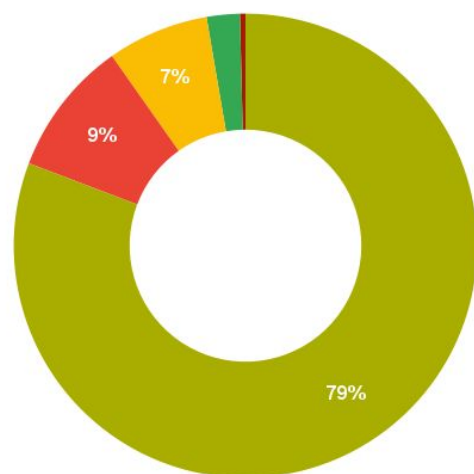
**Racial/Ethnic Distribution**

Wells County | 2019

Indiana | 2019

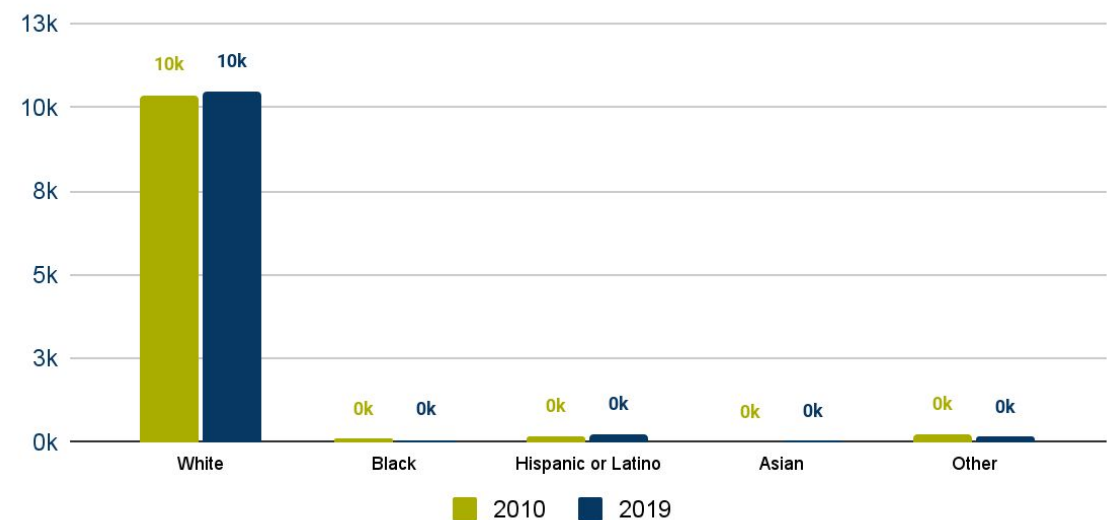


Source: ACS 2010-2019 5-year estimates



**Household Racial/Ethnic Distribution**

Wells County | 2010, 2019

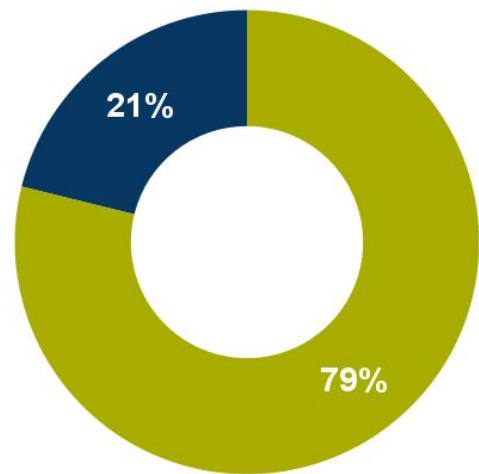


Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 21% of households (2,302 households) in Wells County were renters, while 79% (8,586 households) were owners. The share of renters has decreased by 0.83 percentage points since 2010.

**Housing Tenure**

Wells County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

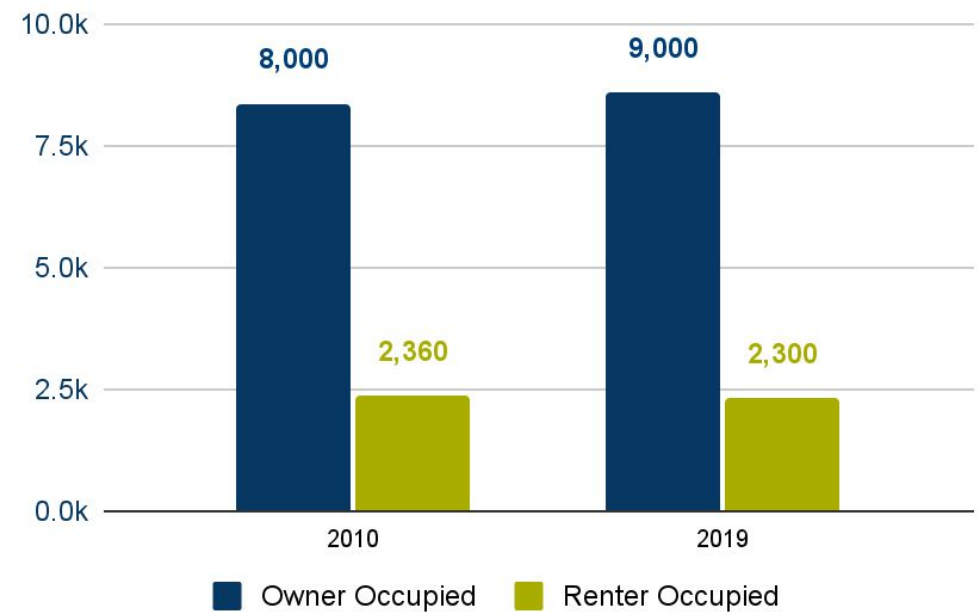
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

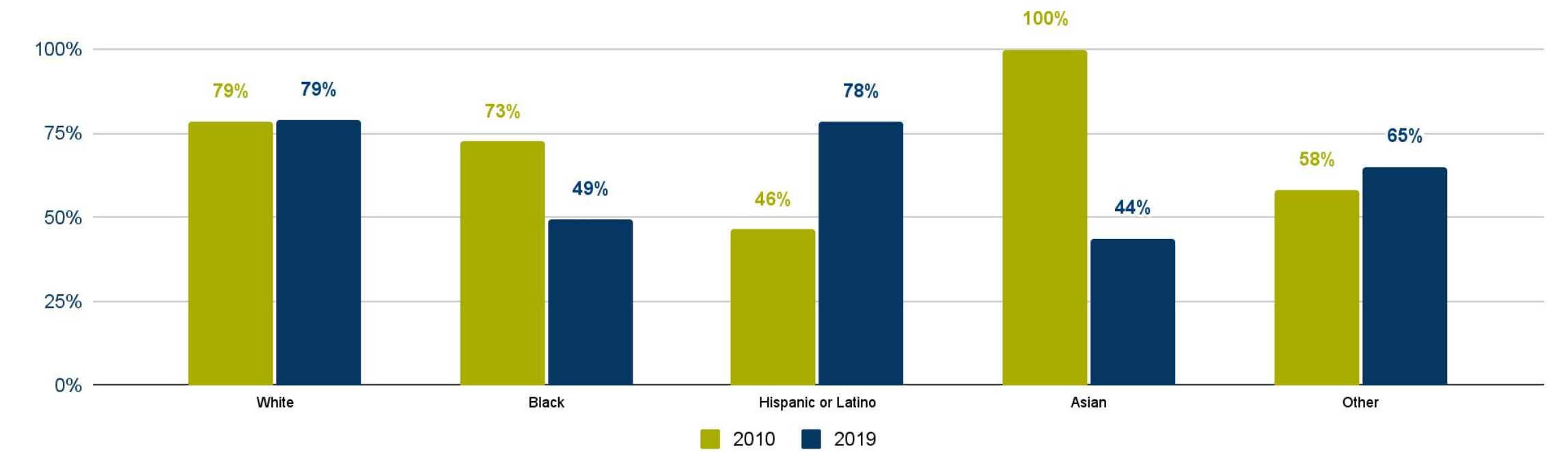
Wells County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 79%, homeownership is 79% among non-Hispanic White households, 49% for Black households, and 78% for Hispanic or Latino households.

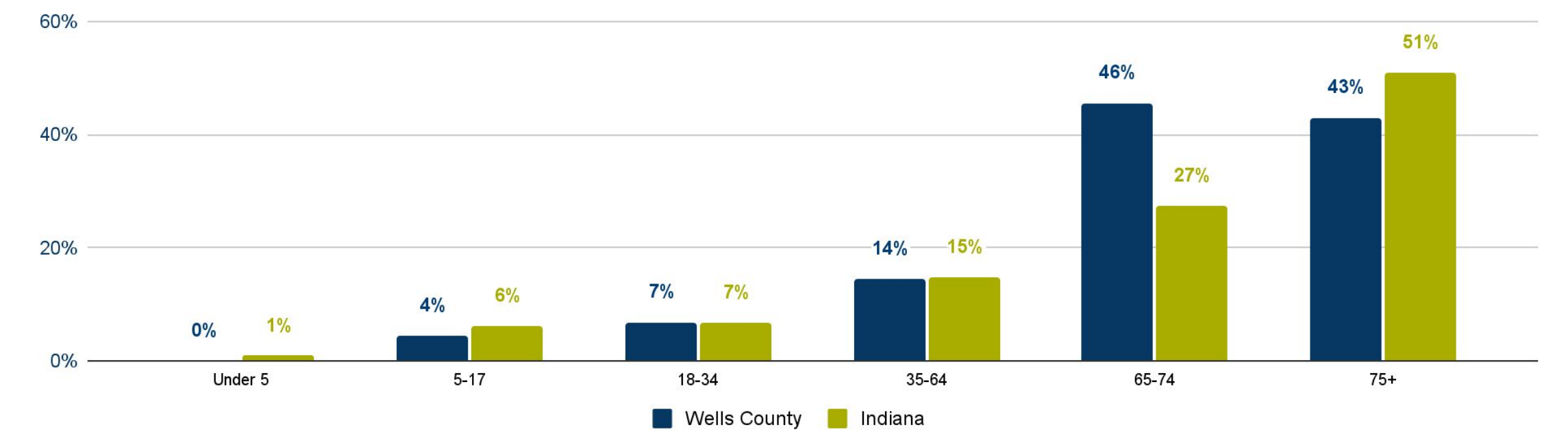
**Homeownership by Race**  
Wells County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 15% of people in Wells County live with a disability. For people 65 and older, the figure increases to 45%.

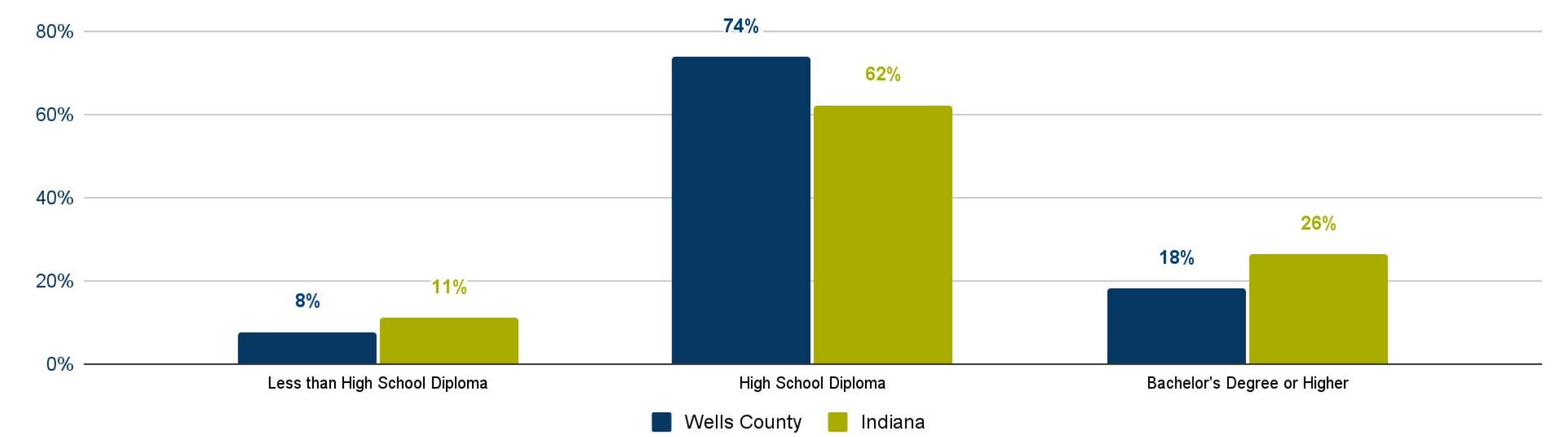
**Share of the Population by Age with a Disability**  
Wells County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Wells County, 74% of the population completed high school degree as their highest level of education, while 18% of the population has a Bachelor's degree or higher.

**Educational Attainment**  
Wells County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

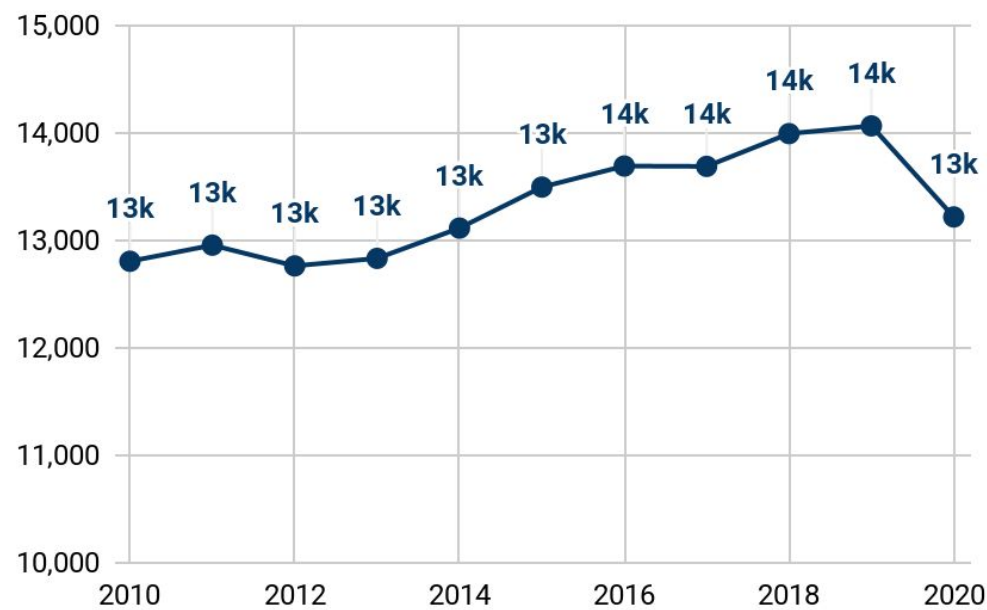
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# **JOB / EMPLOYMENT TRENDS**

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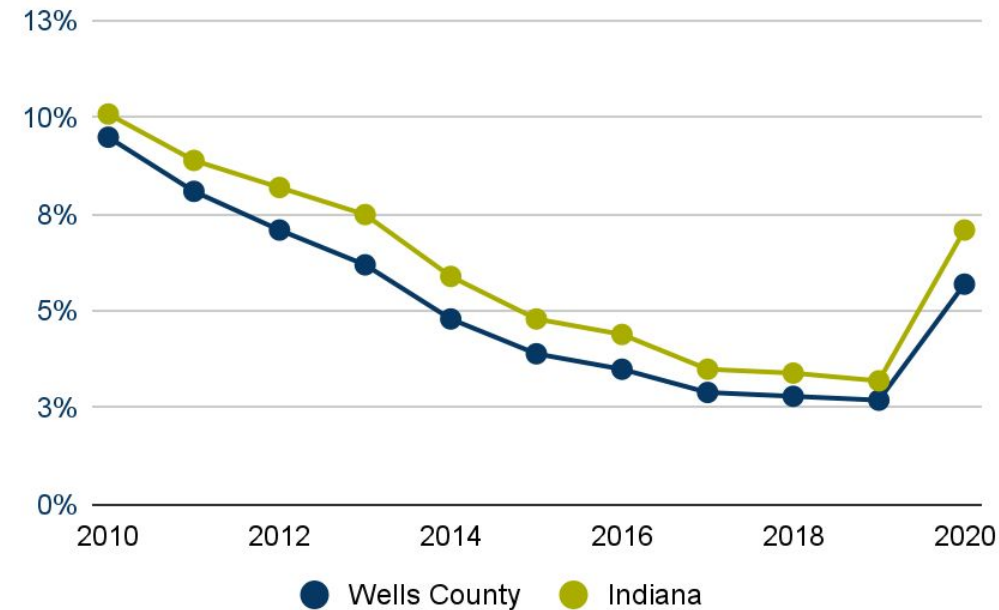
**EMPLOYMENT BASE |** There are currently 13,000 employed persons in Wells County, up by 3.23% since 2010. The unemployment rate in 2020 was 5.70%, up 3.00 points from 2019.

**Total Employment**  
Wells County | 2010-2019



Source: FRED Estimates

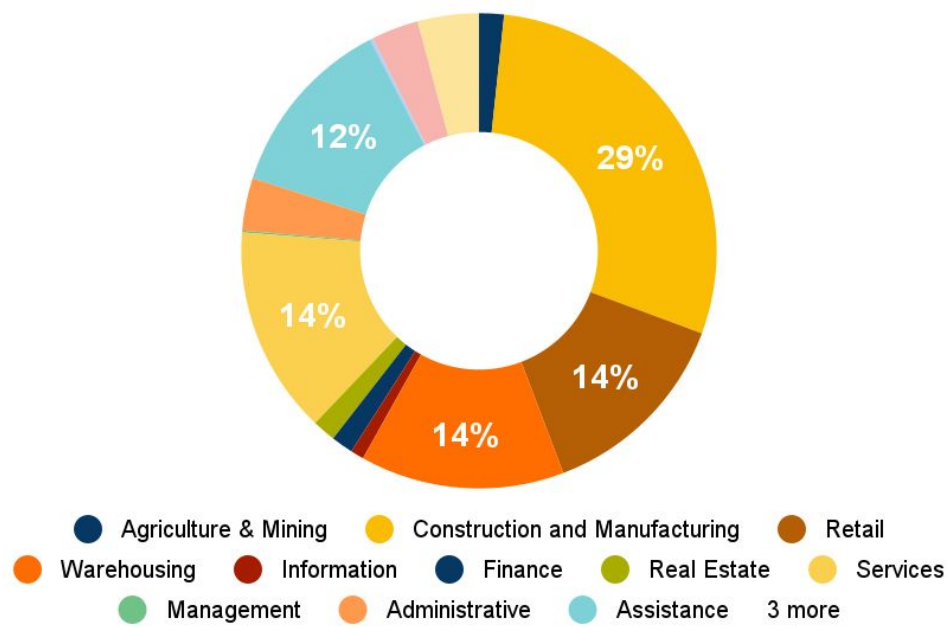
**Unemployment Rate**  
Wells County, Indiana | 2010-2019



Source: FRED Estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing is the leading industry for jobs in Wells County, followed by Transportation and Warehousing (14%).

**Total Jobs by All Industries**  
Wells County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$38,497
- 2. Trade, transportation, and utilities | \$42,017
- 3. Goods-producing | \$48,535
- 4. Construction | \$48,916
- 5. Professional and business services | \$44,089

Source: BLS

**Top 5 Employers**

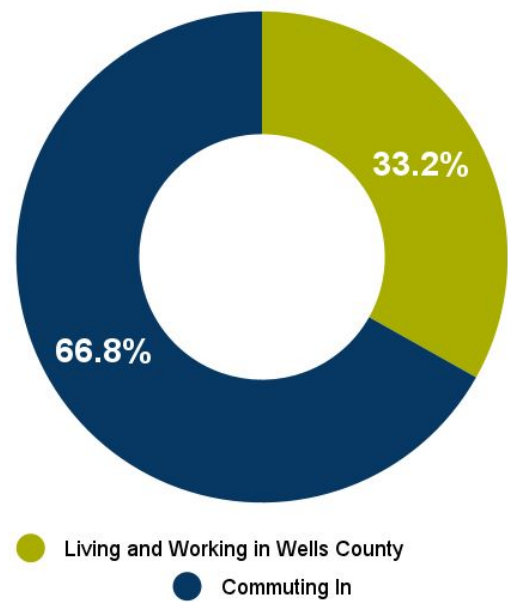
- 1. Kroger Distribution Ctr (Bluffton)
- 2. Kroger Distribution Ctr (Bluffton)
- 3. Ti Fluid Systems (Ossian)
- 4. Bluffton Motor Works Llc (Bluffton)
- 5. Pretzels Inc (Bluffton)

Source: BLS



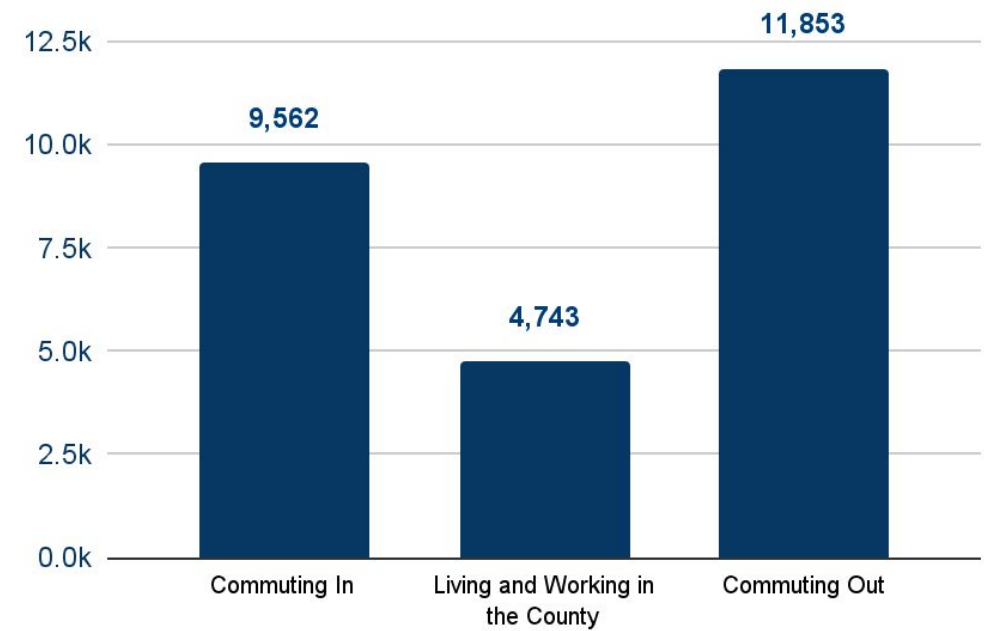
**COMMUTER INFLOW / OUTFLOW** | 10,000 commuters come into Wells County for their jobs, while 12,000 employees travel out of Wells County for their jobs.

**Employment Inflow**  
Wells County | 2018



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

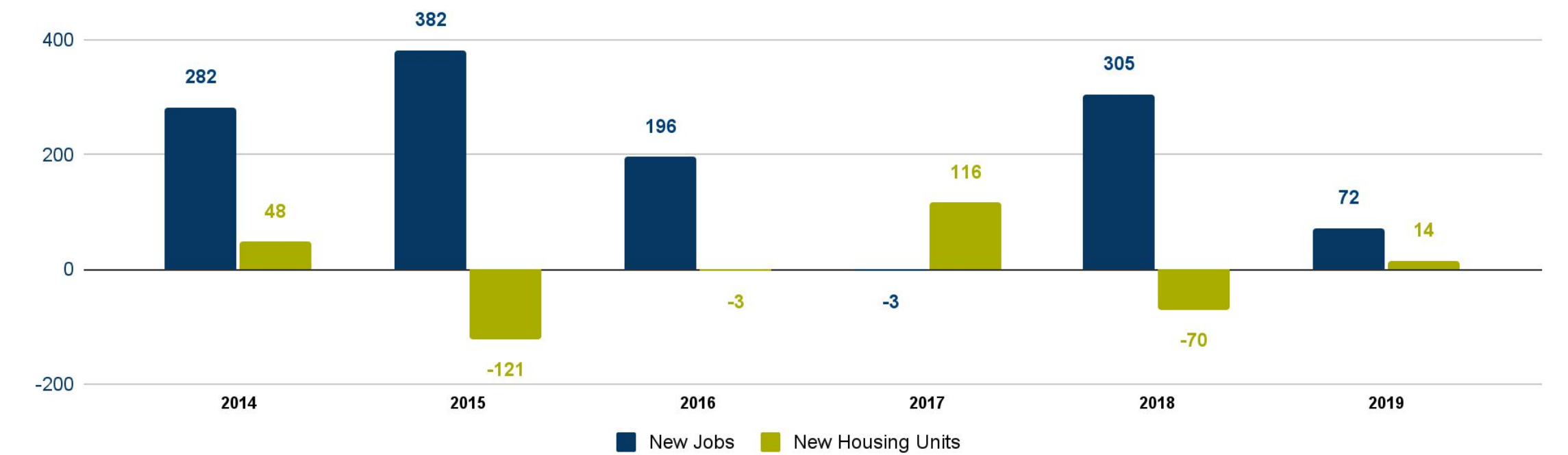
**Commuting Patterns**  
Wells County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Wells County has created 1,234 jobs and -16 housing units between 2014 and 2019, or -1 housing units for every 100 jobs created.

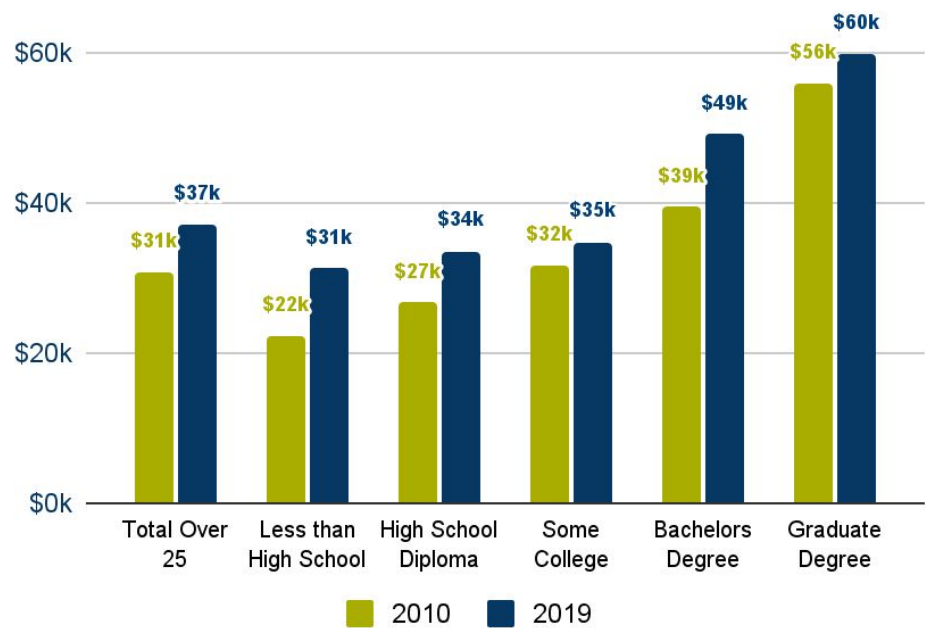
**Job Growth and Housing Production**  
Wells County | New Jobs, New Housing Units



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

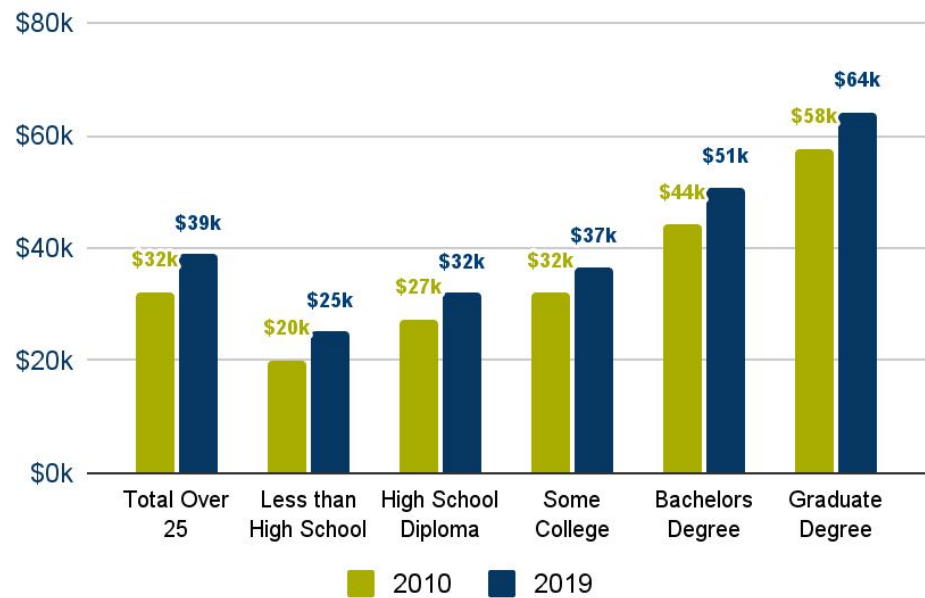
**INCOME GROWTH |** Median earnings have increased 21% since 2010 for the total population and increased 26% for the population with a high school diploma or greater education.

**Median Earnings by Educational Attainment**  
Wells County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

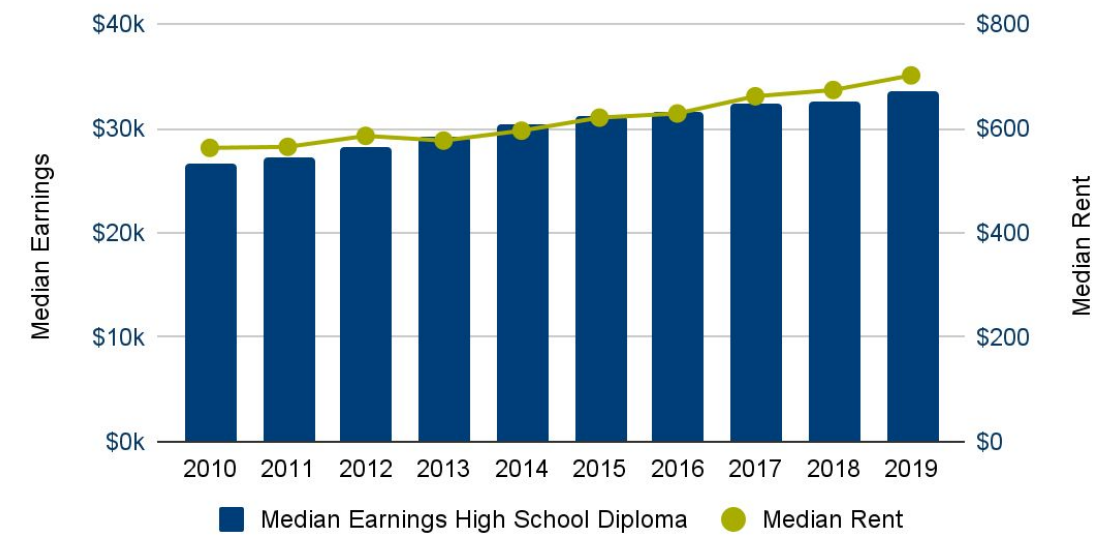
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

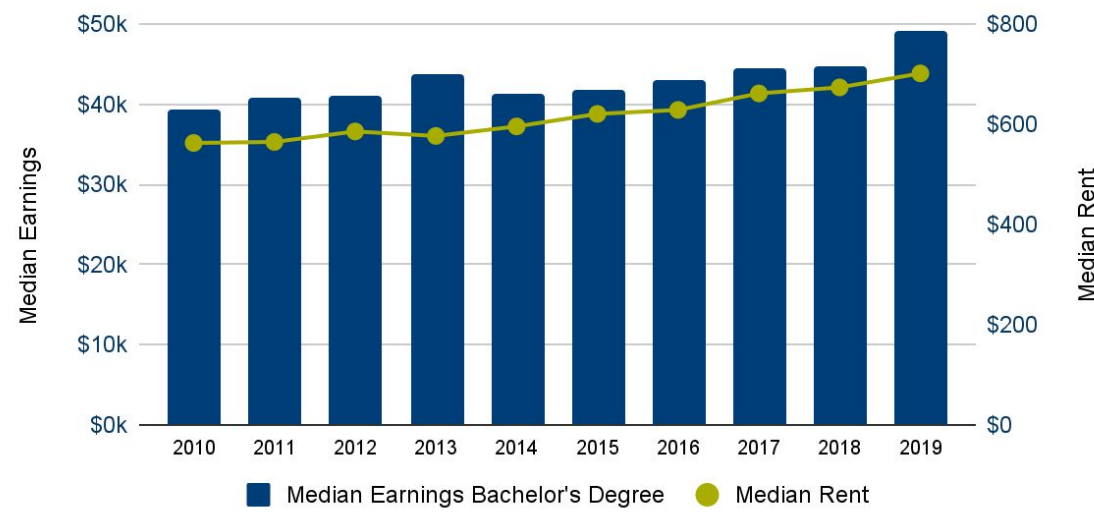
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$139, or 25% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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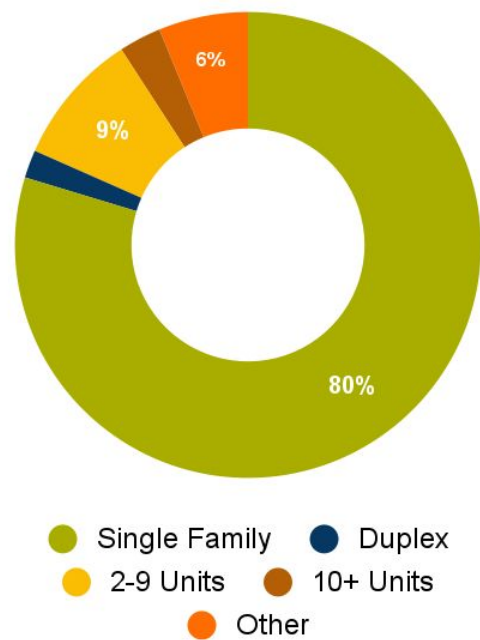
# HOUSING TRENDS

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**HOUSING TYPE |** 80% of homes in Wells County are single-family, while 20% are multifamily.

**Housing Type**

Wells County | 2019



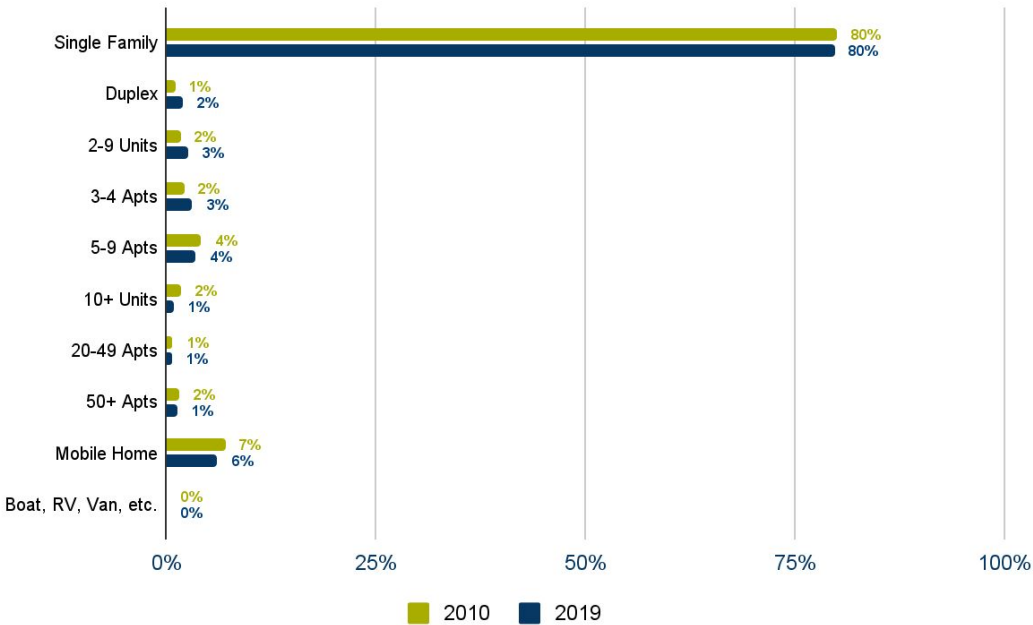
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

Wells County | 2010-2019



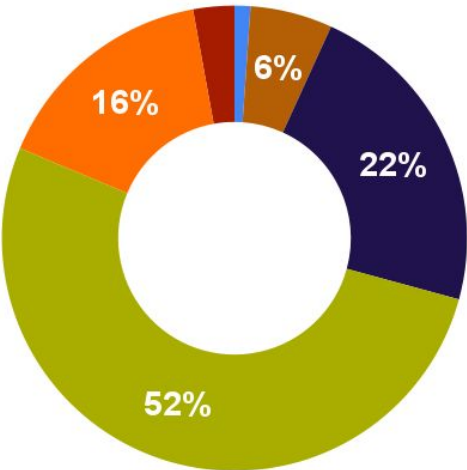
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in Wells County average 2.52 bedrooms, with 71% of units containing 3 bedrooms or more.

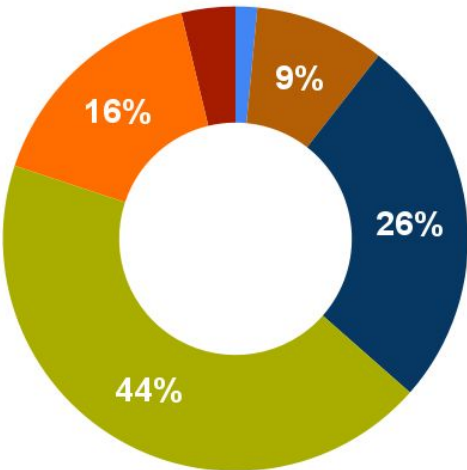
**Housing Stock by Number of Bedrooms**

Wells County | 2019

Indiana | 2019



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

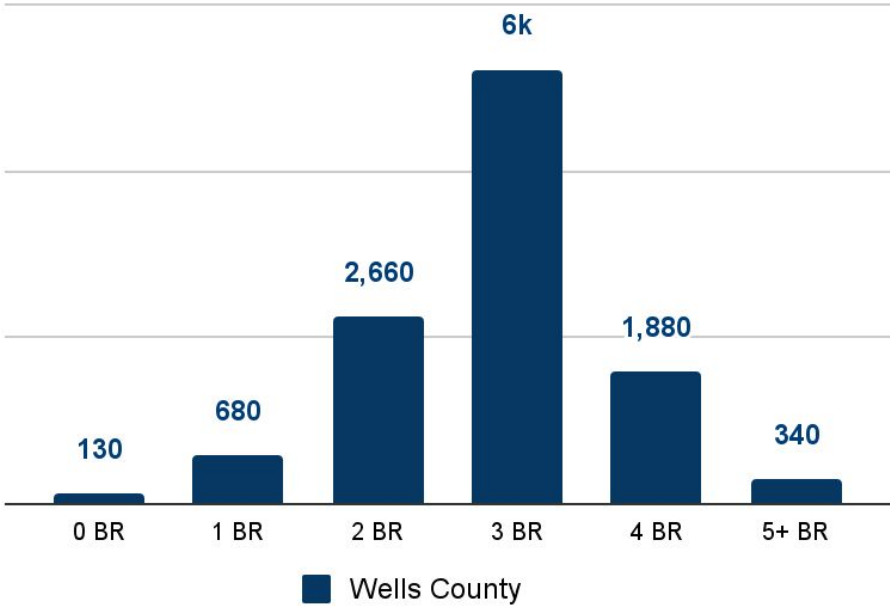


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

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

**Share of Housing Stock by Bedroom**

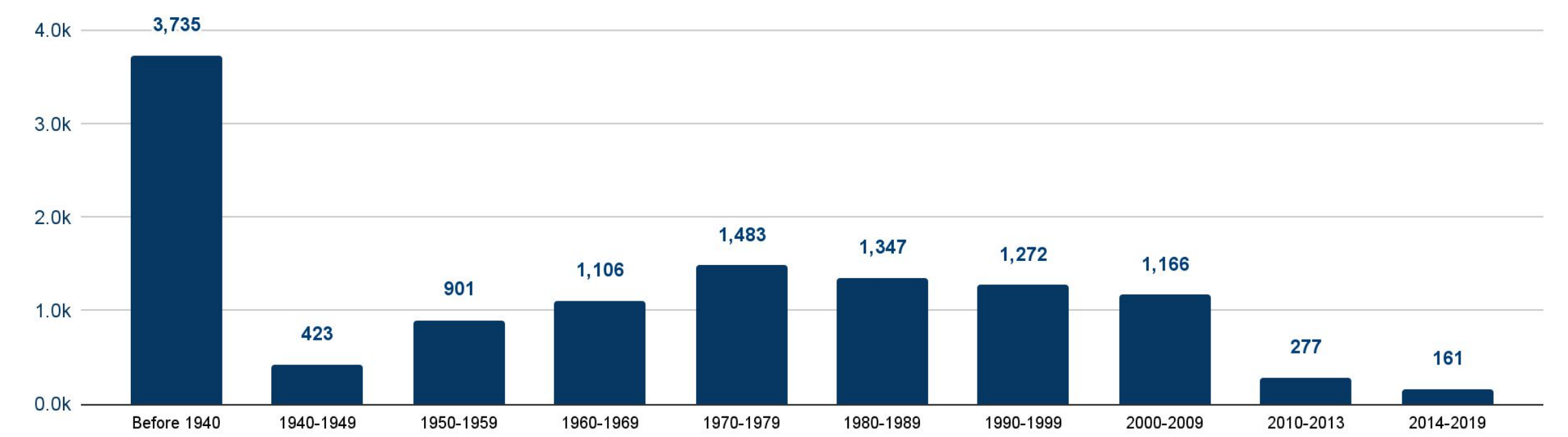
Wells County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 52% of homes were built before 1970, 35% were built between 1970 and 2000, and 14% were built after 2000.

**Homes by Year Built**  
**Wells County | 2019**

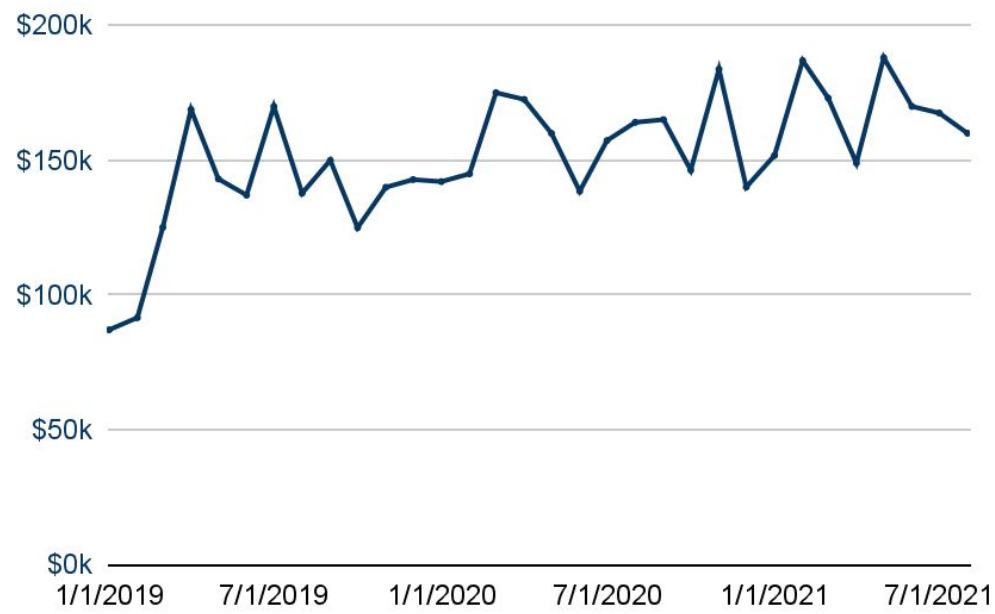


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



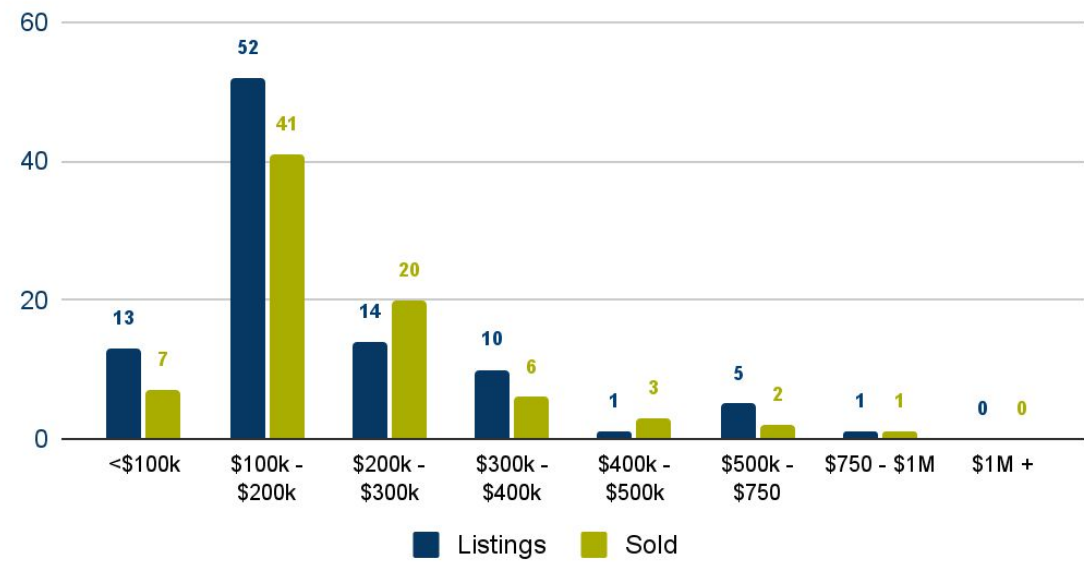
**MEDIAN LISTING PRICE |** Homes in Wells County have a median listing price of \$159,950. Home prices have increased by 84% since 2019.

**Median Listing Price**  
Wells 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)**  
Wells County | 2021

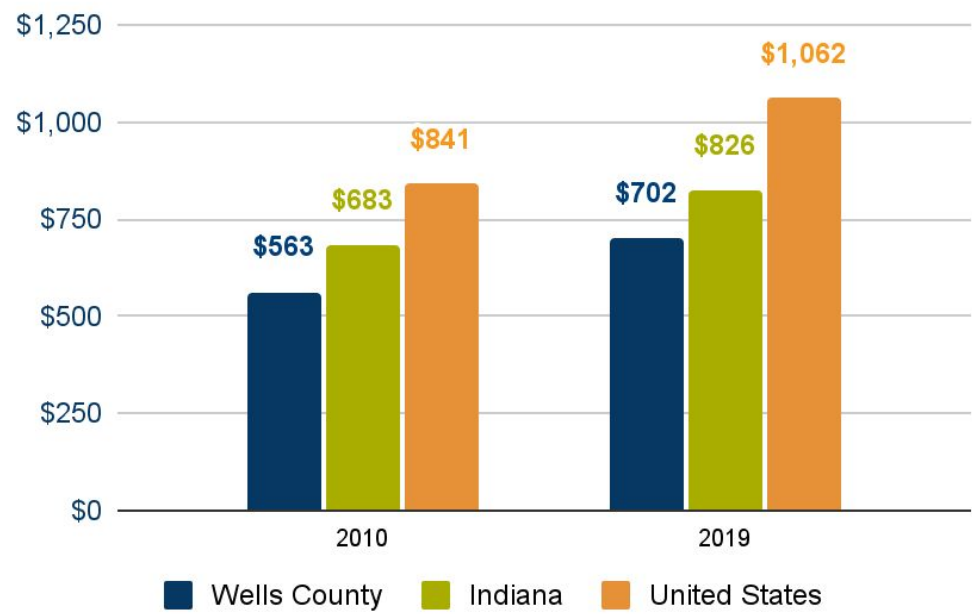


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 25% since 2010, with median rent at \$702 in 2019.

**Median Rent**

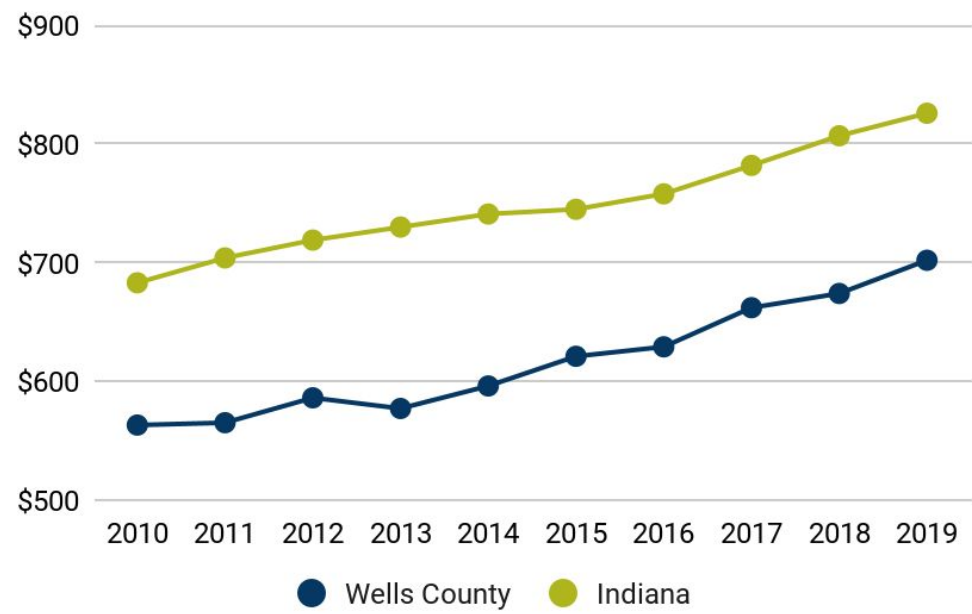
Wells County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

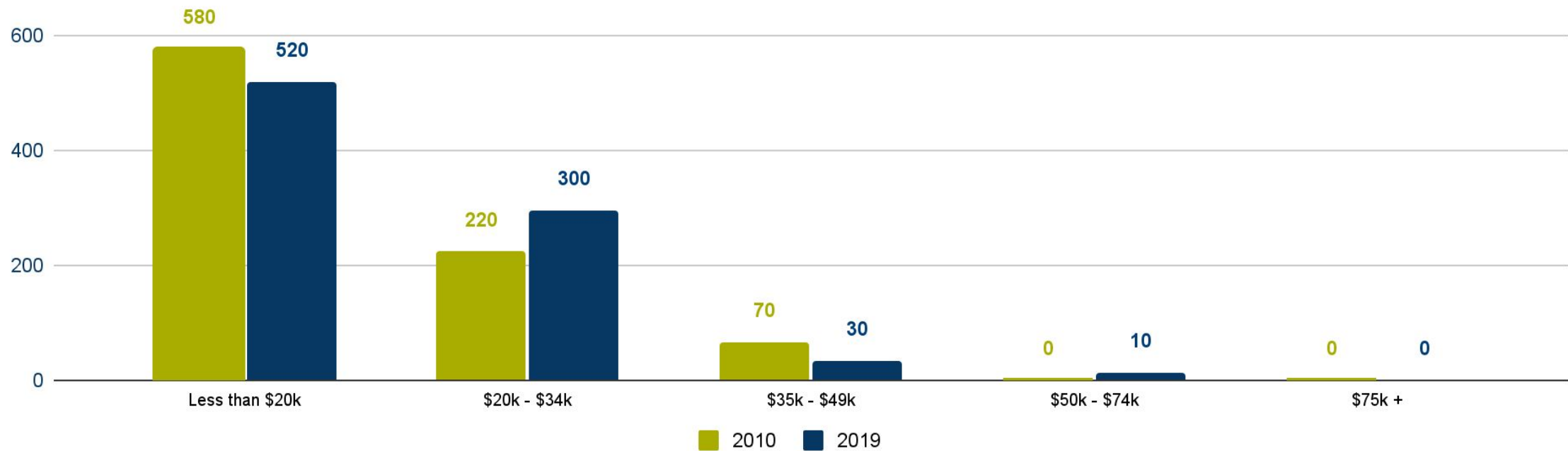
Wells County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 41% of renter households in Wells County are housing cost burdened, up 3.95% points since 2010. 44% of households earning below \$50,000 are housing cost burdened.

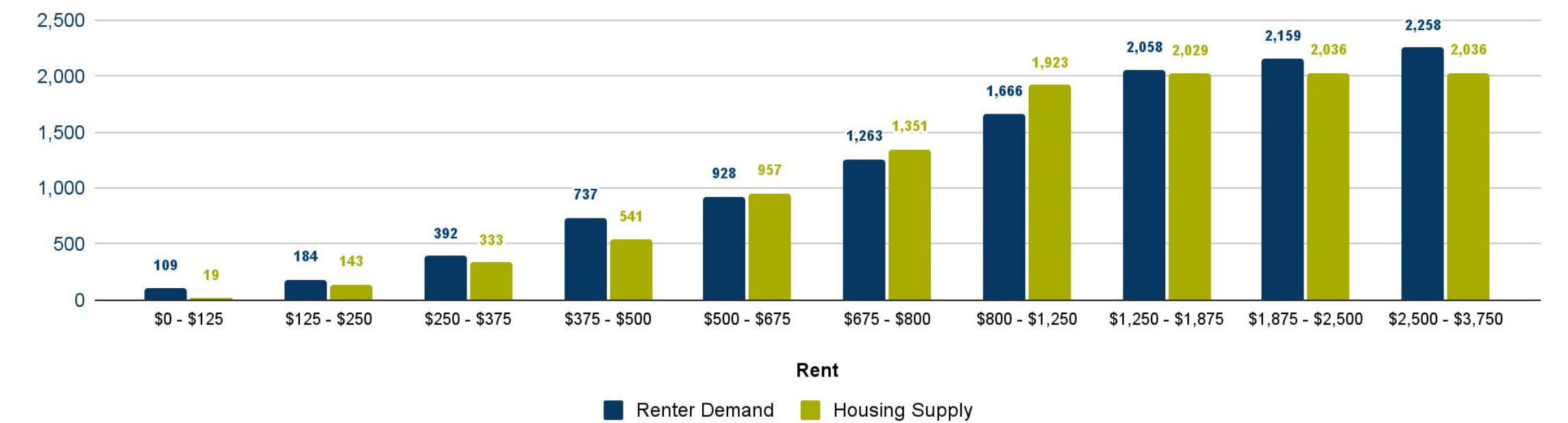
**Cost Burden Renter Households**  
Wells County, Indiana | 2010 - 2019



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 0 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**  
Wells County, Indiana | 2010-2019

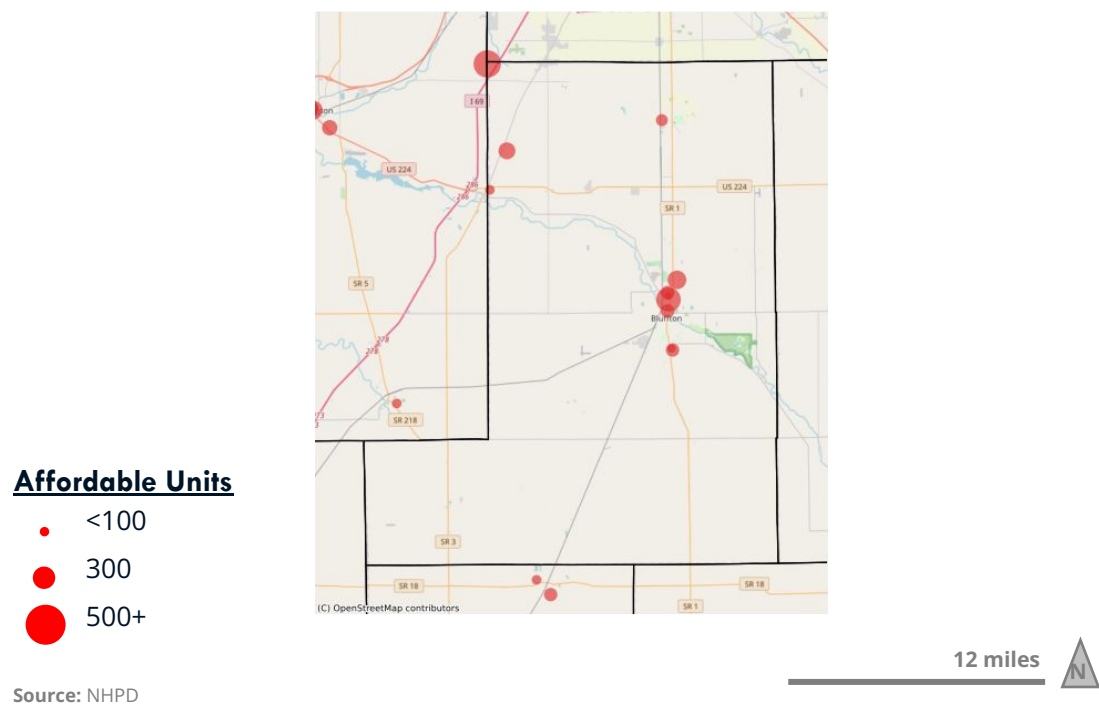


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

## Affordable Housing Inventory

Wells County | 2020



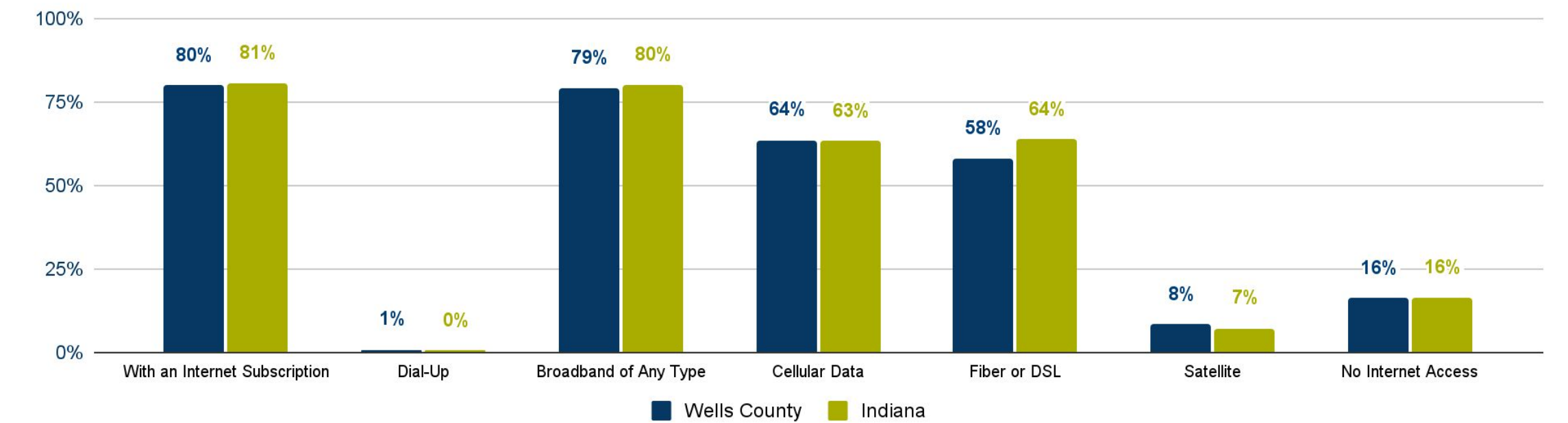
## Affordable Housing Inventory

State of Indiana | 2020



**INTERNET ACCESS** | 80% of housing units have access to internet compared to 81% state-wide.

**Internet Access**  
Wells County, Indiana | 2020



Source: ACS 2010-2019 5-year estimates

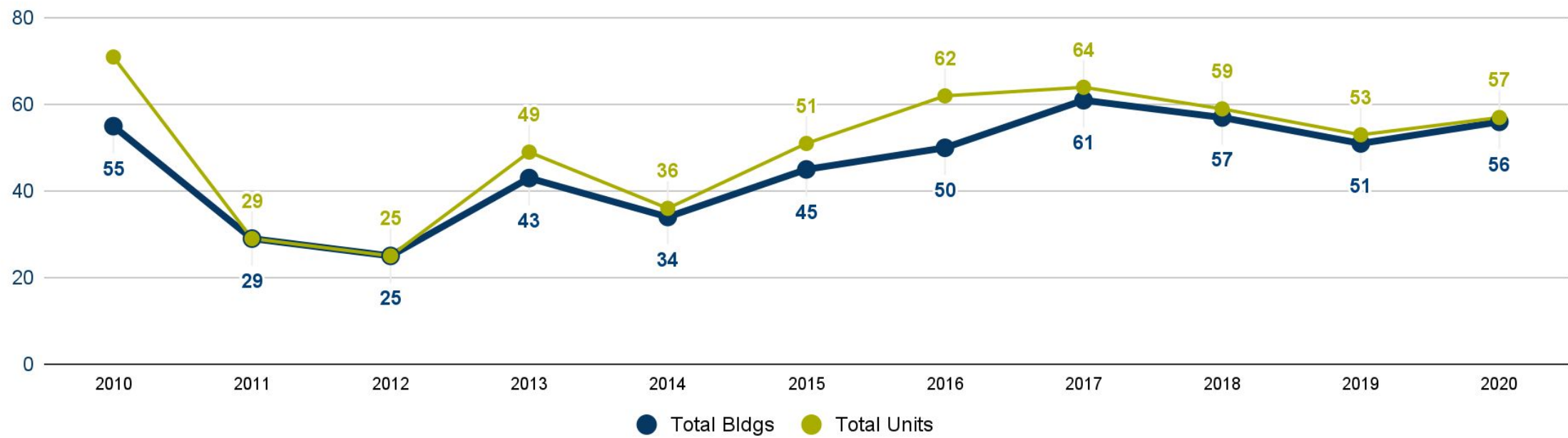
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# HOUSING CONSTRUCTION

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**HOUSING STARTS** | There were 56 new housing starts in 2020 in Wells County, part of the total of 506 building permits authorized since 2010.

**New Housing Structures Authorized by Building Permits**  
Wells 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