



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR LAWRENCE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

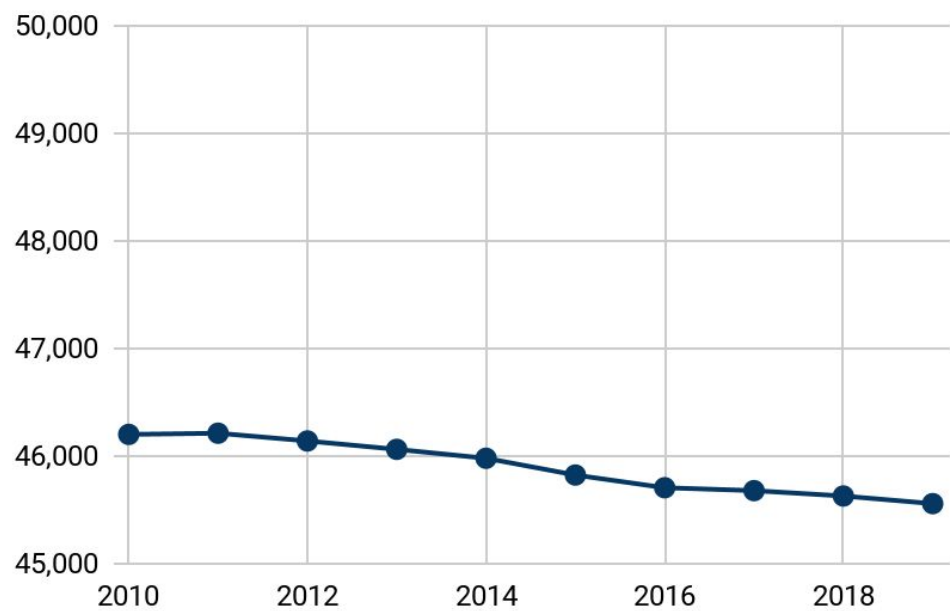
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

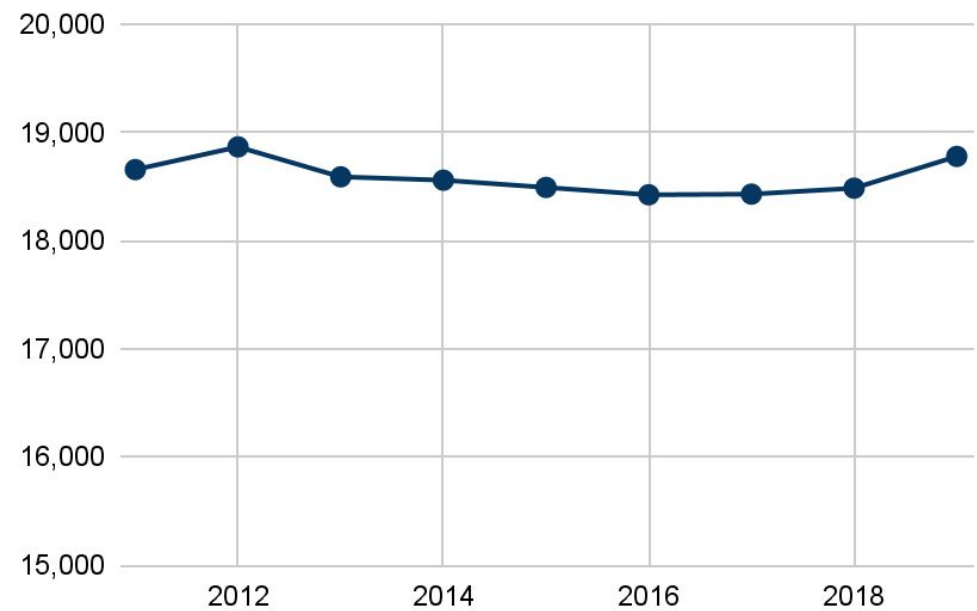
POPULATION | Lawrence County's population has decreased by 1.39% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Lawrence County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Lawrence County | 2010-2019

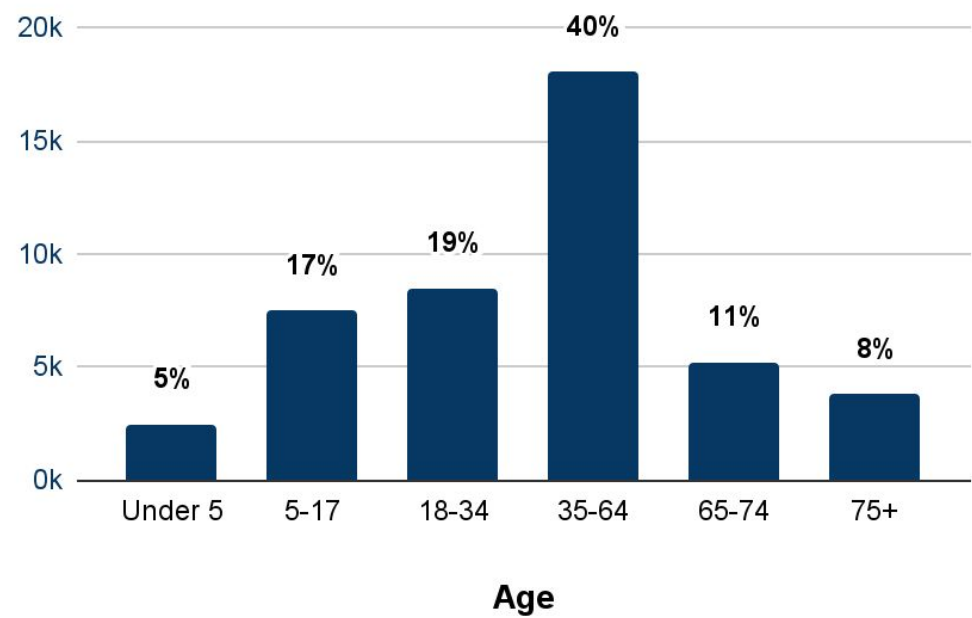


Source: FRED, U.S. Census Bureau

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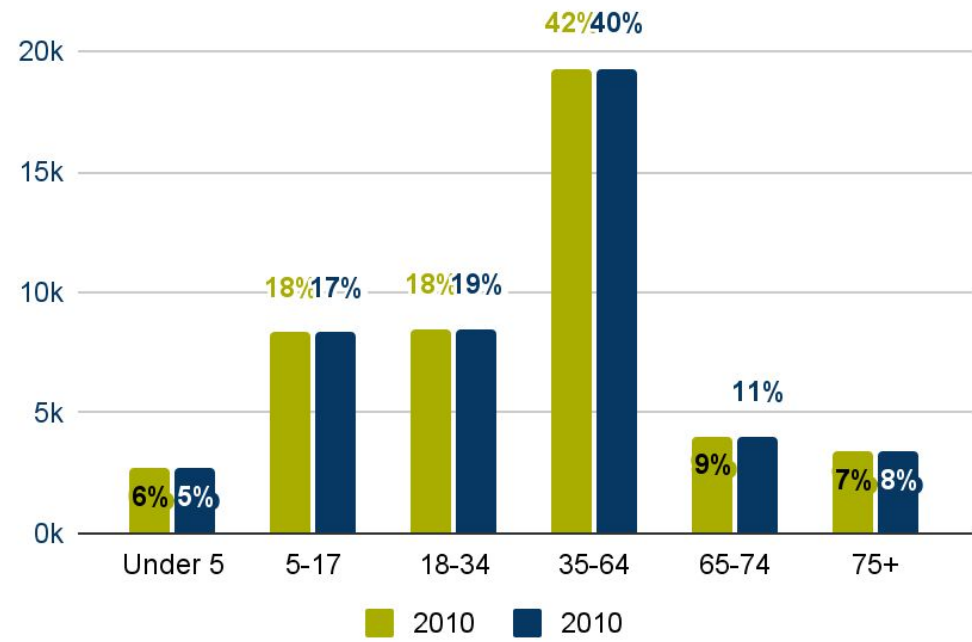
AGE | 20% of people in Lawrence County are above the age of 65, while 22% are below 18.

Population by Age
Lawrence County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Lawrence County | 2010, 2019

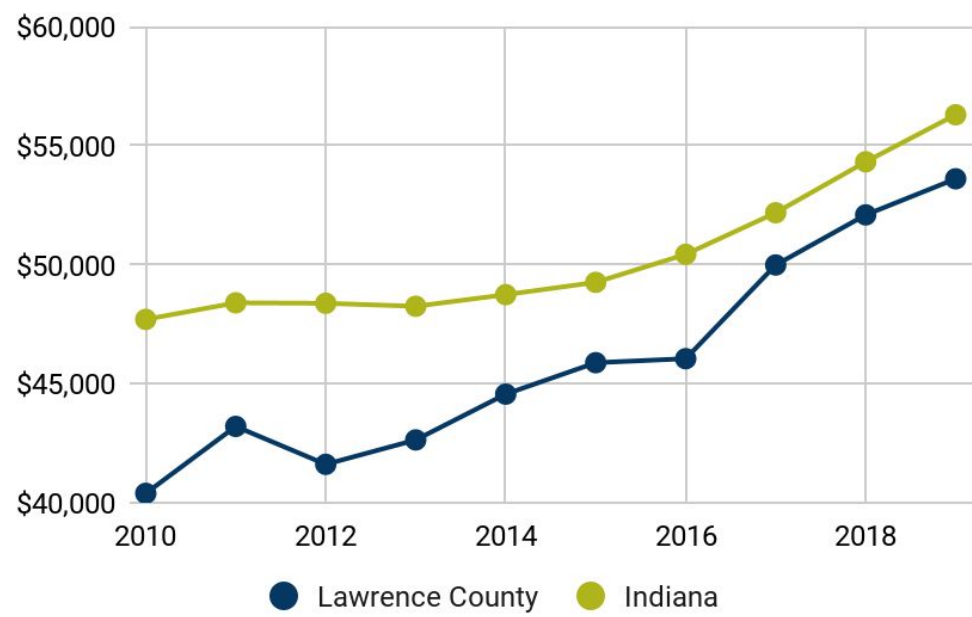


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Lawrence County had a median income of \$53,610 in 2019, up 33% since 2010. 32% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

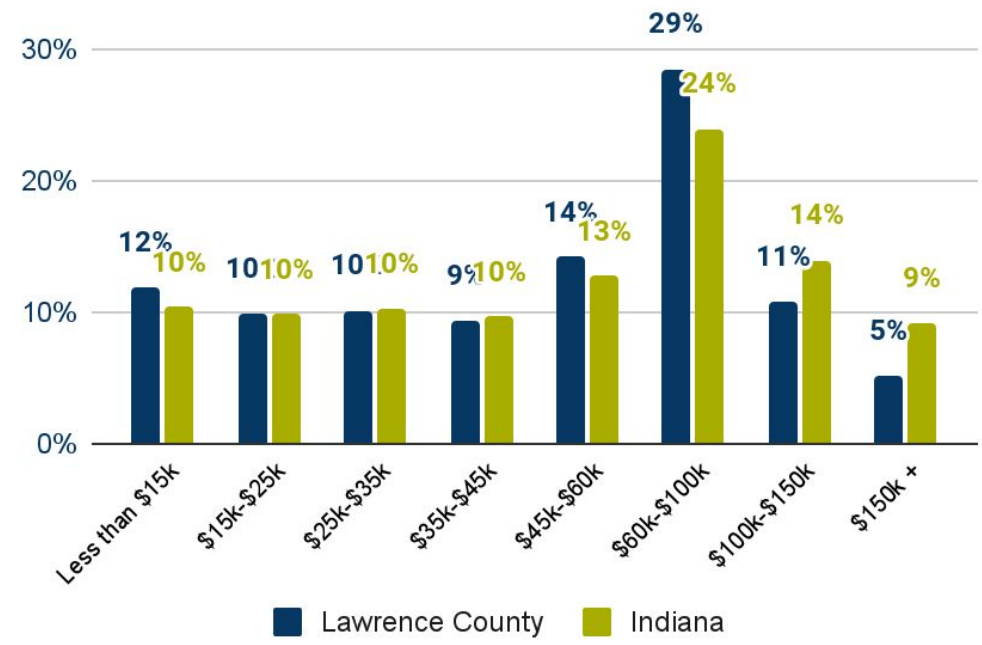
Lawrence County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Lawrence County, State of Indiana | 2019



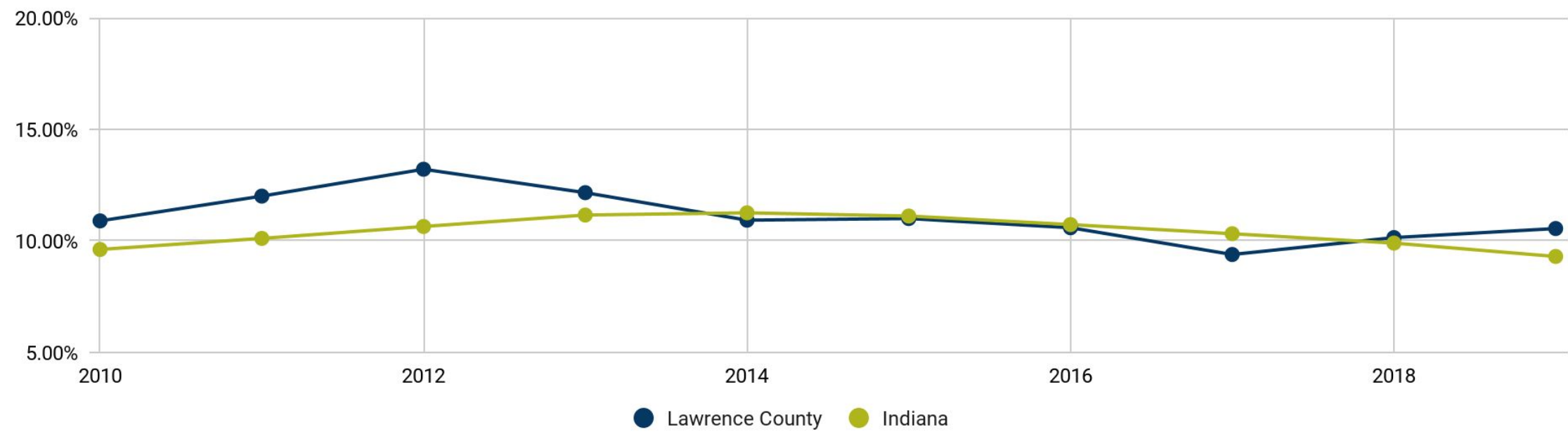
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 10.6% of families live in poverty conditions in Lawrence County, down 0.3 points from 10.9% in 2010.

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



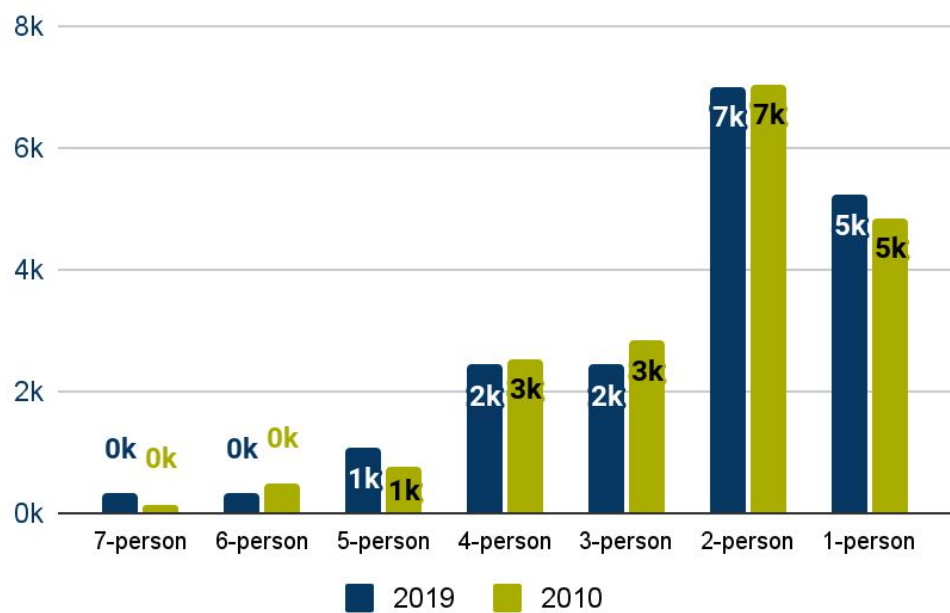
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

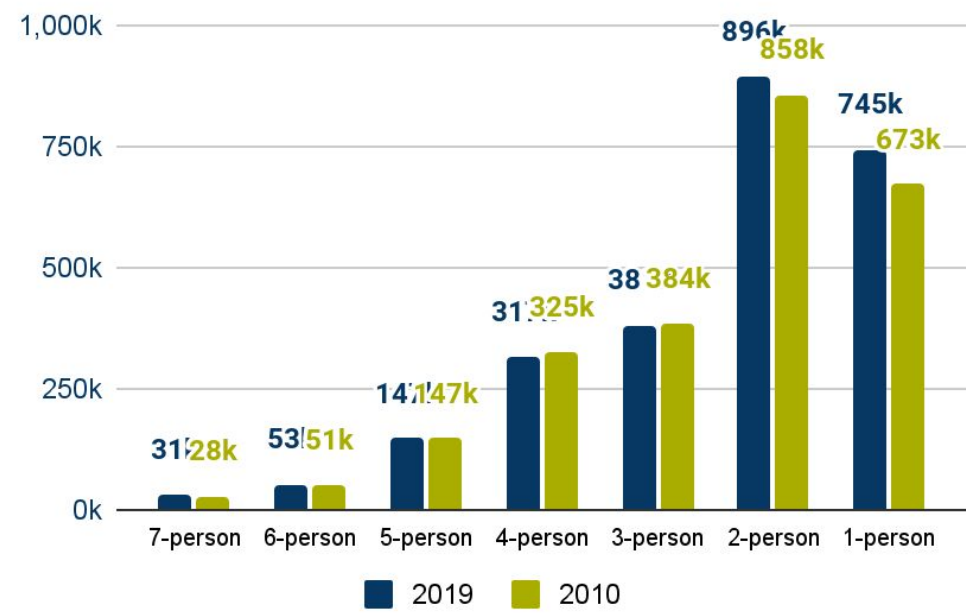
HOUSEHOLD SIZE | The average household size is 2.39, compared to 2.52 statewide. The Lawrence County average household has shrunk by 0.06 persons since 2010.

Household Size
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

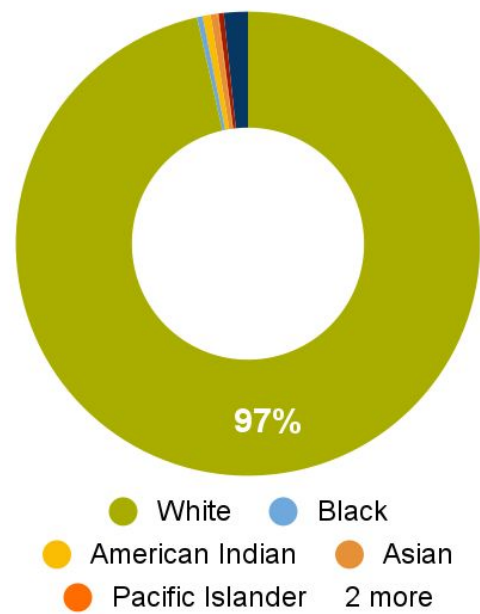
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Lawrence County is 97% white, 0% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Lawrence County | 2019



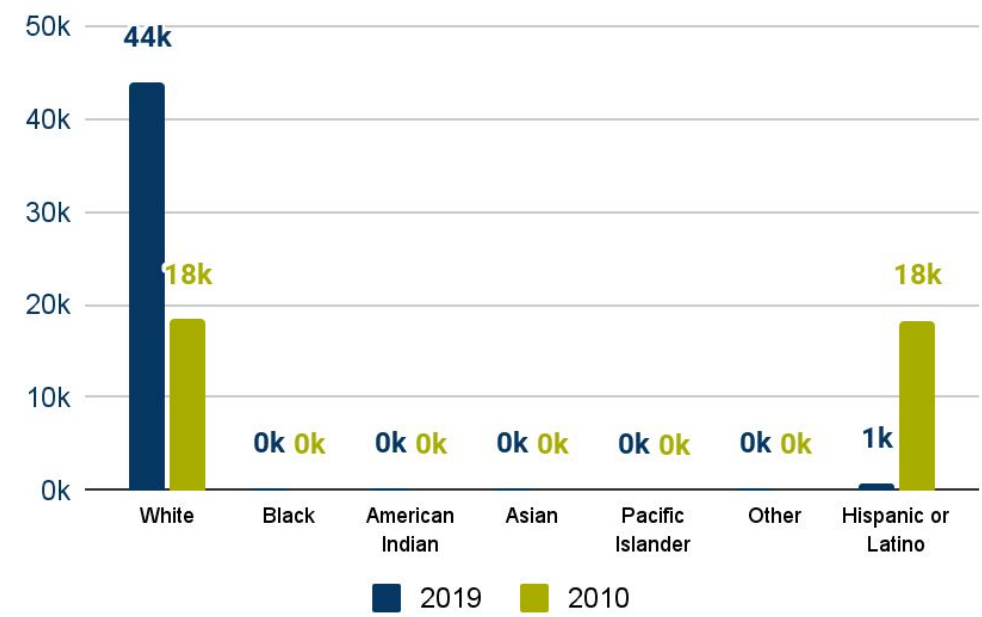
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

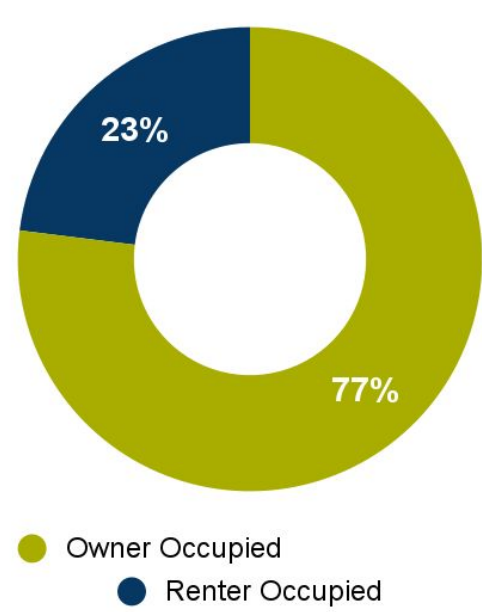
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

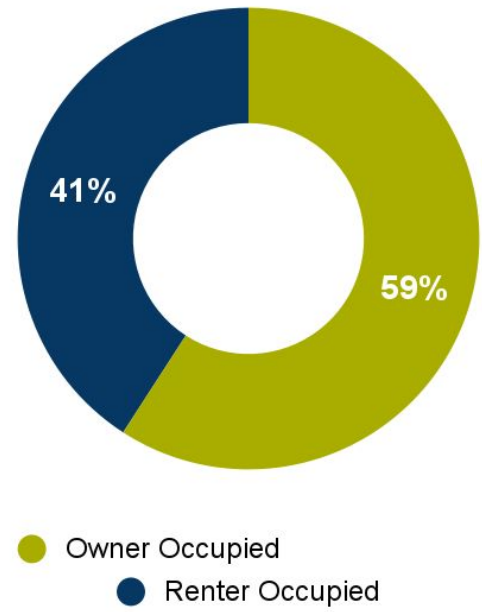
HOUSING TENURE | In 2019, 23% of households (4,324 households) in Lawrence County were renters, while 77% are (14,457 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure
Lawrence County | 2019

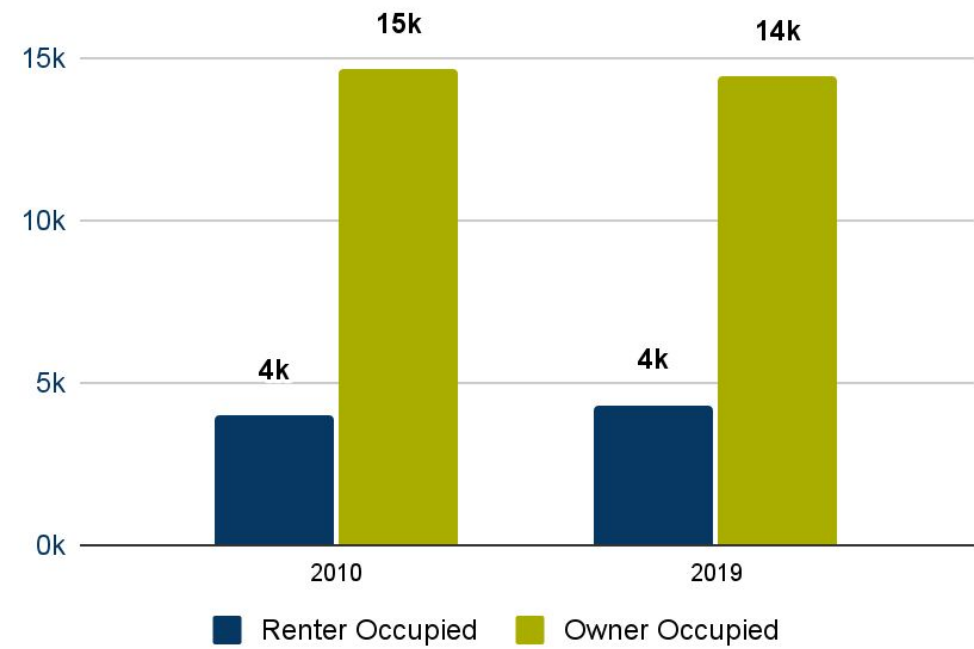


Source: ACS 2019 5-year estimates

Indiana | 2019



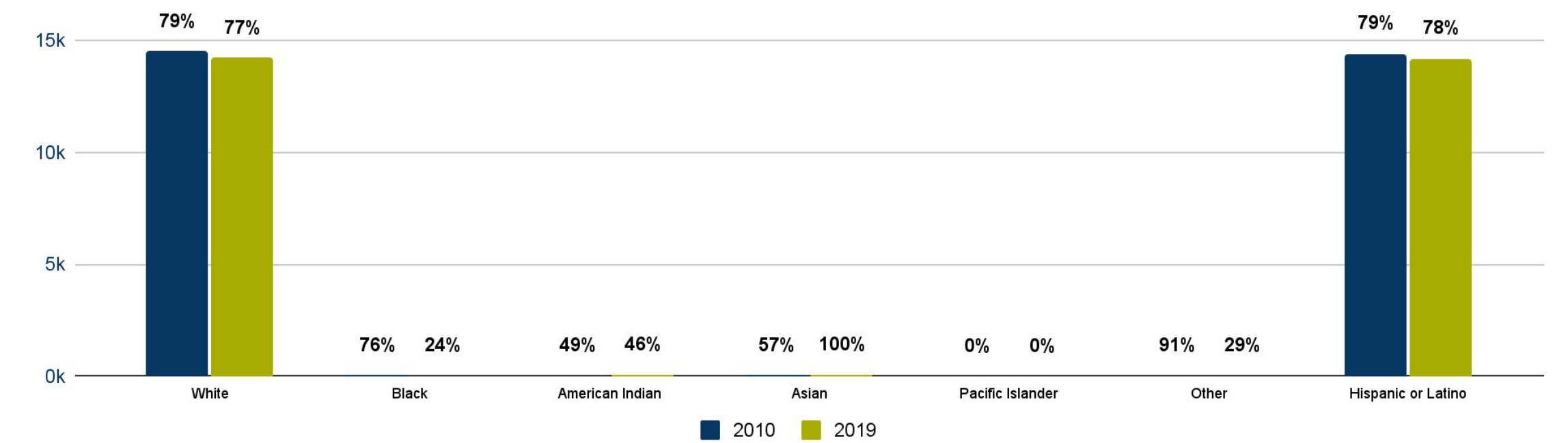
Total Households by Tenure
Lawrence County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, among non-Hispanic White households' homeownership is 77%, 24% for Black households, and 78% for Hispanic or Latino households.

Homeownership by Race
Lawrence County | 2010, 2019

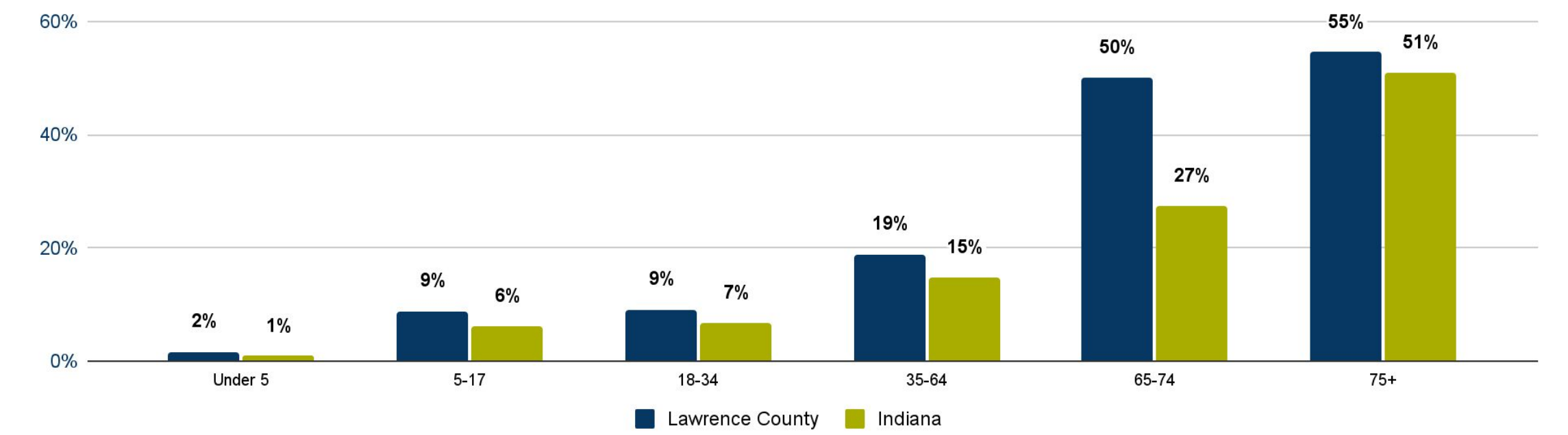


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 21% of people in Lawrence County live with a disability. For people above 65, the share increases to 52%.

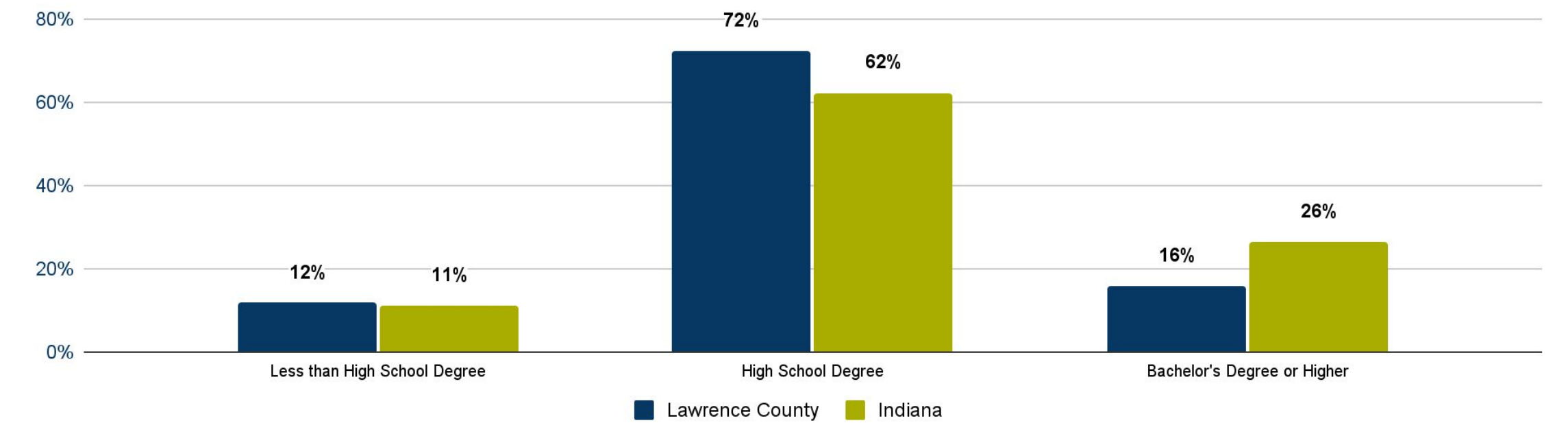
Share of the Population with a Disability by Age
Lawrence County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Lawrence County, 72% of the population has at least a high school degree and 16% of the population has at least a Bachelor's degree.

Educational Attainment
Lawrence County, Indiana | 2019



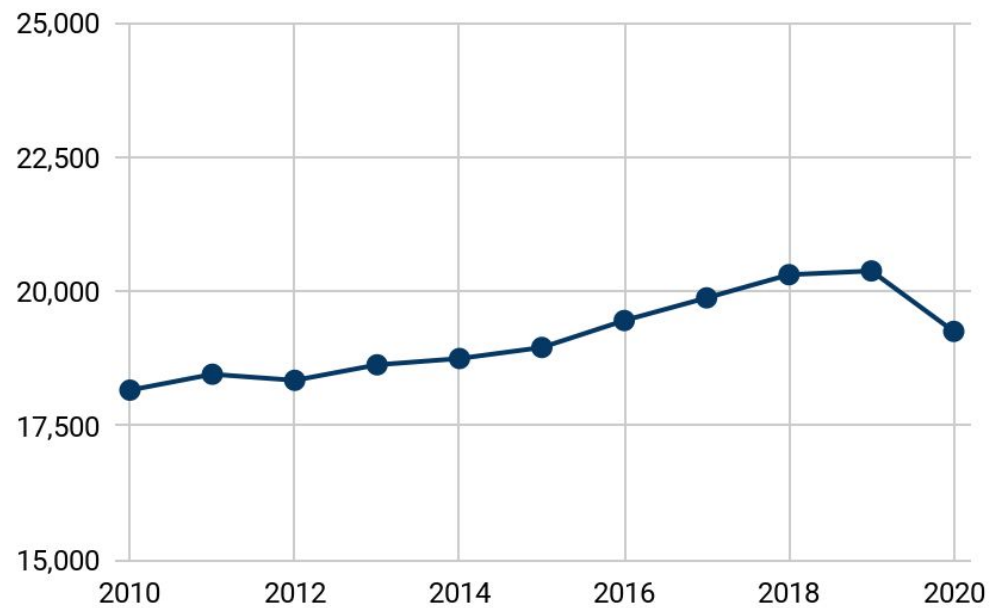
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

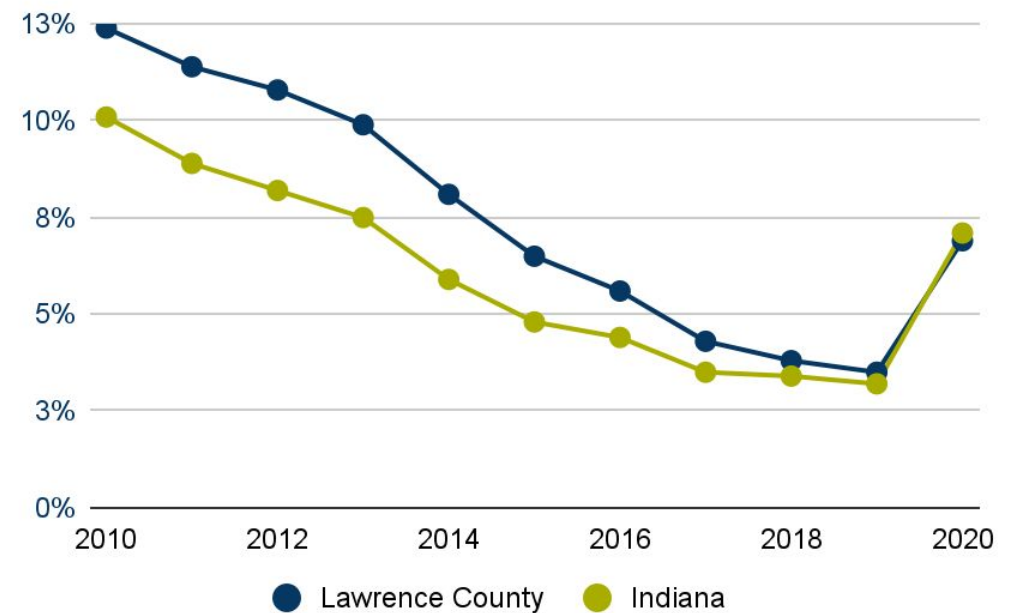
EMPLOYMENT BASE | There are currently 19,000 employed persons in Lawrence County, up by 6% since 2010. The unemployment rate in 2020 was 6.90%, up 3.4 points from 2019.

Total Employment
Lawrence County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Lawrence County, Indiana | 2010-2019

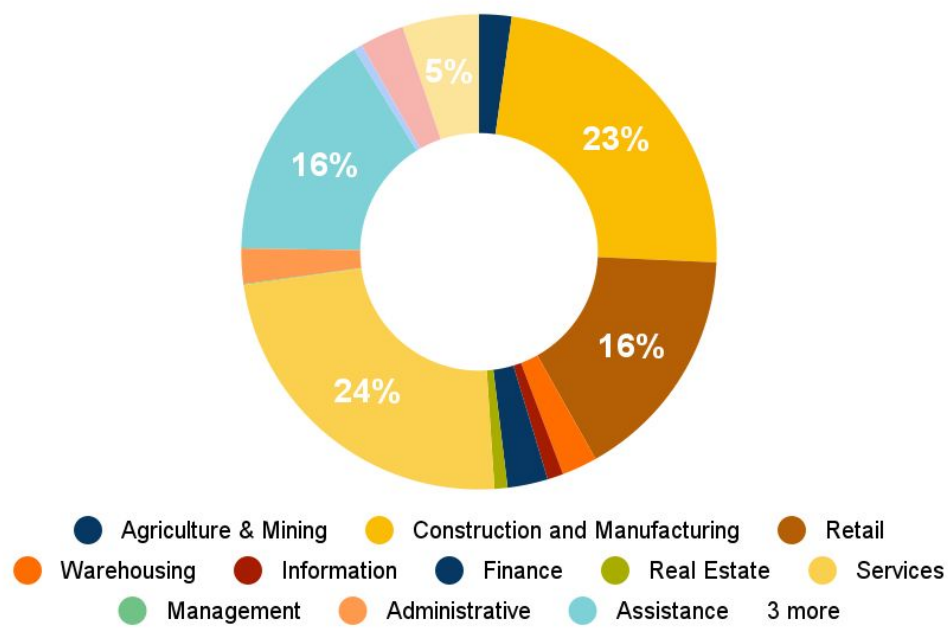


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Lawrence County, accounting for 18% of all jobs, followed by Health Care and Social Assistance (16% of all jobs).

Total Jobs by All Industries
Lawrence County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$36,495
- 2. Trade, transportation, and utilities | \$33,256
- 3. Goods-producing | \$65,113
- 4. Education and health services | \$40,054
- 5. Professional and business services | \$51,169

Source: BLS

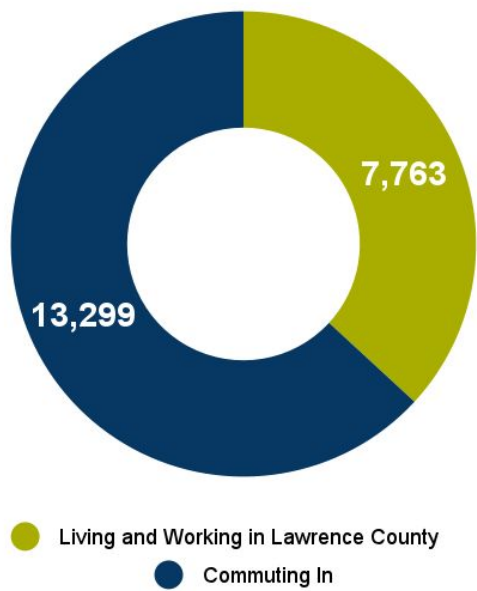
Top 5 Employers

- 1. Gm Powertrain (Bedford)
- 2. Iu Health Bedford Hospital (Bedford)
- 3. Walmart Supercenter (Bedford)
- 4. Times-mail (Bedford)
- 5. Stone Belt (Bedford)

Source: BLS

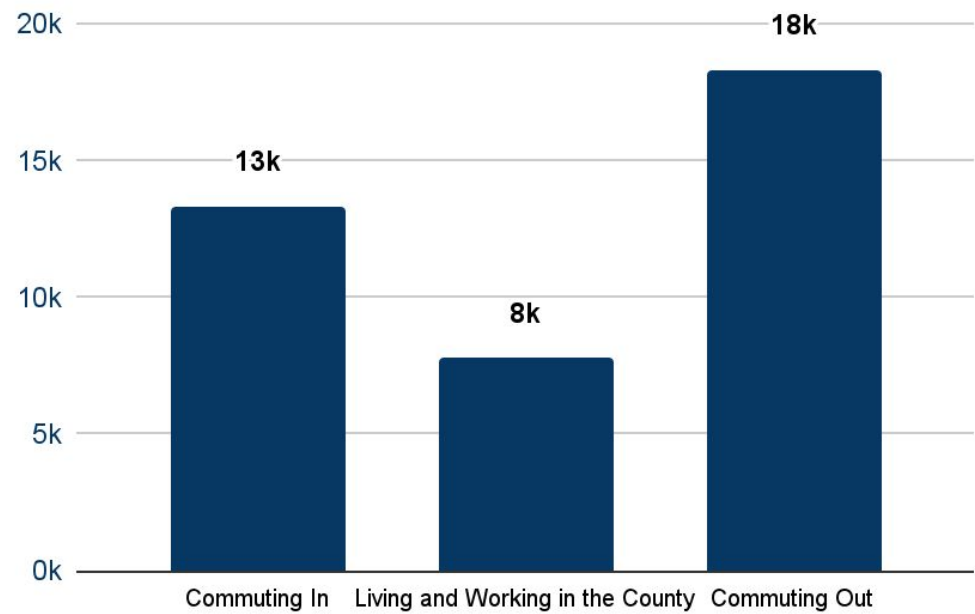
COMMUTER INFLOW / OUTFLOW | 13,000 commuters come into Lawrence County for their jobs, while 18,000 employees travel outside for their jobs.

Employment Inflow
Lawrence County | 2018



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

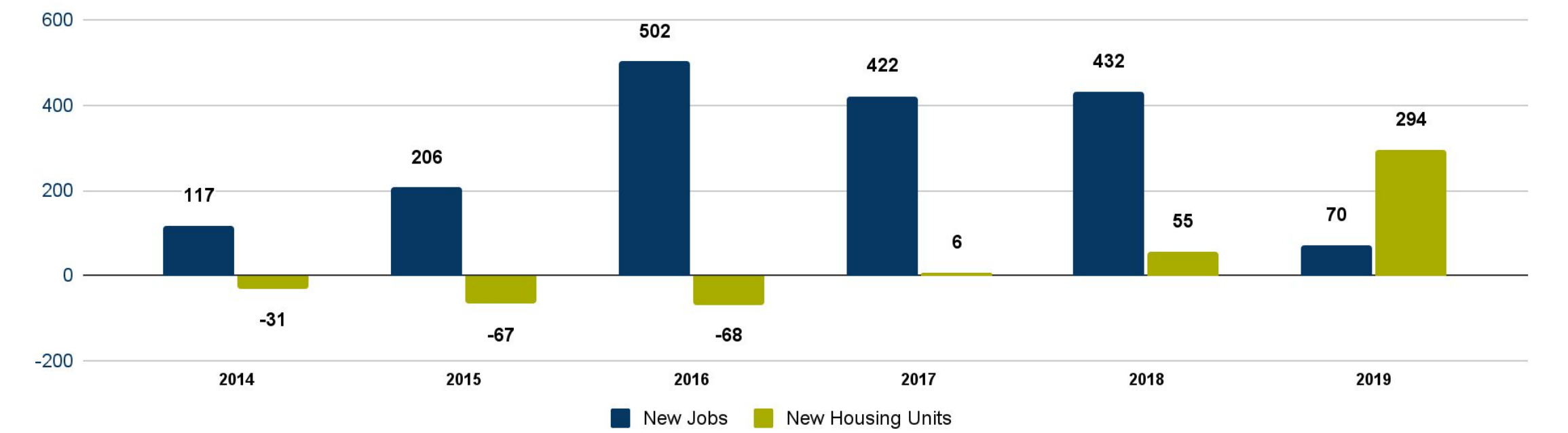
Commuting Patterns
Lawrence County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1749 between 2014-2019 and 189, or 11 units for every 100 jobs created.

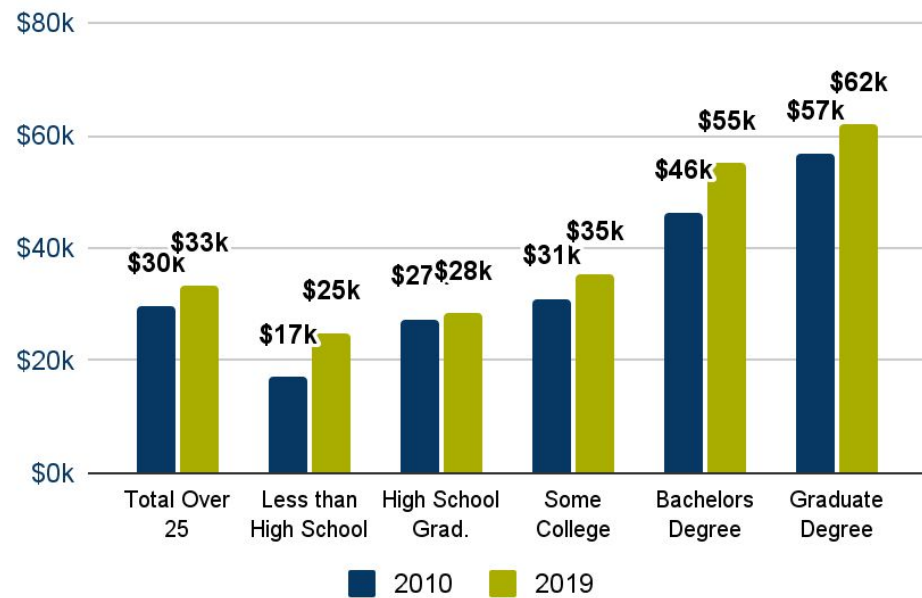
Job Growth and Housing Production
Lawrence County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

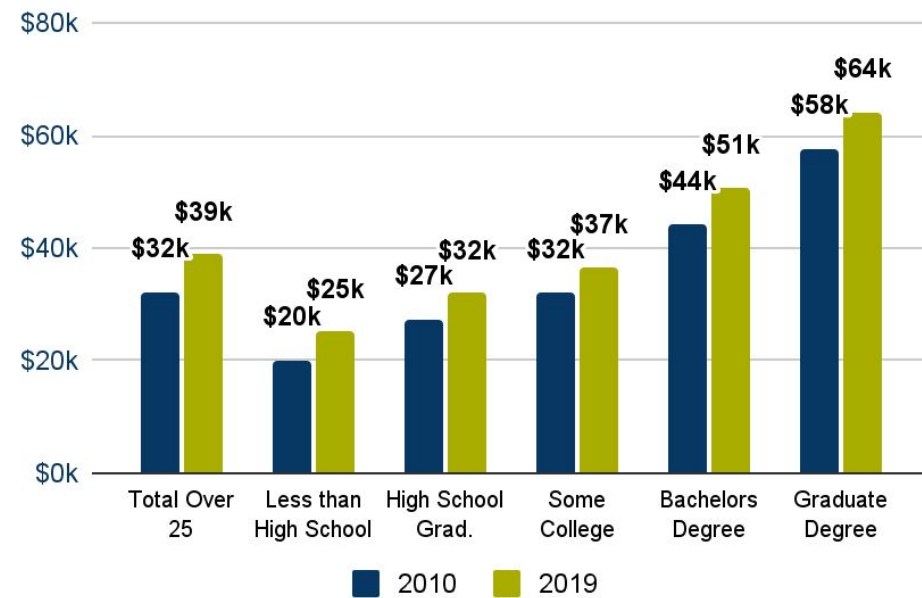
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 13% since 2010 for the total population and increased 3% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Lawrence County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

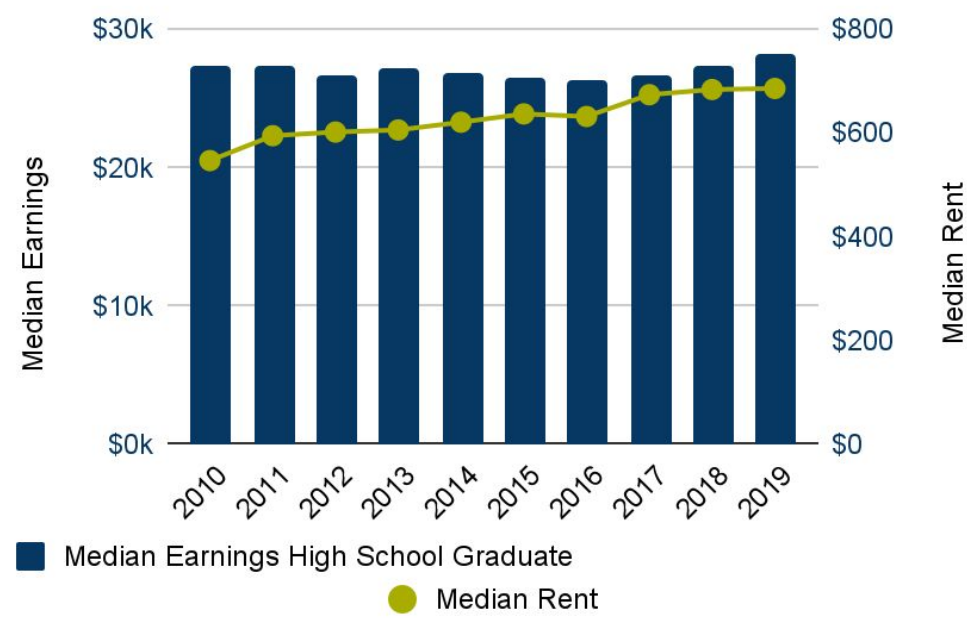
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 25.4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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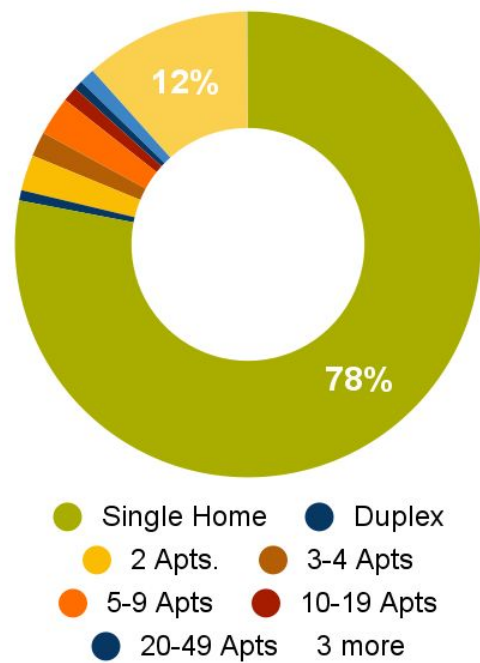
HOUSING TRENDS

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HOUSING TYPOLOGY | 78% of homes in Lawrence County are single-family, while 10% are multifamily. The share of multifamily housing has increased by 6 homes since 2010.

Housing Typology

Lawrence County | 2019



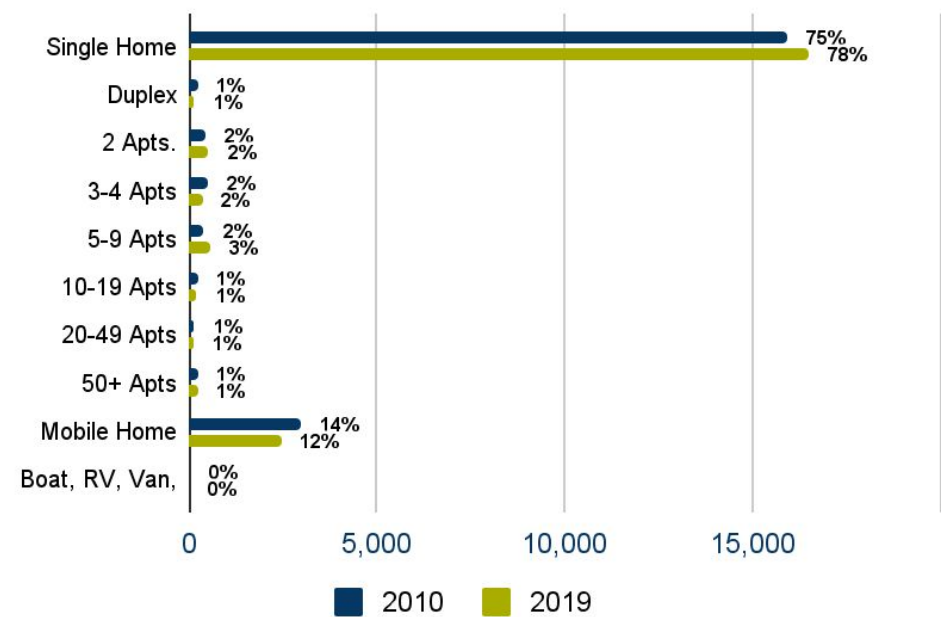
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Lawrence County | 2010, 2019

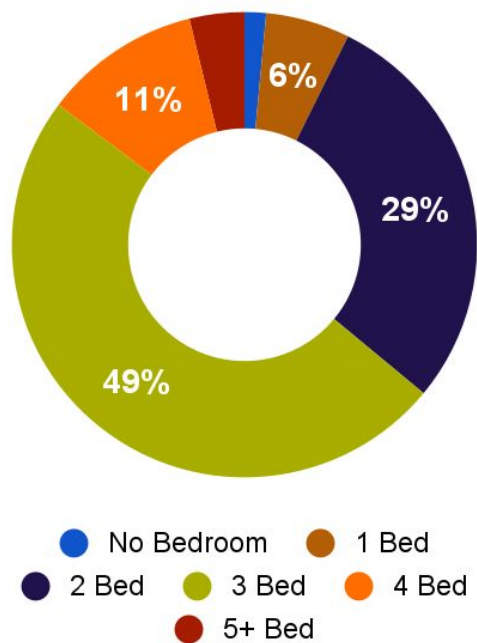


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Lawrence County are 2.39, with 64% of units 3 bedroom or more.

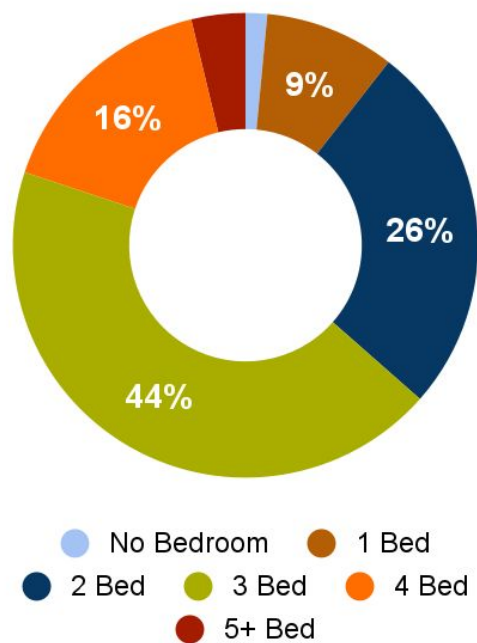
Housing Stock by Bedrooms

Lawrence County | 2019



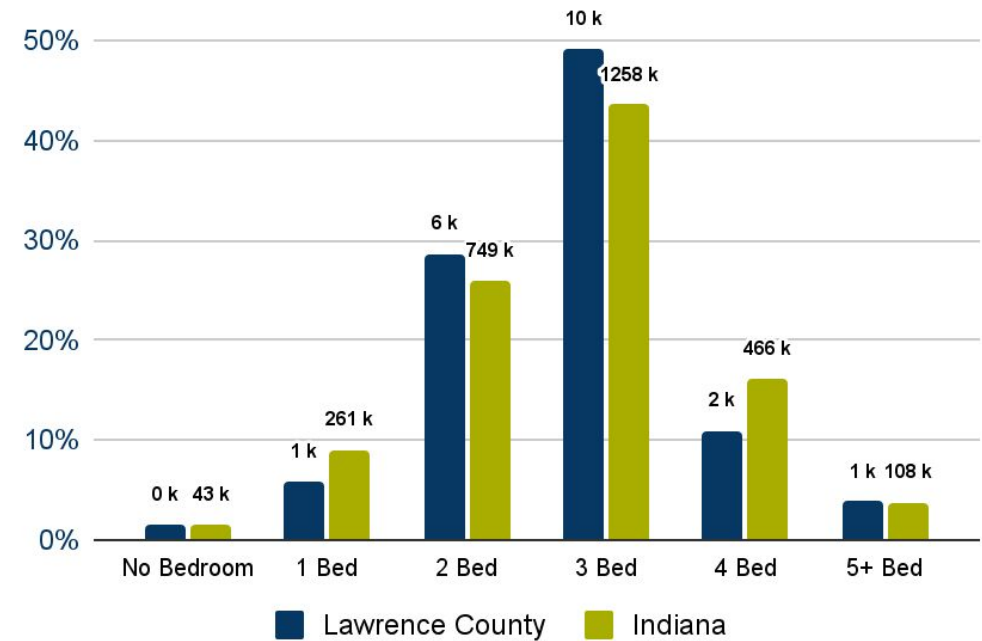
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

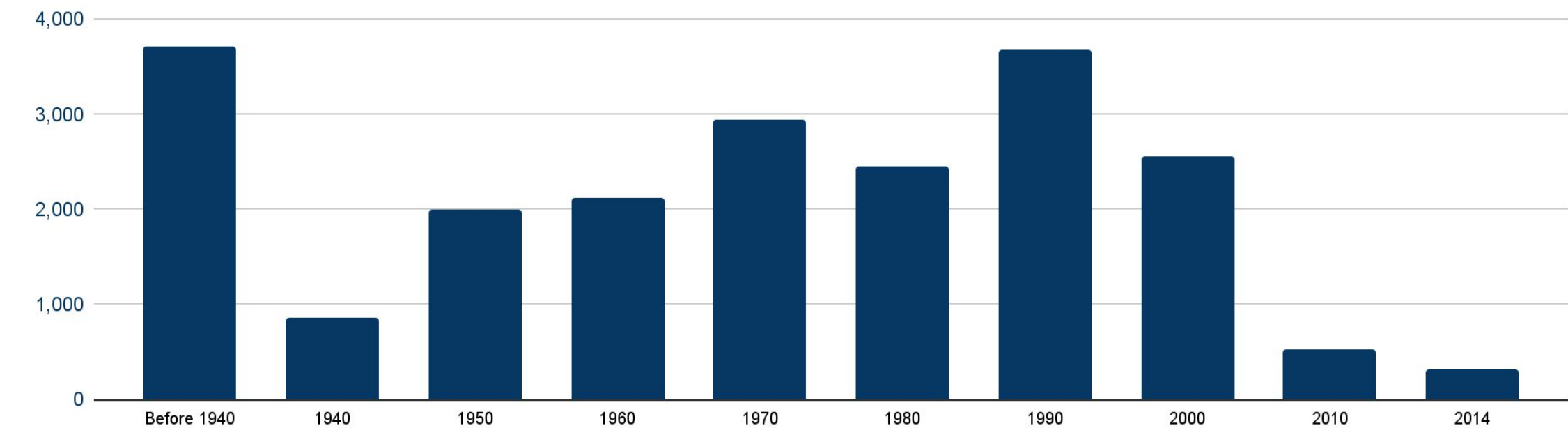
Lawrence County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Lawrence County | 2019

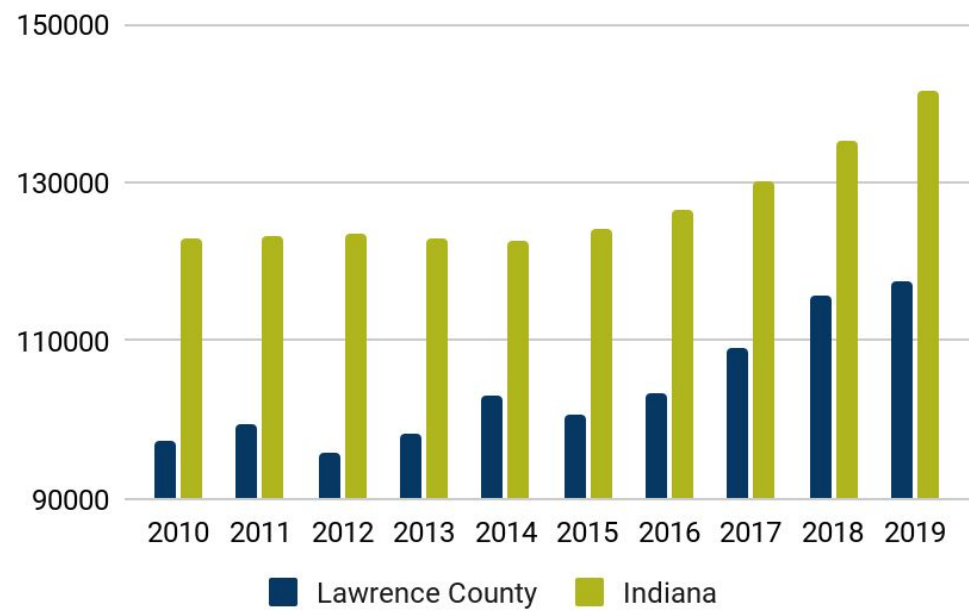


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

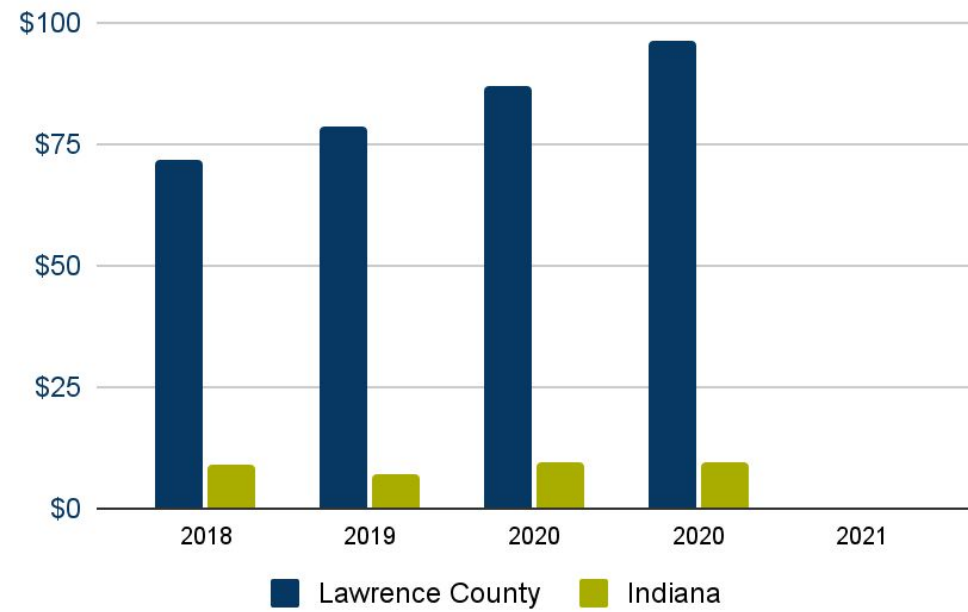
MEDIAN LISTING PRICE | Homes in Lawrence County have a median listing price of \$117,400, compared to \$141,700 statewide. Home prices have increased by 21% since 2010.

Median Listing Price
Lawrence County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



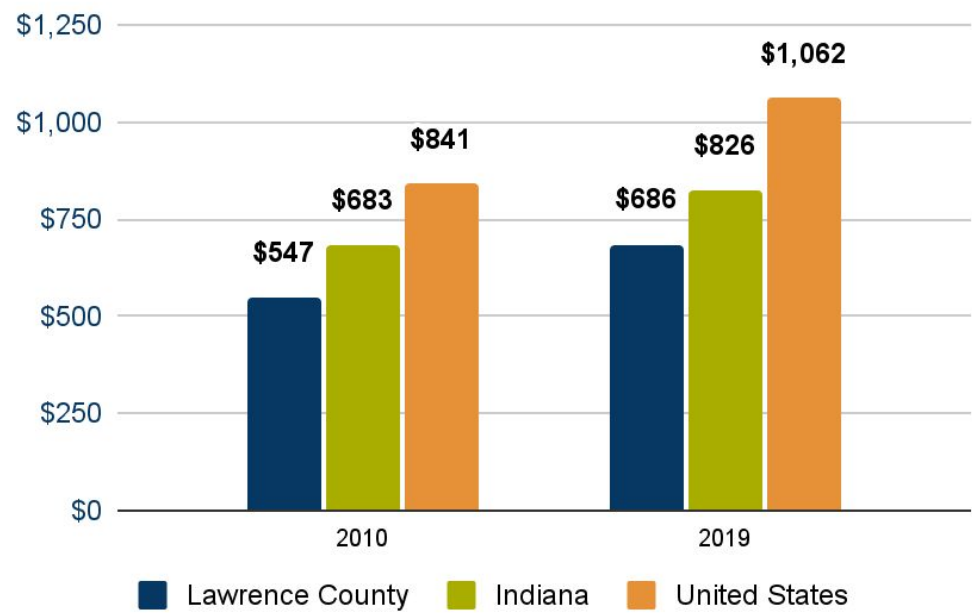
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 25% since 2010, with average rents at \$686.

Median Rent

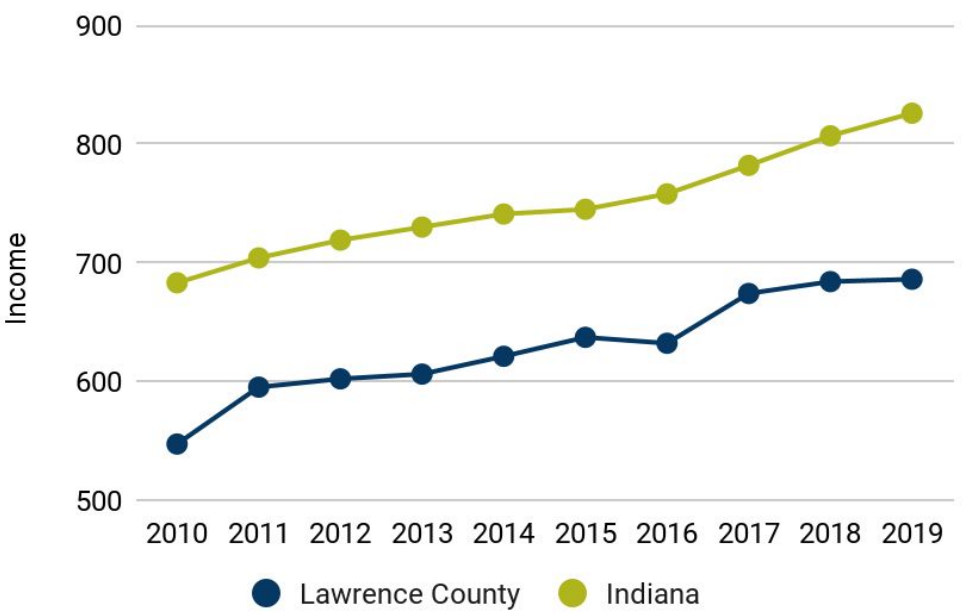
Lawrence County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

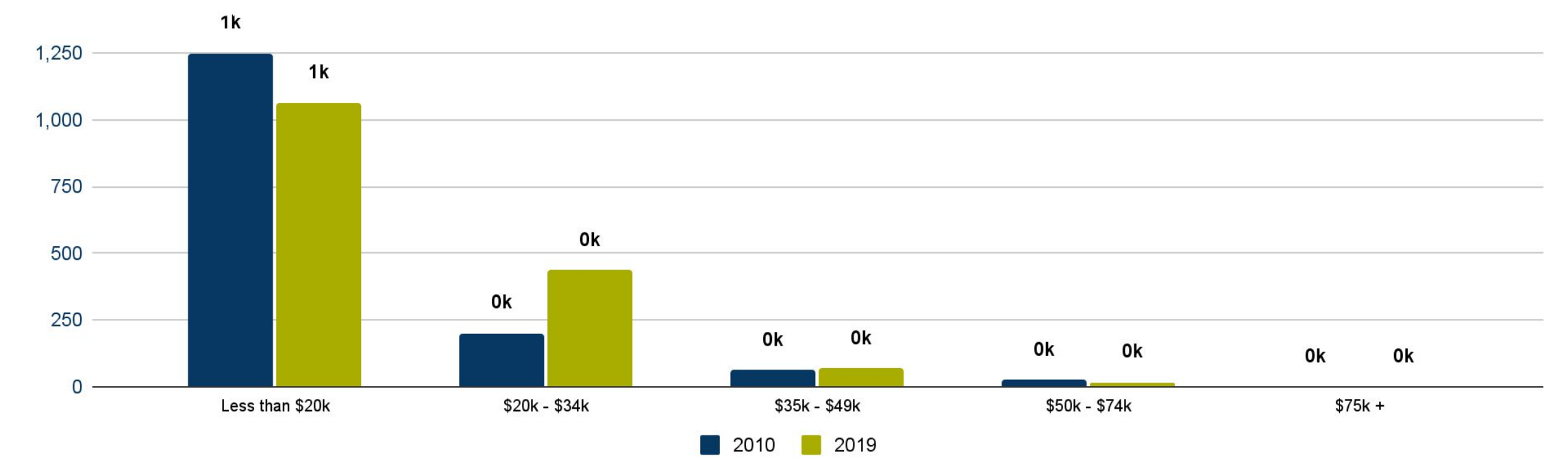
Lawrence County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 43% of households are housing cost burdened in Lawrence County, down -5% since 2010. 51% of households earning below \$50,000 are housing cost burdened.

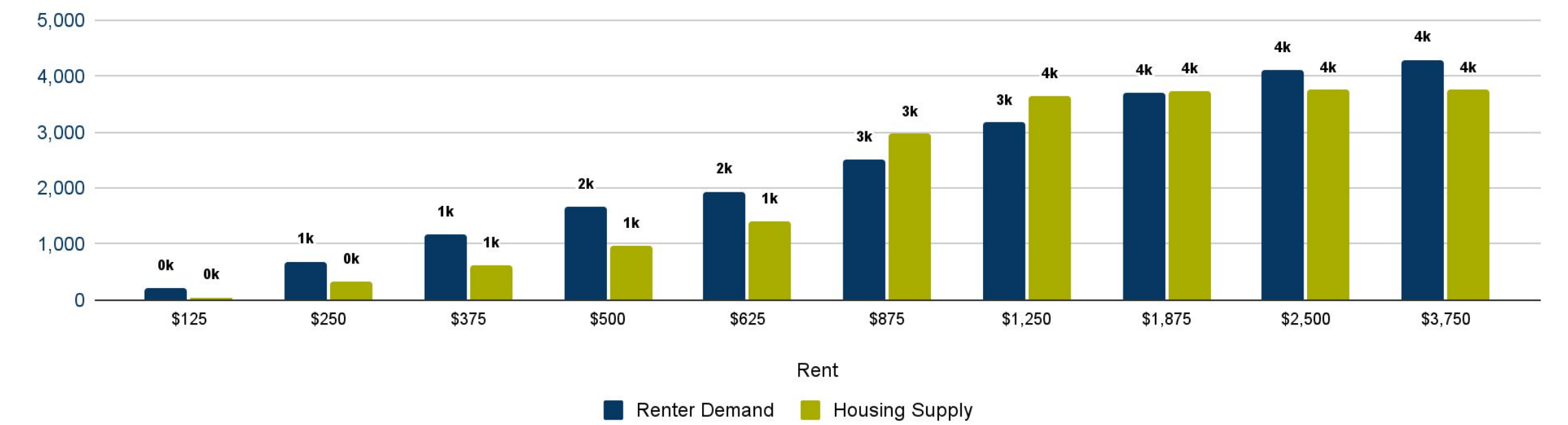
Renter Housing Cost Burden
Lawrence County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

Cumulative Housing Gap
Lawrence County, Indiana | 2010-2019

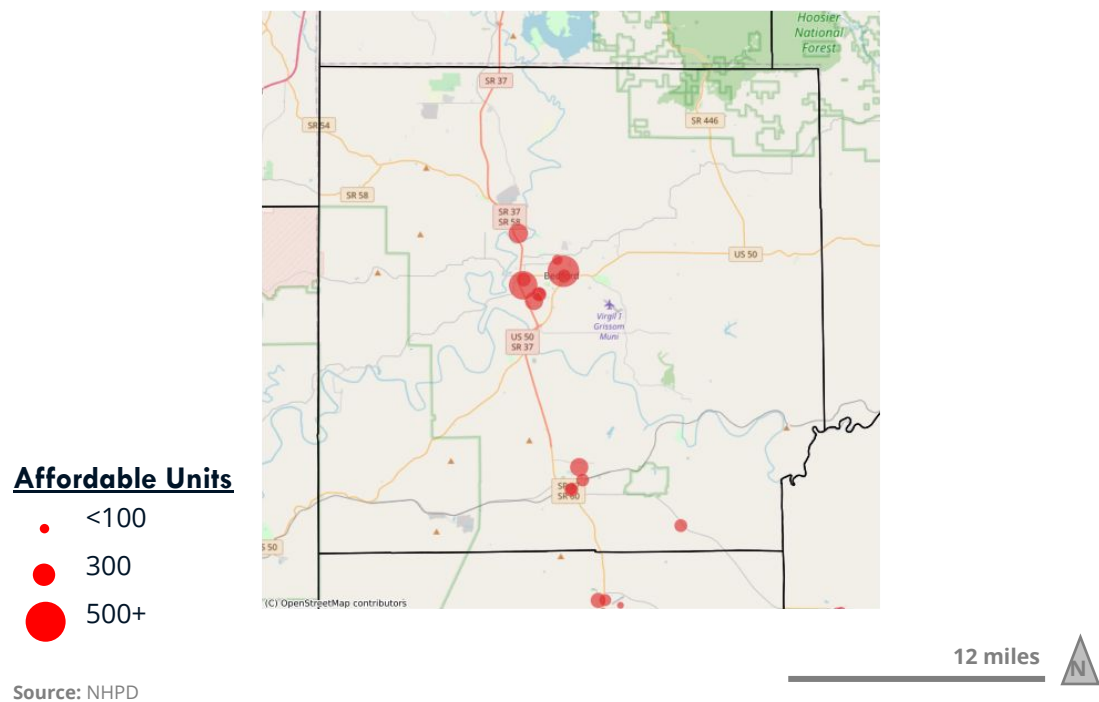


Source: ACS 2010-2019 5-year estimates

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

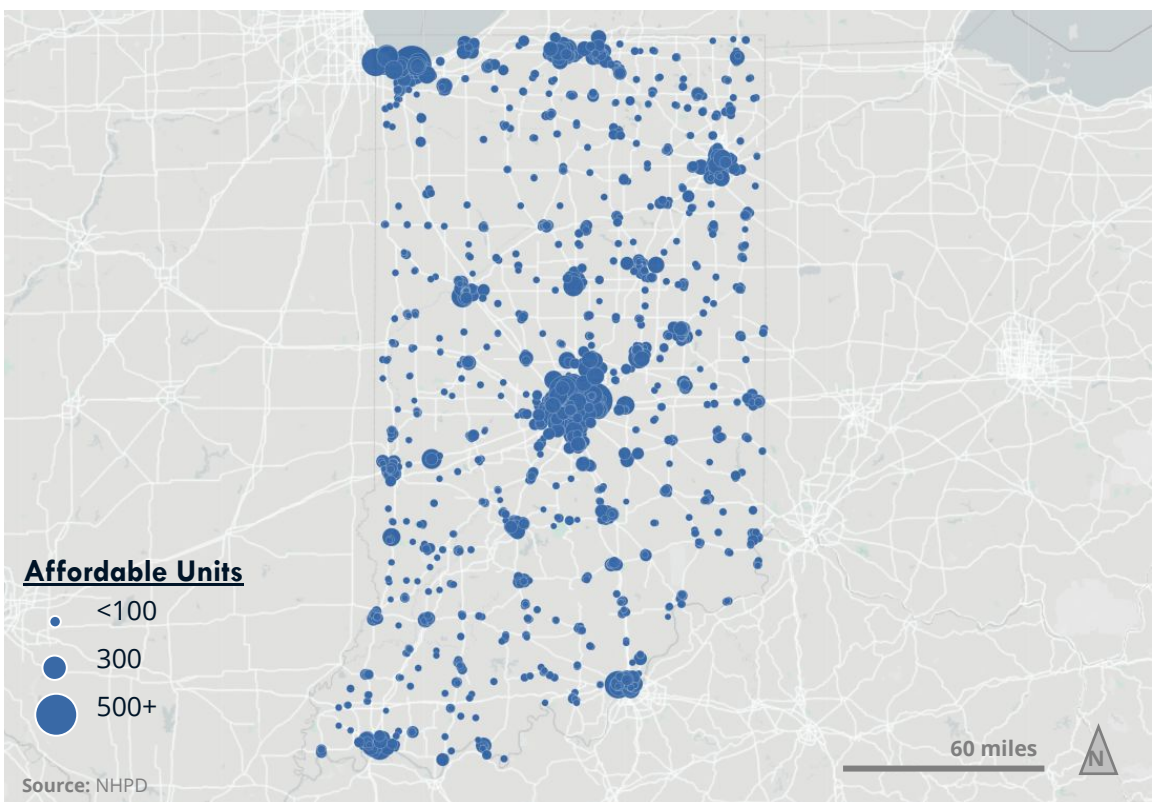
Affordable Housing Inventory

Lawrence County | 2020



Affordable Housing Inventory

State of Indiana | 2020

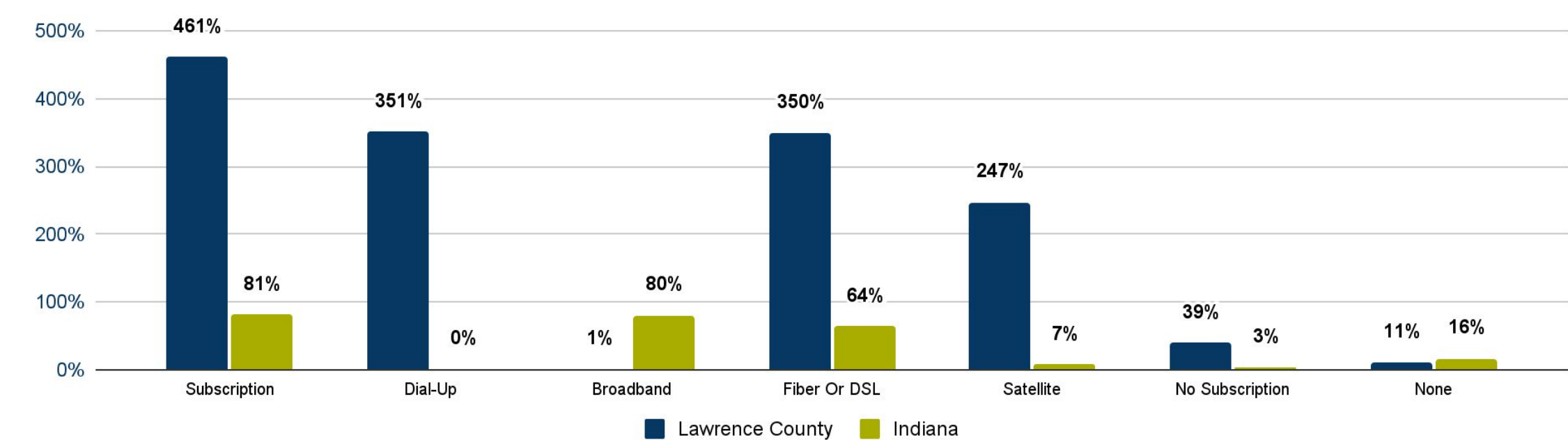


WORKING DRAFT

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

Broadband Access Lawrence County | 2017-2020



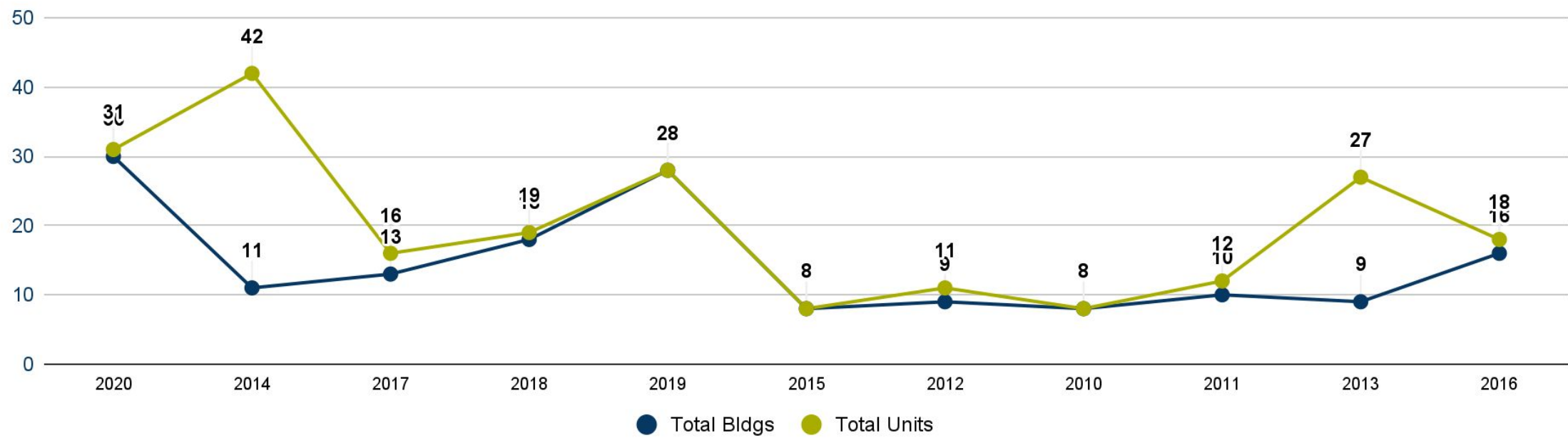
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 16 new housing starts in 2016 in Lawrence County, with 160 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Lawrence 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.