



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR DE KALB COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

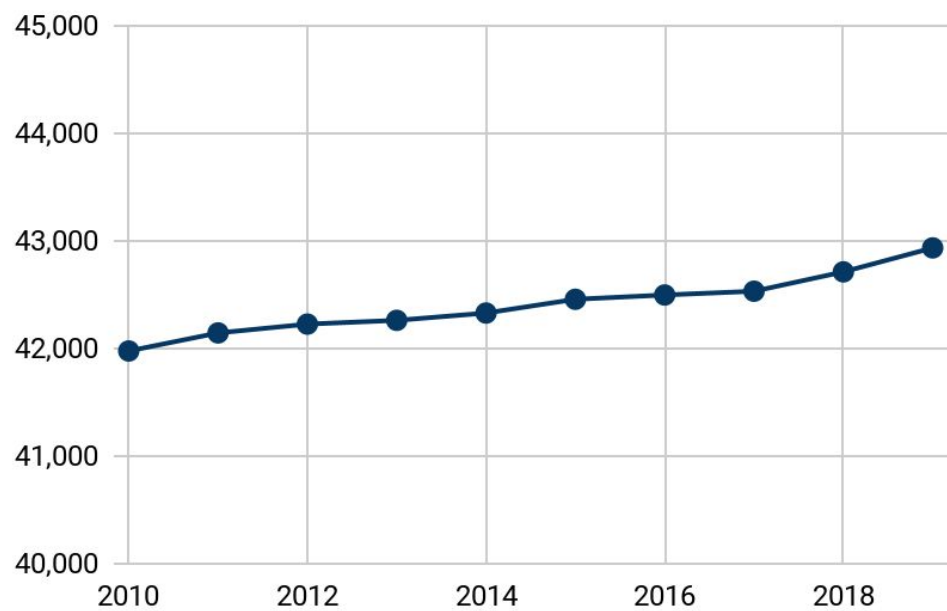
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

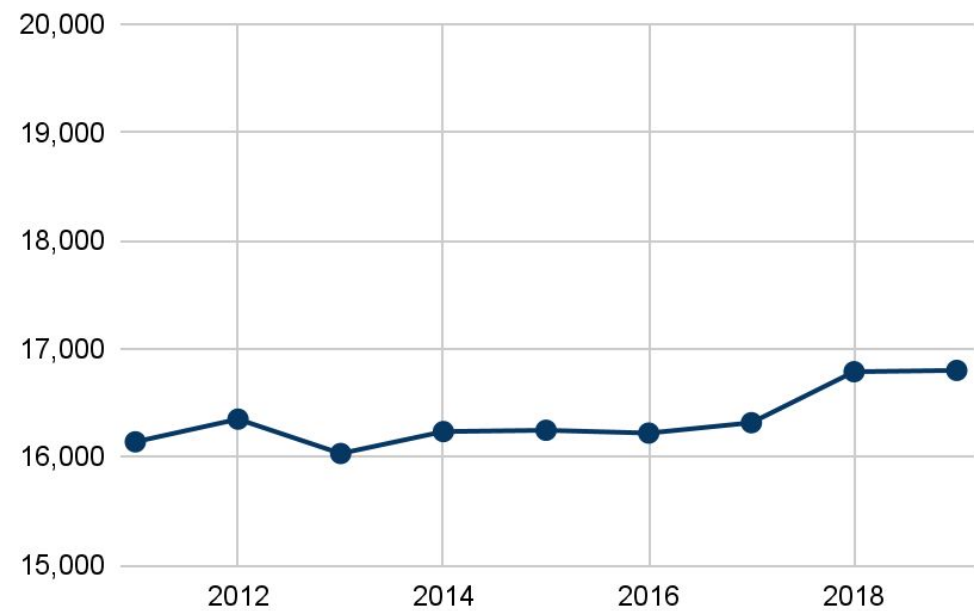
POPULATION | De Kalb County's population has increased by 2.29% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 5% (1,000 households).

Resident Population
De Kalb County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
De Kalb County | 2010-2019



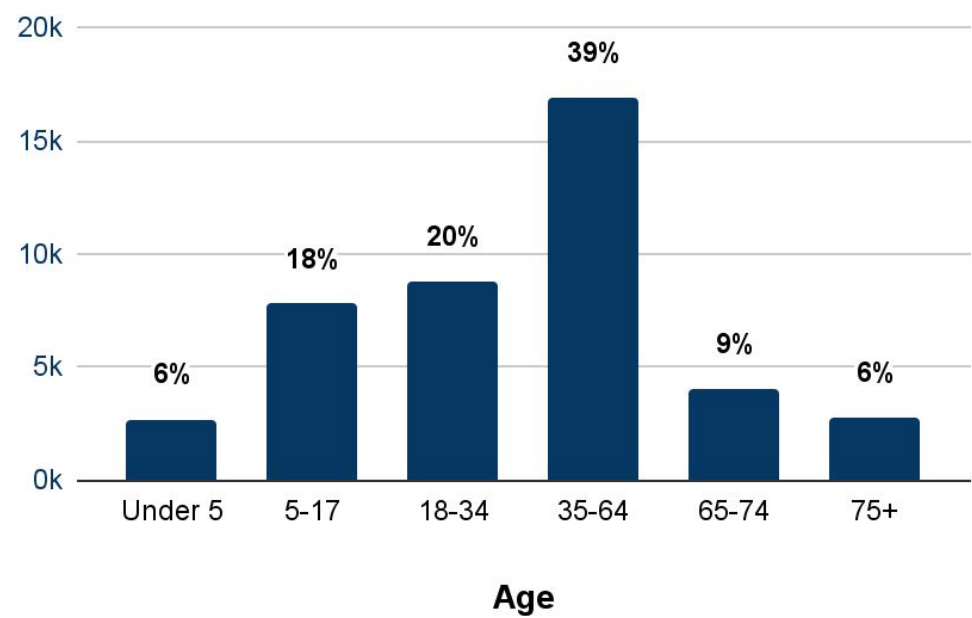
Source: FRED, U.S. Census Bureau

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

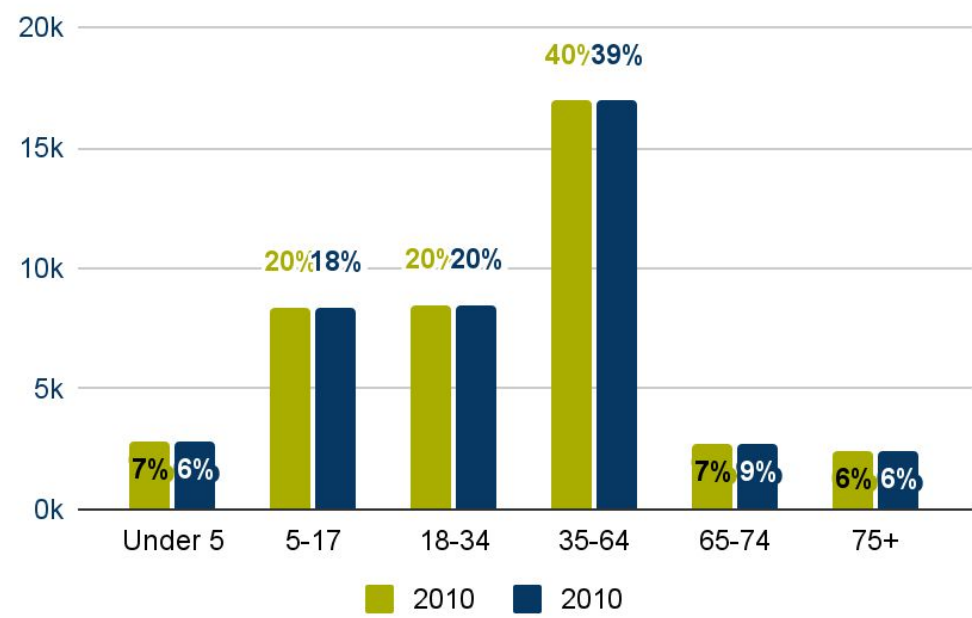
AGE | 16% of people in De Kalb County are above the age of 65, while 24% are below 18.

Population by Age
De Kalb County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
De Kalb County | 2010, 2019

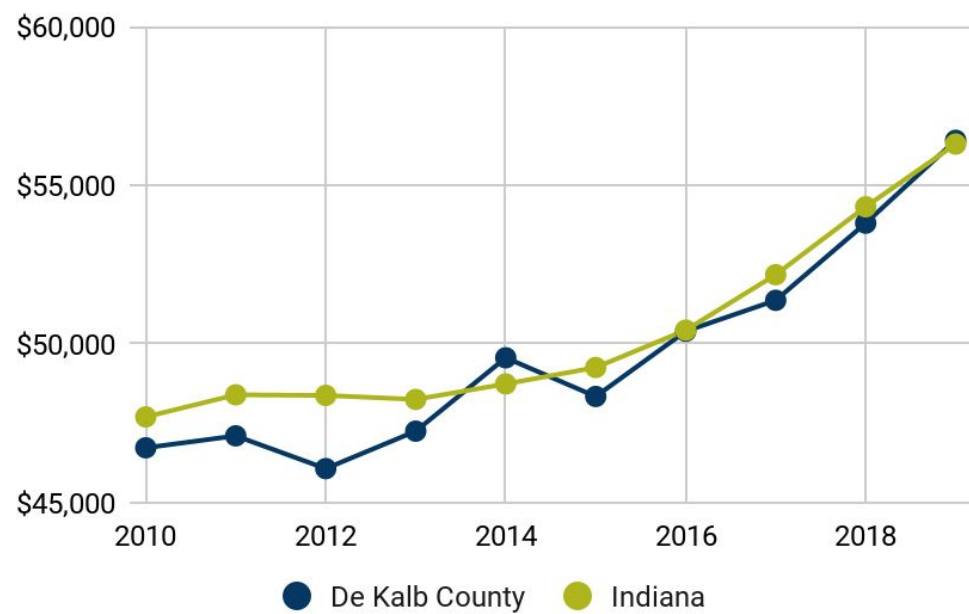


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | De Kalb County had a median income of \$56,421 in 2019, up 21% since 2010. 29% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

Median Income

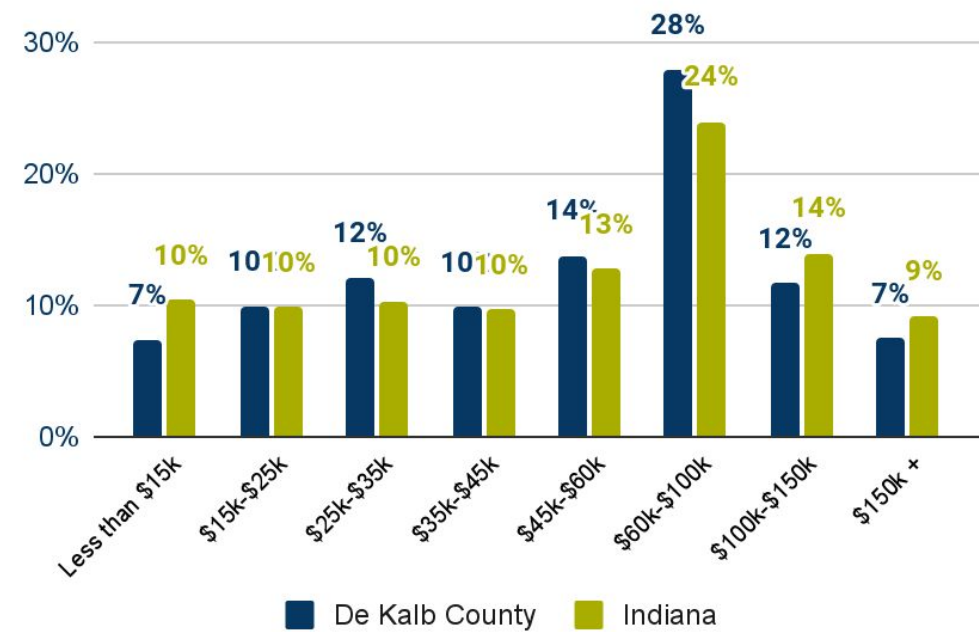
De Kalb County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

De Kalb County, State of Indiana | 2019



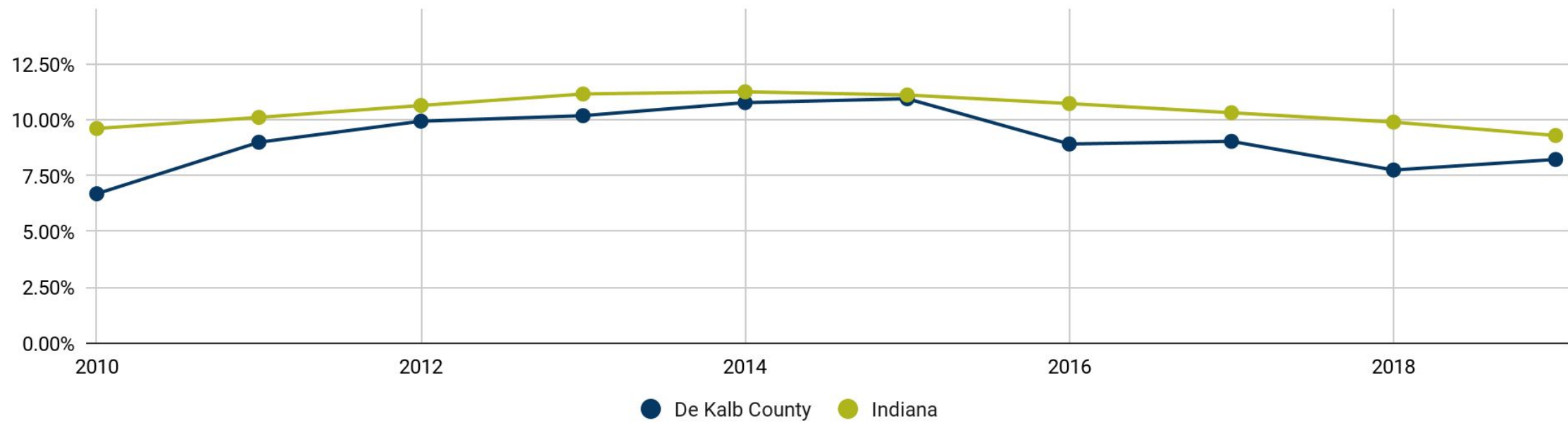
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 8.2% of families live in poverty conditions in De Kalb County, up 1.5 points from 6.7% in 2010.

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



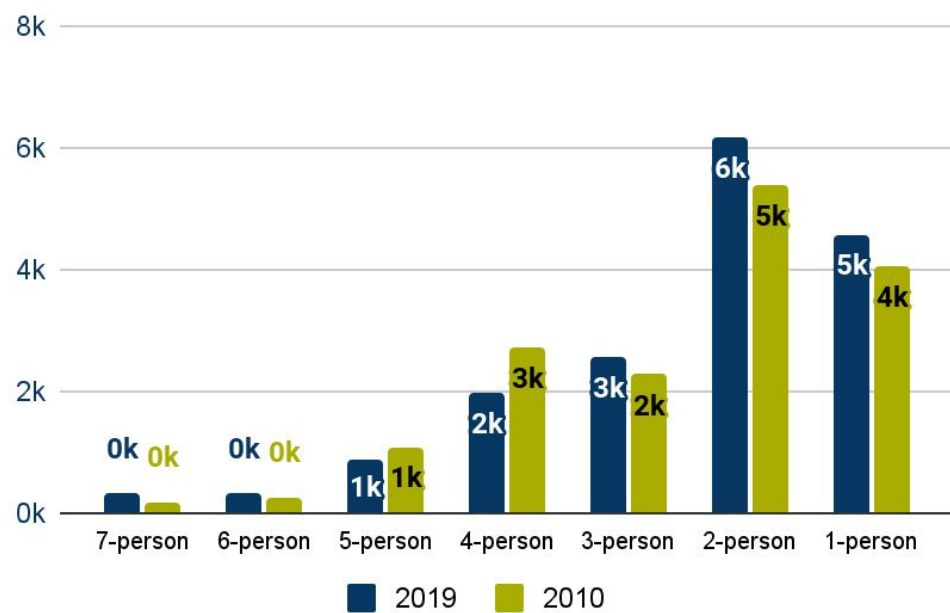
Source: ACS 2010-2019 5-year estimates

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

HOUSEHOLD SIZE | The average household size is 2.53, compared to 2.52 statewide. The De Kalb County average household has shrunk by 0.07 persons since 2010.

Household Size
De Kalb County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

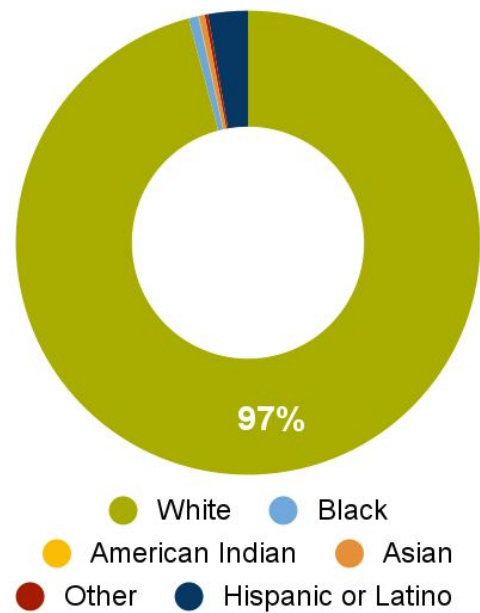
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in De Kalb County is 97% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

De Kalb County | 2019



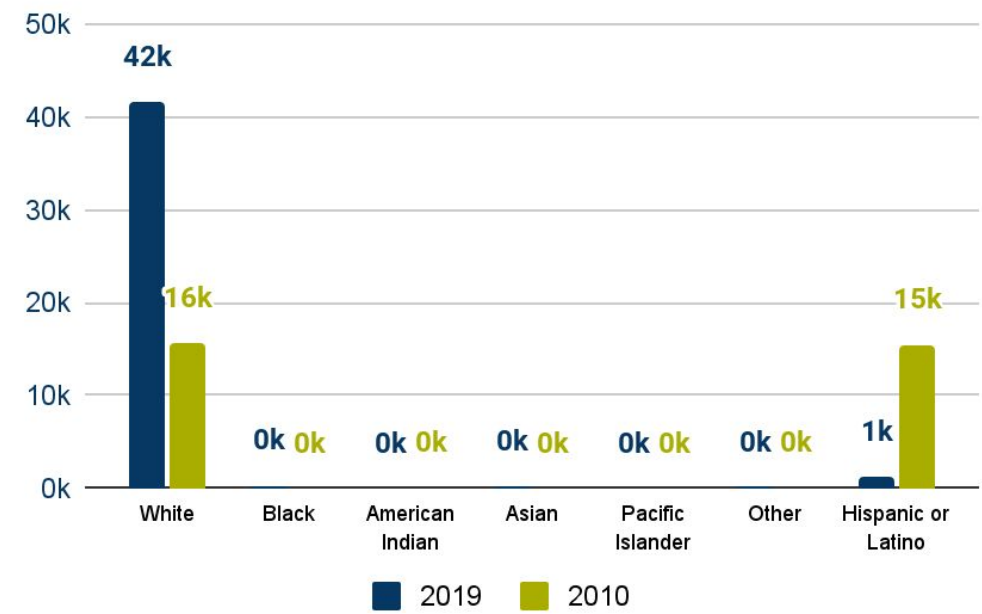
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

De Kalb County | 2010, 2019

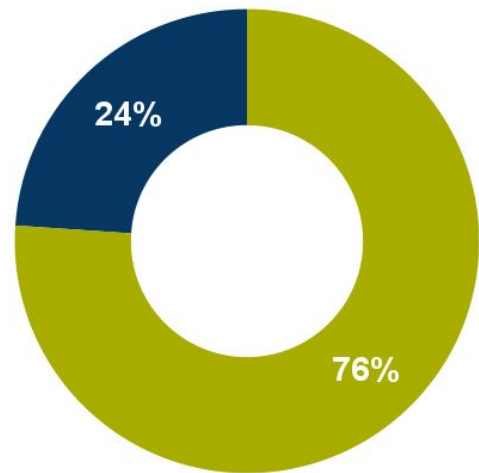


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 24% of households (4,020 households) in De Kalb County were renters, while 76% are (12,781 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

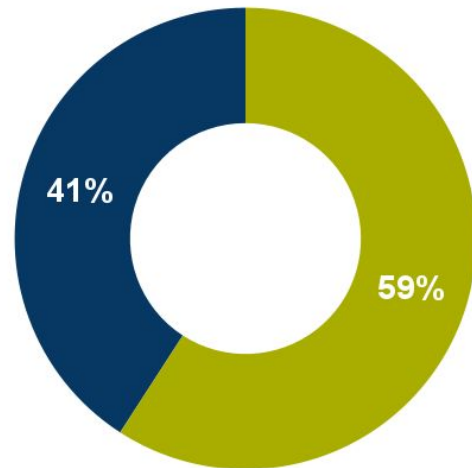
De Kalb County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

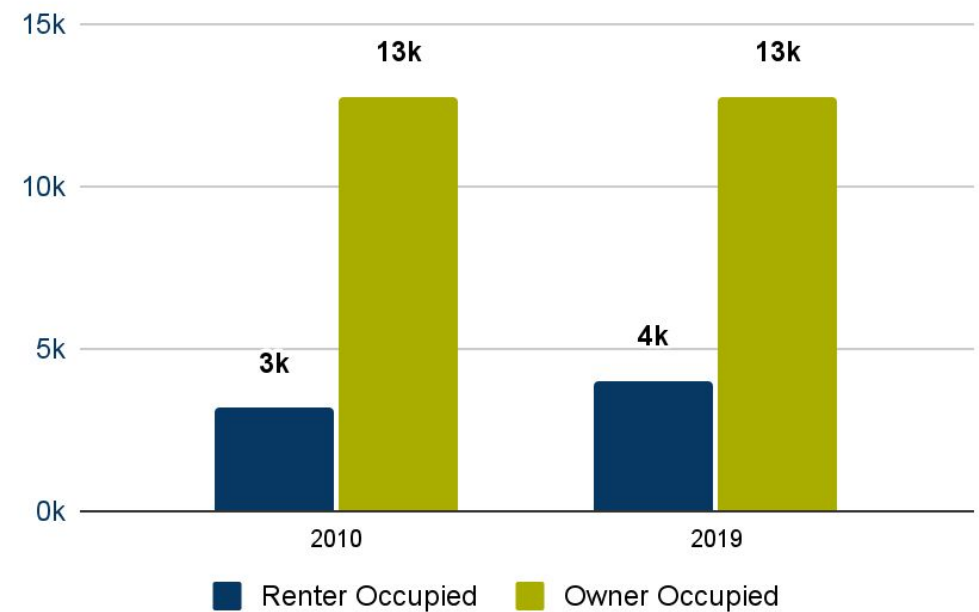
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

De Kalb County | 2010-2019



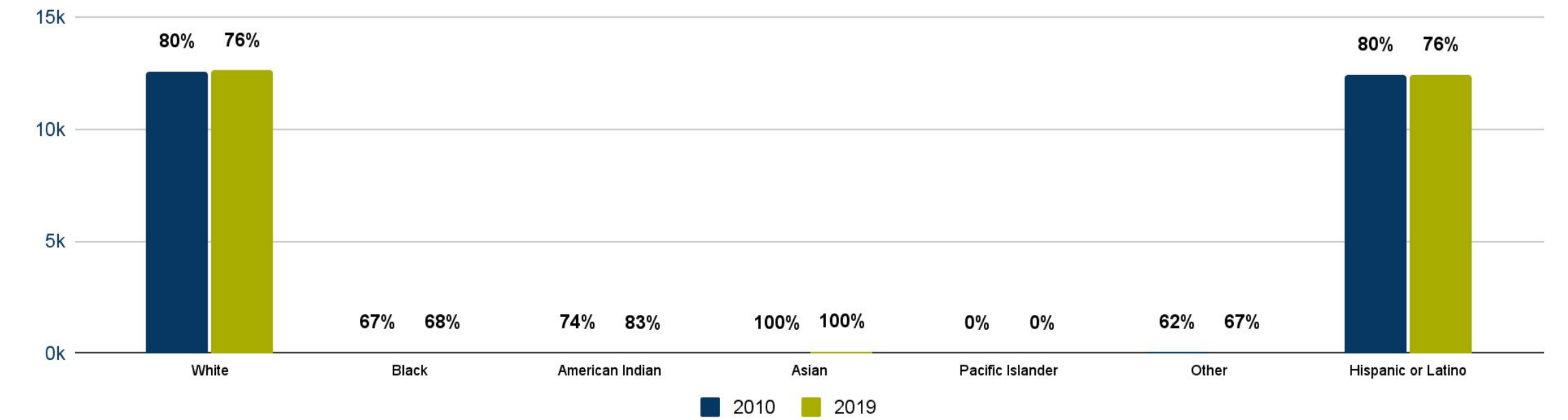
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 76%, among non-Hispanic White households' homeownership is 76%, 68% for Black households, and 76% for Hispanic or Latino households.

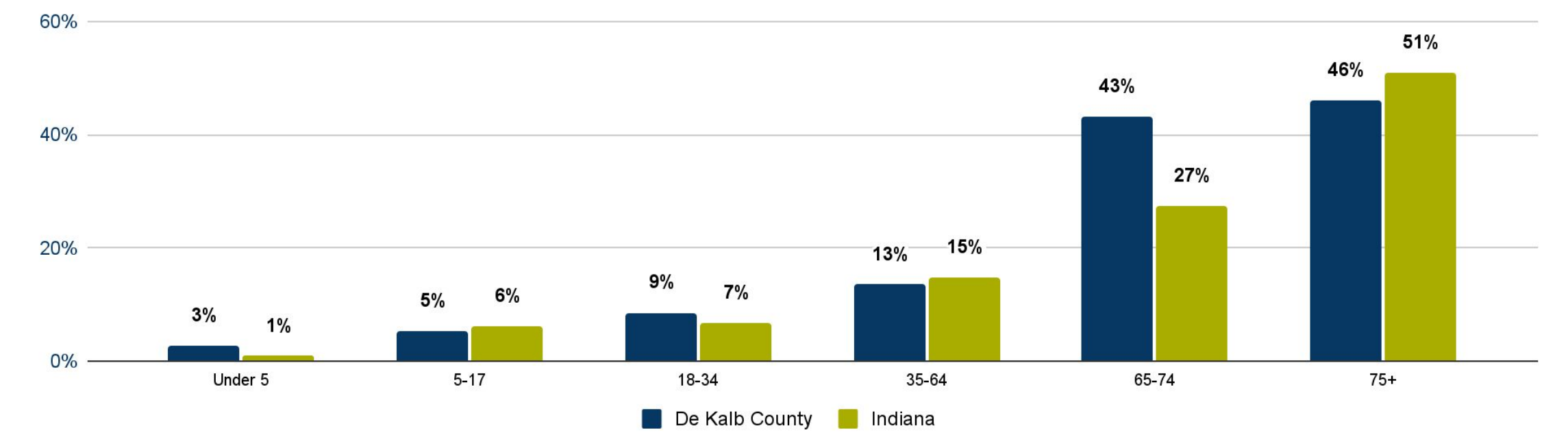
Homeownership by Race
De Kalb County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in De Kalb County live with a disability. For people above 65, the share increases to 44%.

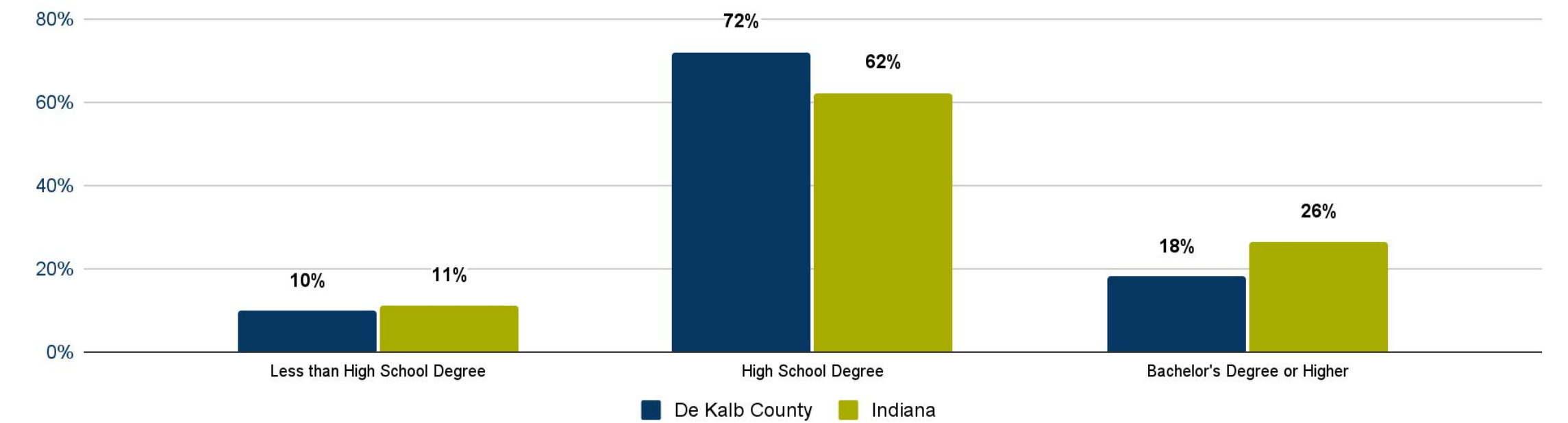
Share of the Population with a Disability by Age
De Kalb County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In De Kalb County, 72% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
De Kalb County, Indiana | 2019



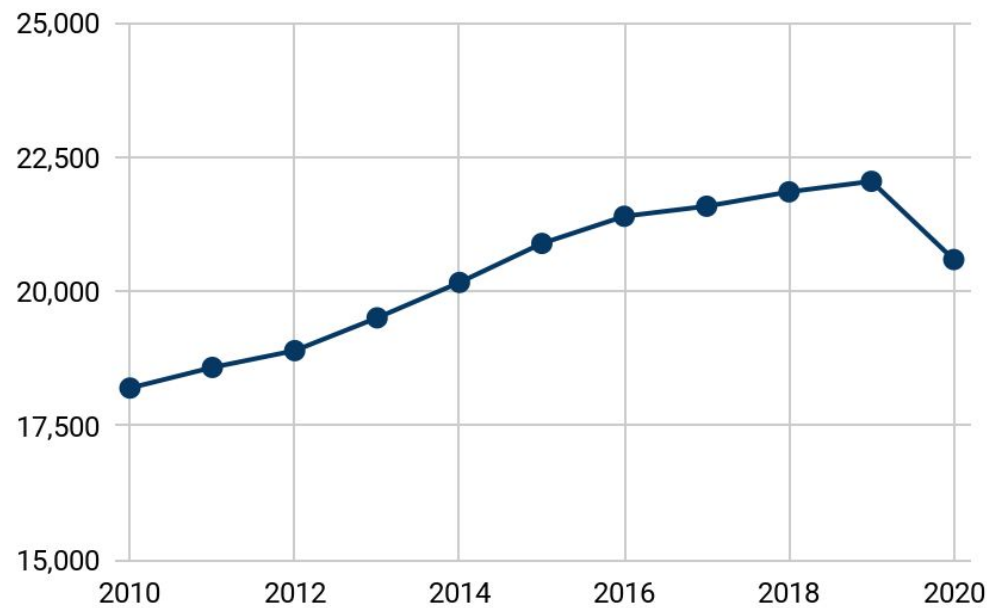
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

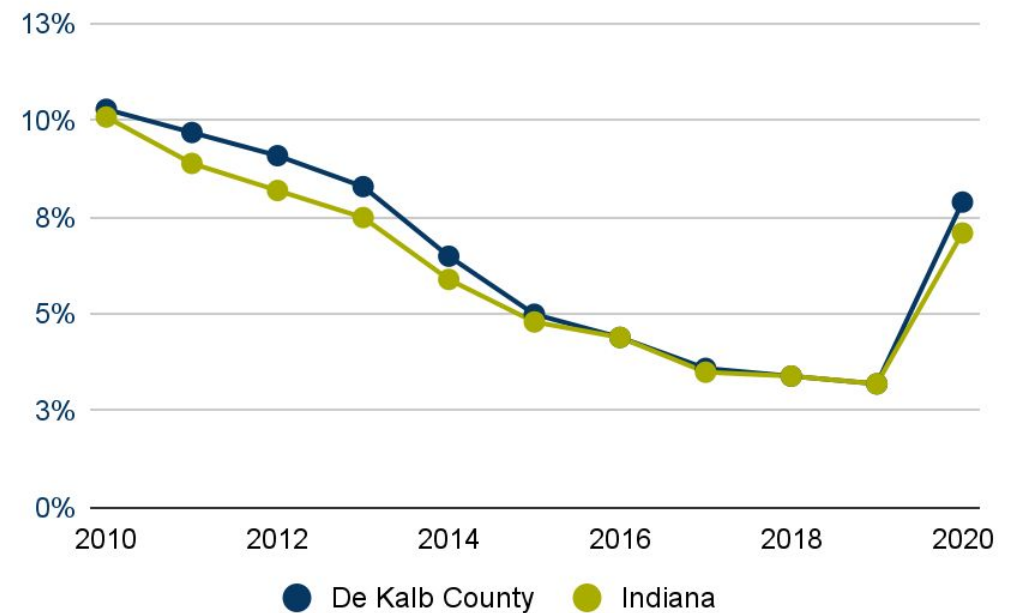
EMPLOYMENT BASE | There are currently 21,000 employed persons in De Kalb County, up by 13% since 2010. The unemployment rate in 2020 was 7.90%, up 4.7 points from 2019.

Total Employment
De Kalb County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
De Kalb County, Indiana | 2010-2019

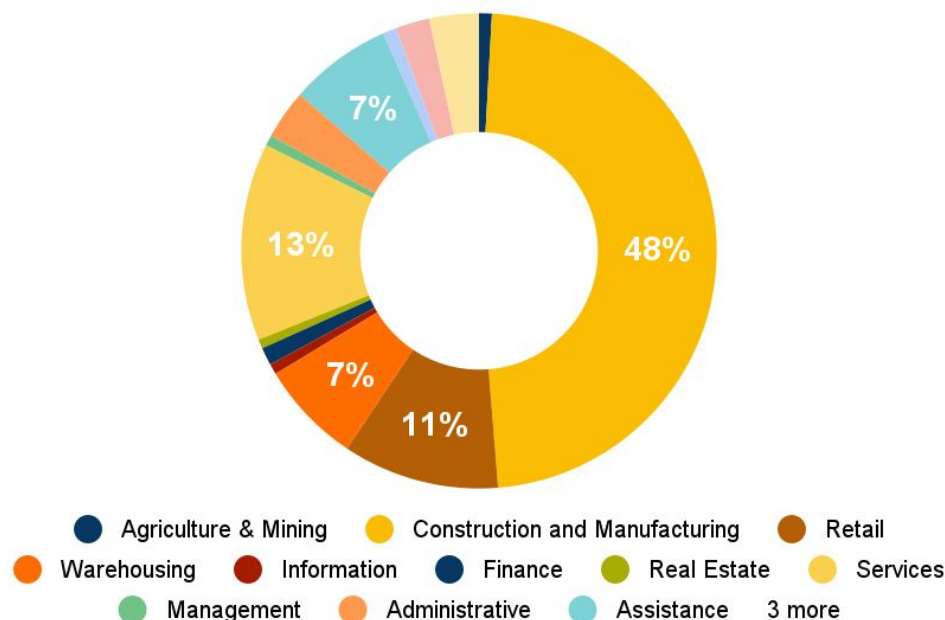


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in De Kalb County, accounting for 45% of all jobs, followed by Transportation and Warehousing (7% of all jobs).

Total Jobs by All Industries
De Kalb County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$39,007
- 2. Goods-producing | \$63,984
- 3. Trade, transportation, and utilities | \$44,362
- 4. Professional and business services | \$49,590
- 5. Manufacturing | \$65,402

Source: BLS

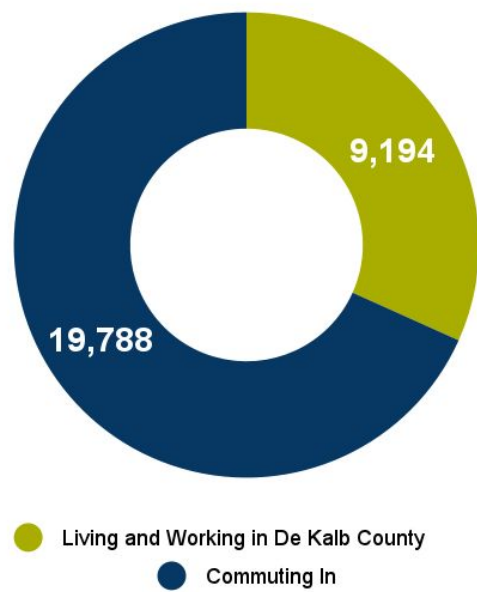
Top 5 Employers

- 1. Therma-tru Corp (Butler)
- 2. Steel Dynamics Inc (Butler)
- 3. Carlex Glass Of Indiana Inc (Auburn)
- 4. Walmart Distribution Ctr (Auburn)
- 5. Walmart Supercenter (Auburn)

Source: BLS

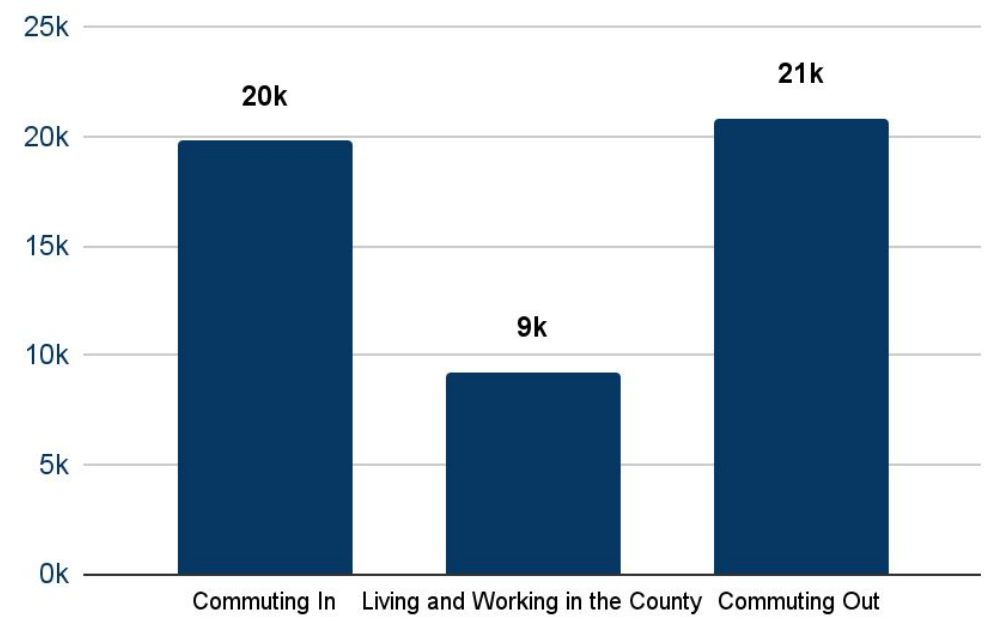
COMMUTER INFLOW / OUTFLOW | 20,000 commuters come into De Kalb County for their jobs, while 21,000 employees travel outside for their jobs.

Employment Inflow
De Kalb County | 2018



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

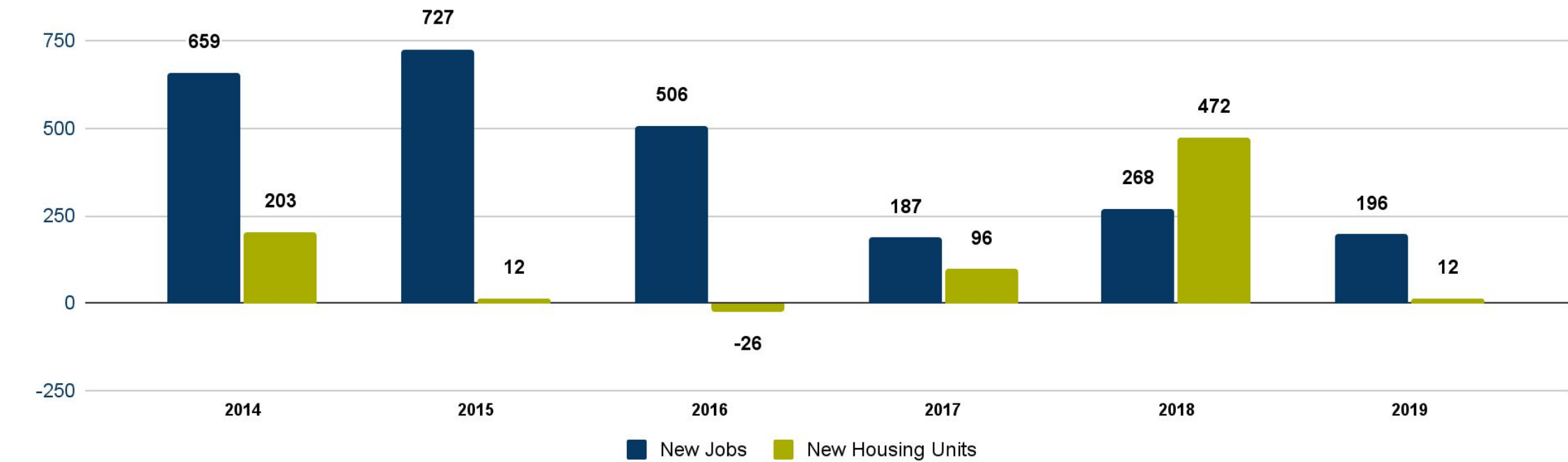
Commuting Patterns
De Kalb County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2543 between 2014-2019 and 769, or 30 units for every 100 jobs created.

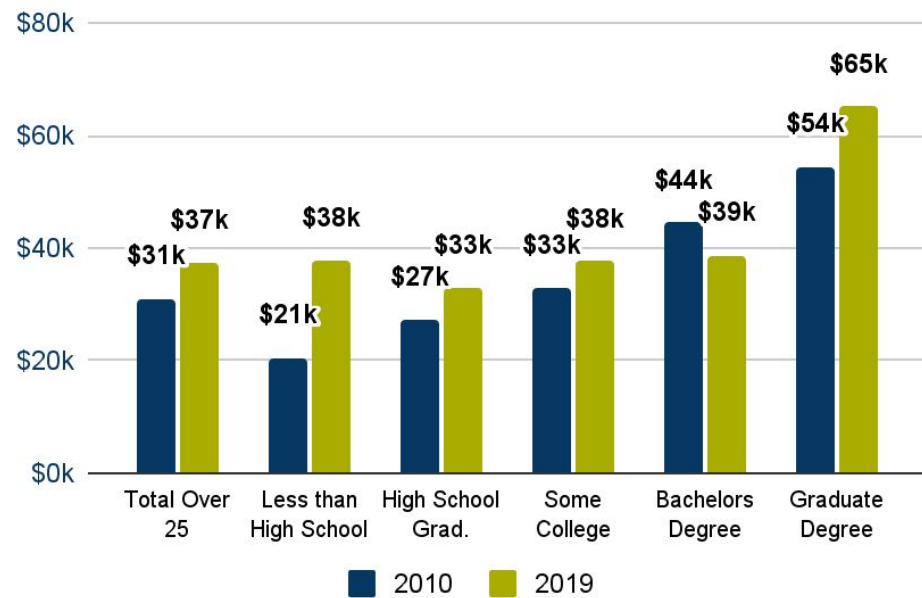
Job Growth and Housing Production
De Kalb County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

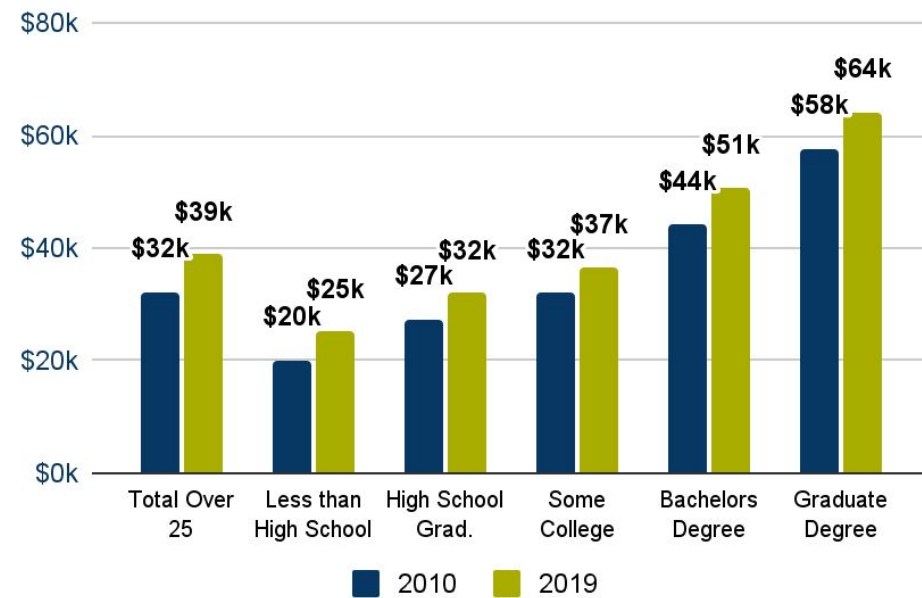
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 20% since 2010 for the total population and increased 21% for the population with at least a high school degree.

Median Earnings by Educational Attainment
De Kalb County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

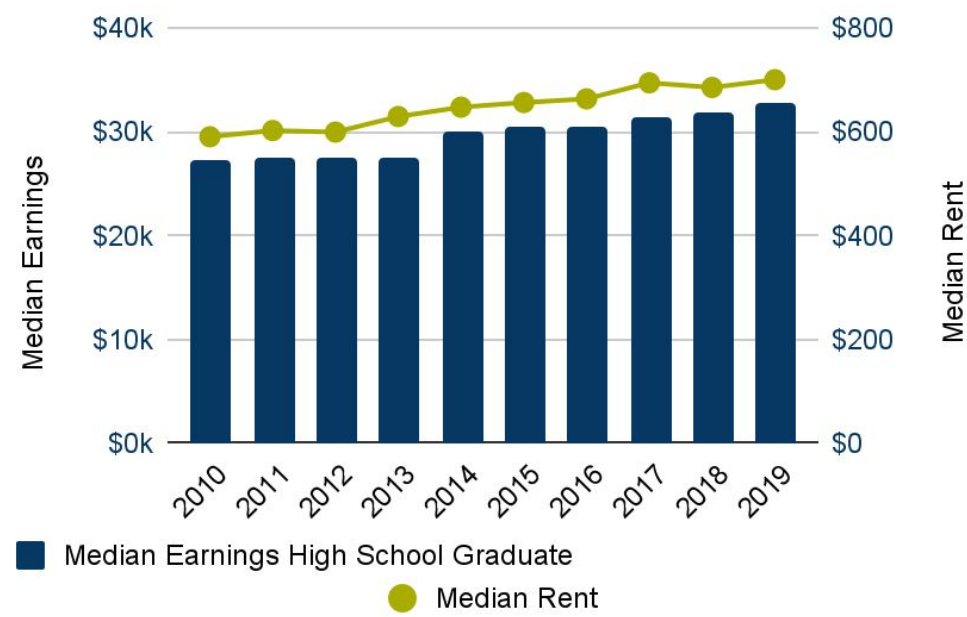
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

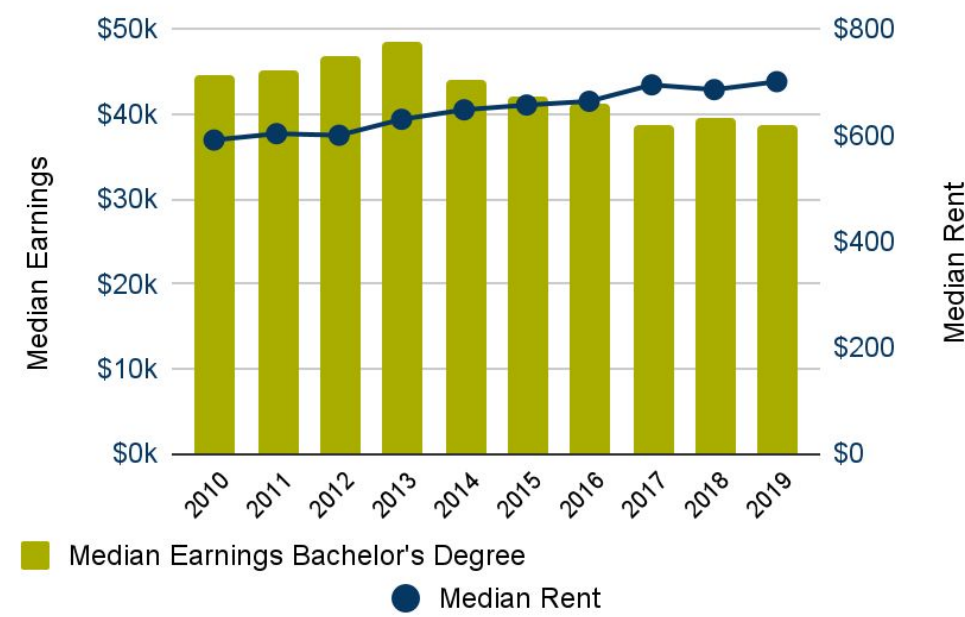
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 18.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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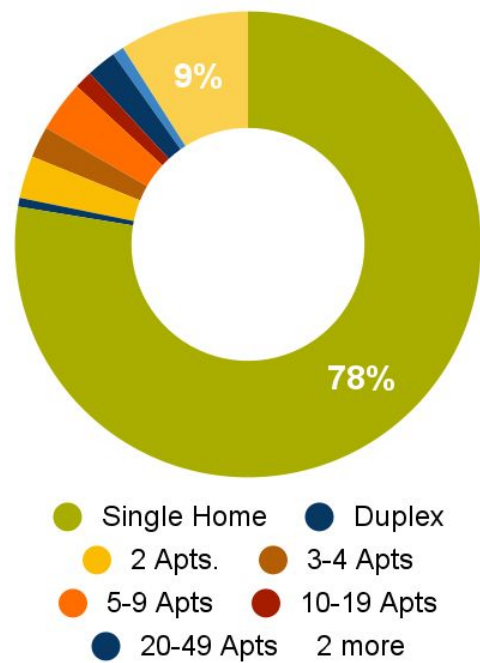
HOUSING TRENDS

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HOUSING TYPOLOGY | 78% of homes in De Kalb County are single-family, while 13% are multifamily. The share of multifamily housing has decreased by 2 homes since 2010.

Housing Typology

De Kalb County | 2019



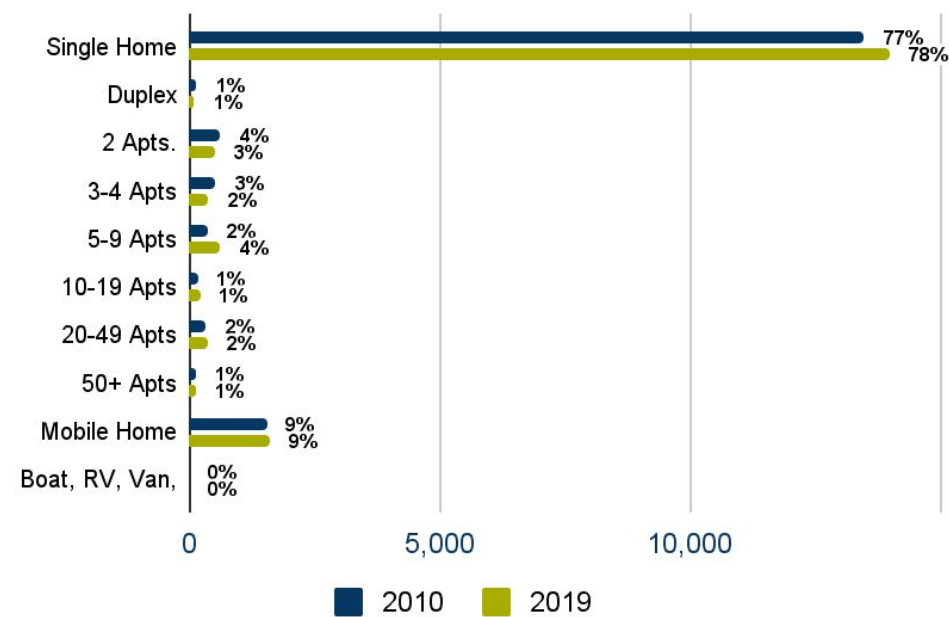
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

De Kalb County | 2010, 2019

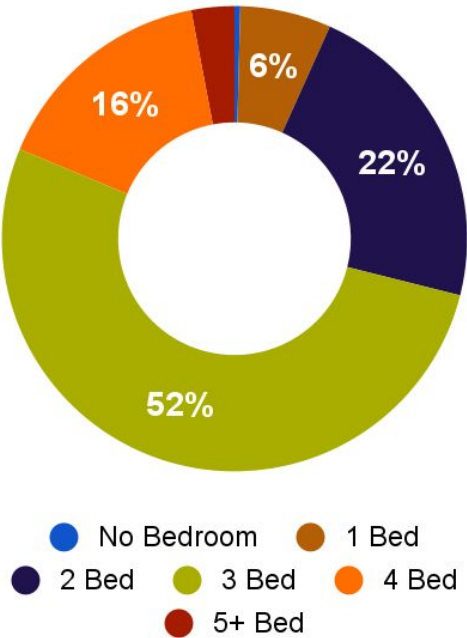


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in De Kalb County are 2.53, with 71% of units 3 bedroom or more.

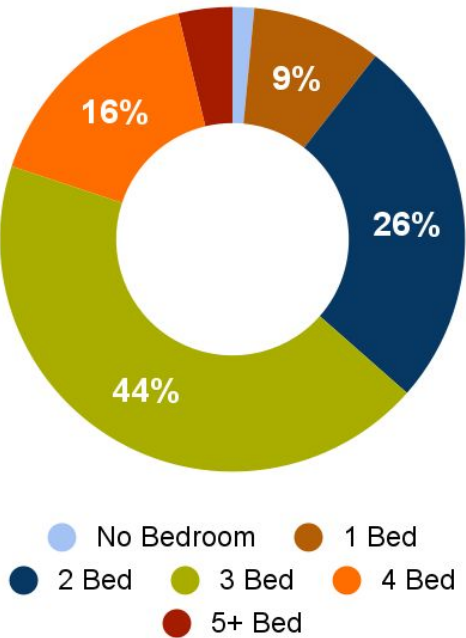
Housing Stock by Bedrooms

De Kalb County | 2019



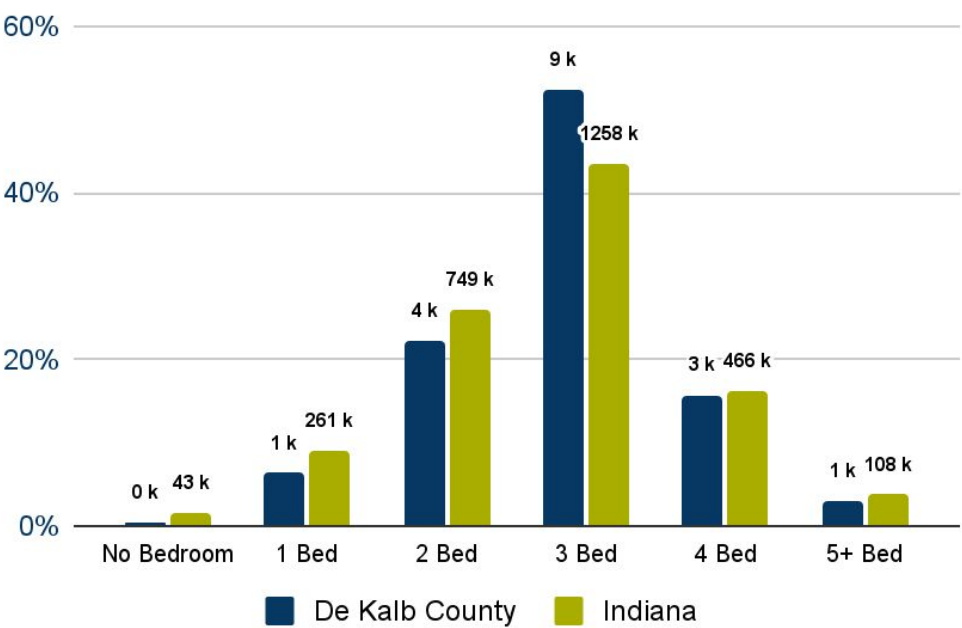
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

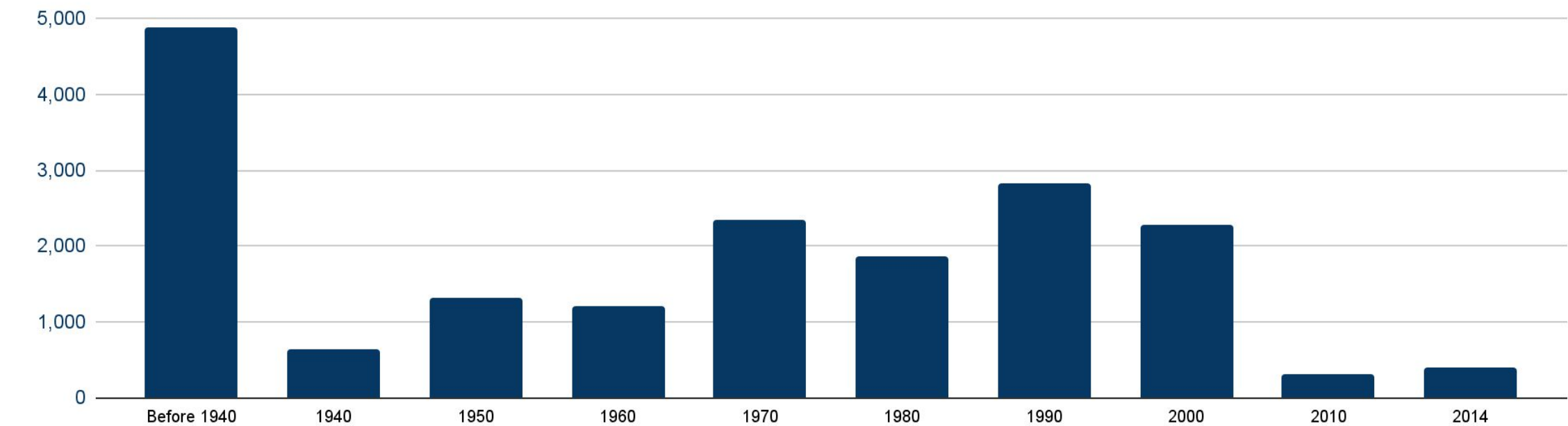
De Kalb County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 83% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
De Kalb County | 2019

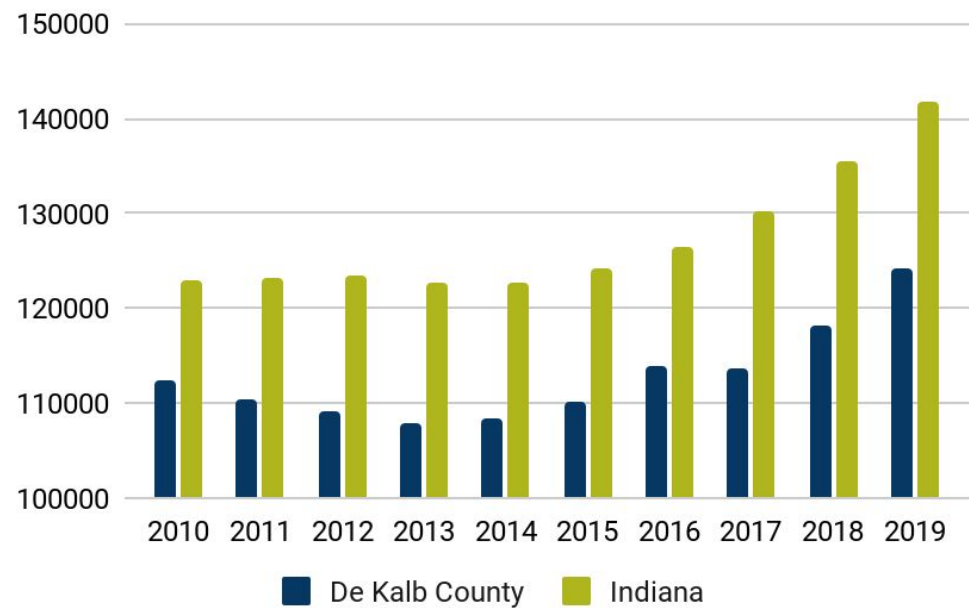


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

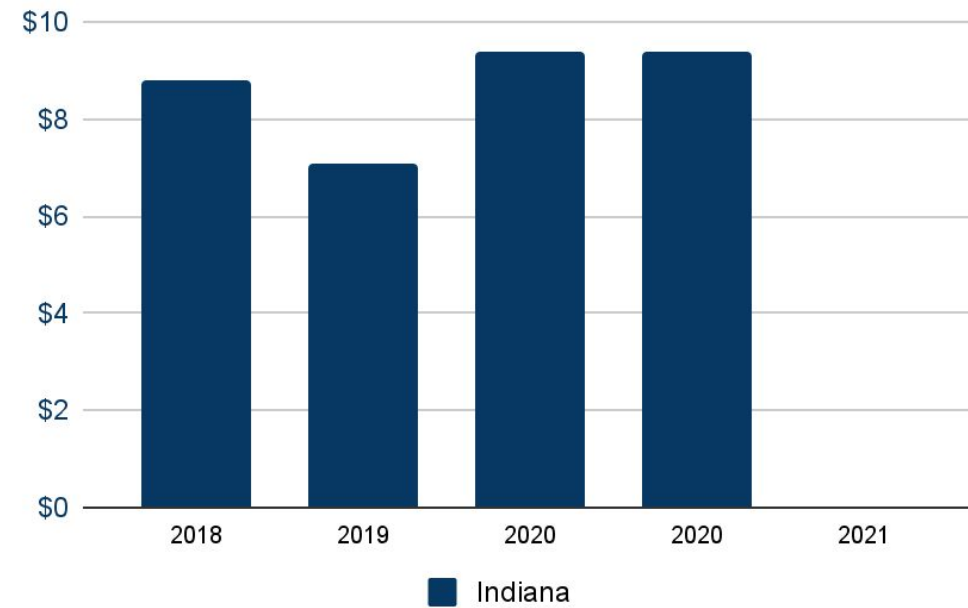
MEDIAN LISTING PRICE | Homes in De Kalb County have a median listing price of \$124,300, compared to \$141,700 statewide. Home prices have increased by 11% since 2010.

Median Listing Price
De Kalb County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
De Kalb County | 2017-2020



Source: ACS 2010-2019 5-year estimates

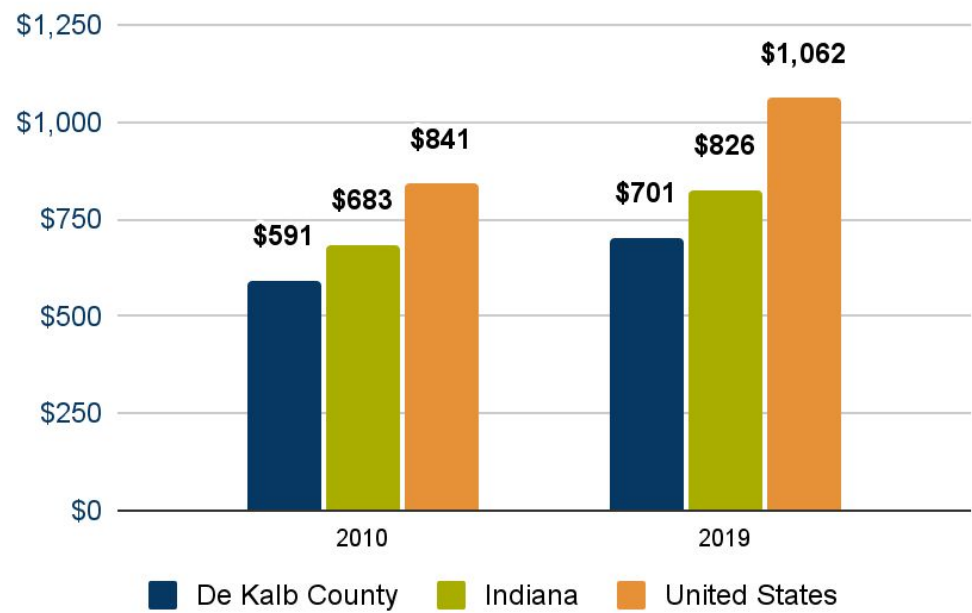
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 19% since 2010, with average rents at \$701.

Median Rent

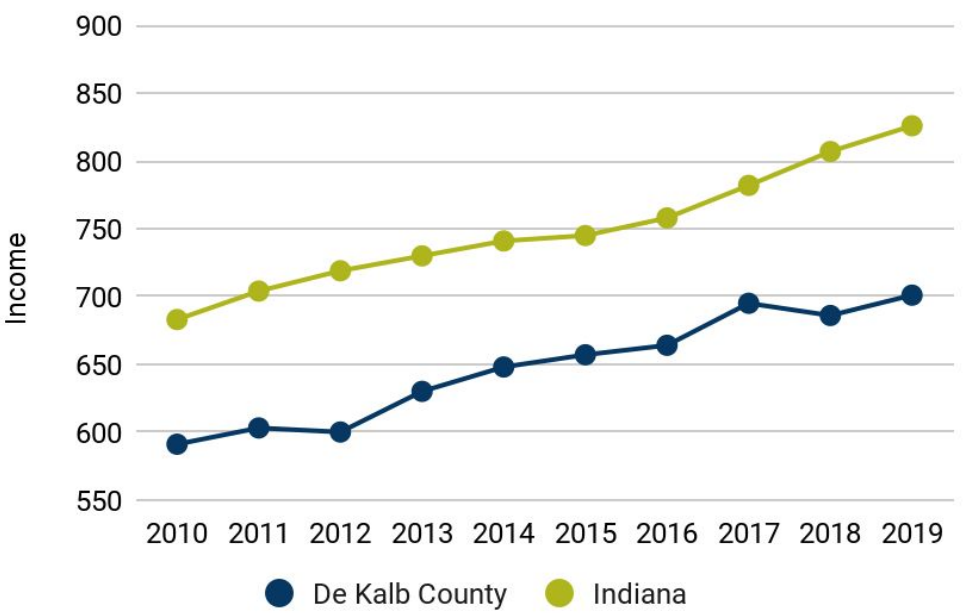
De Kalb County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

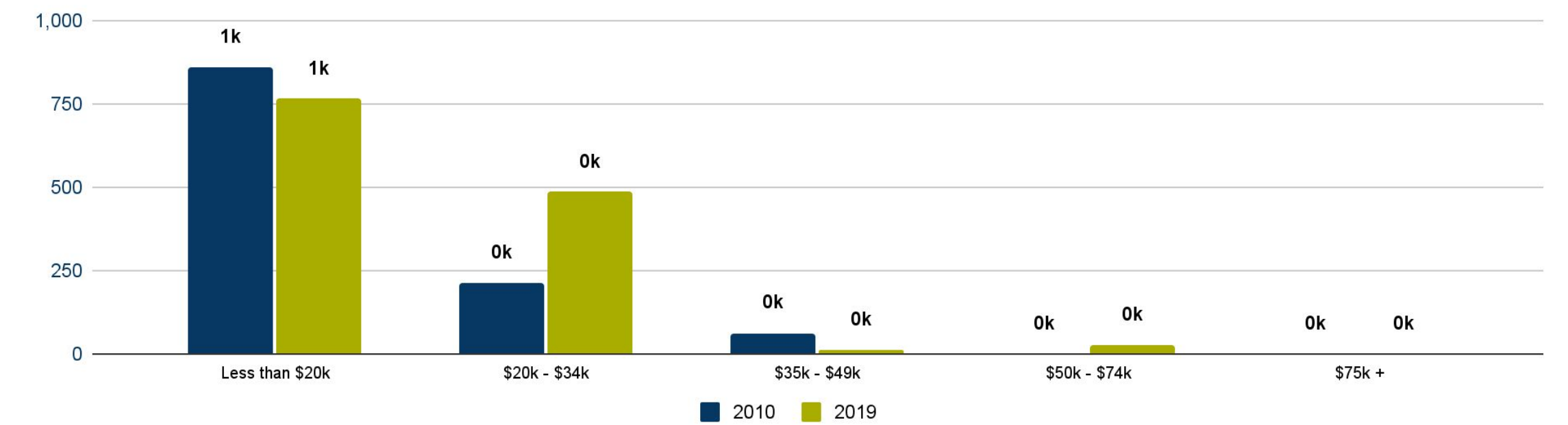
De Kalb County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 35% of households are housing cost burdened in De Kalb County, down -13% since 2010. 50% of households earning below \$50,000 are housing cost burdened.

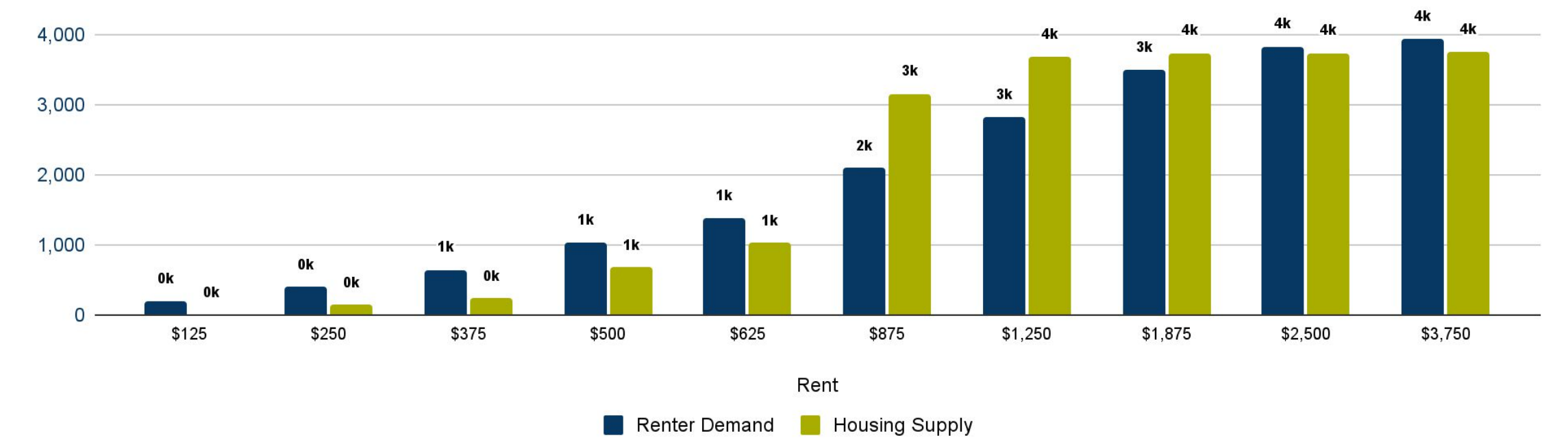
Renter Housing Cost Burden
De Kalb County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
De Kalb 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 De Kalb County.

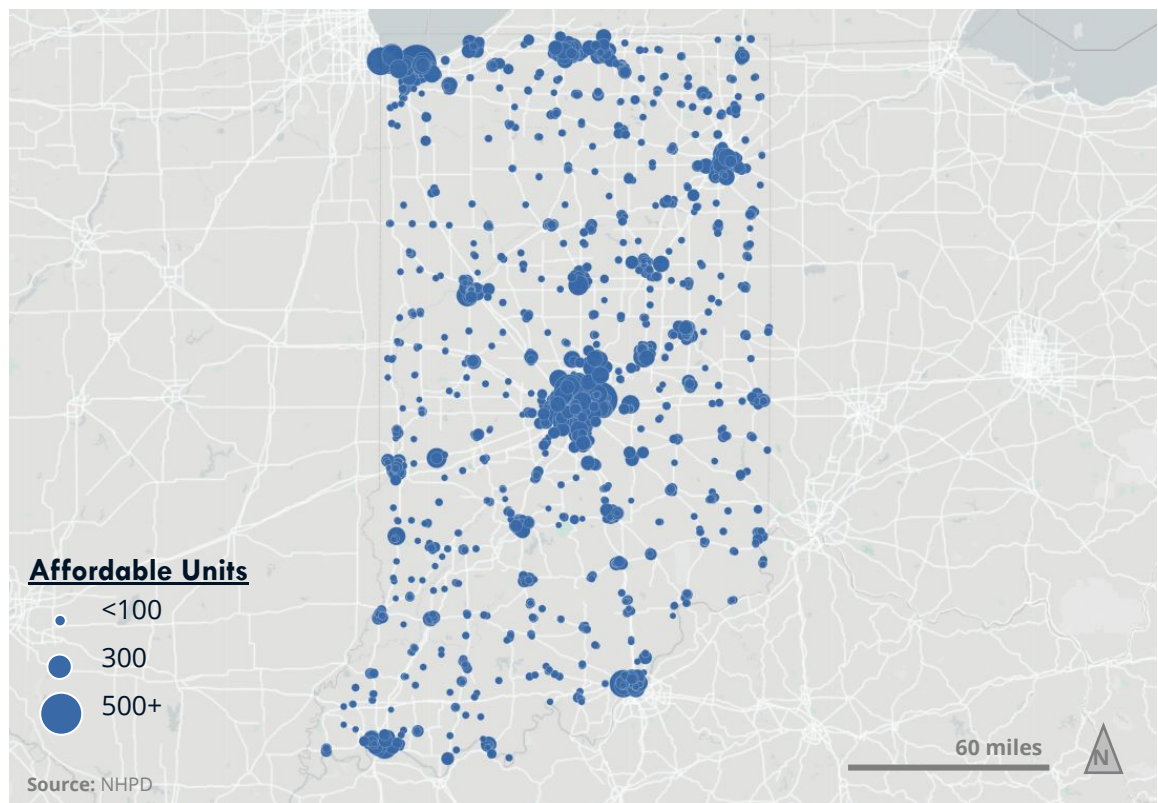
Affordable Housing Inventory

De Kalb County | 2020



Affordable Housing Inventory

State of Indiana | 2020

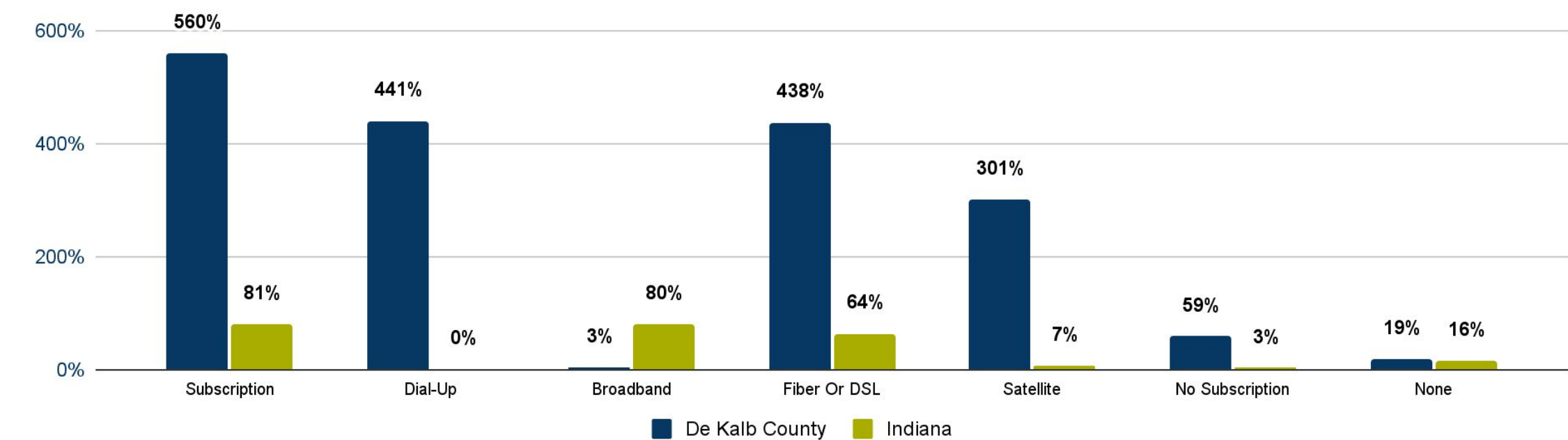


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HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access De Kalb County | 2017-2020



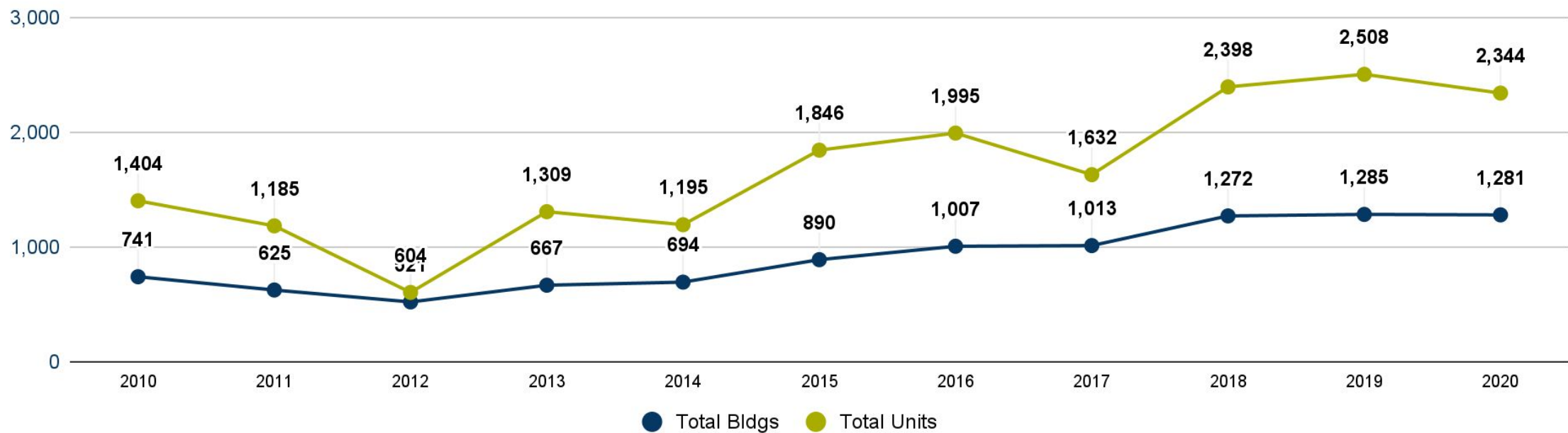
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 1,281 new housing starts in 2020 in De Kalb County, with 9,996 total building permits authorized since 2010.

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



Source: St. Louis Fed.

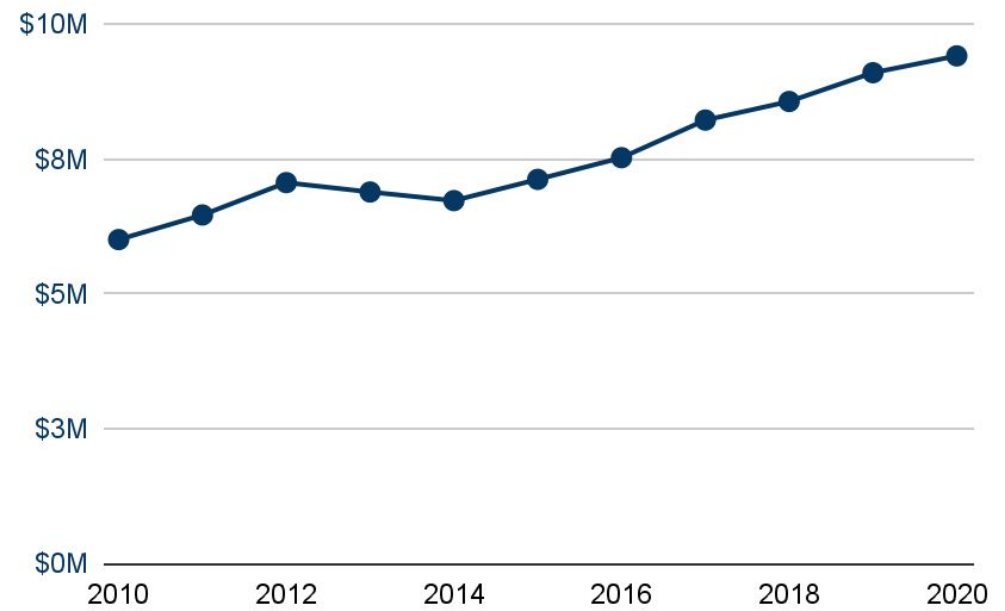
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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