



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR MIAMI COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

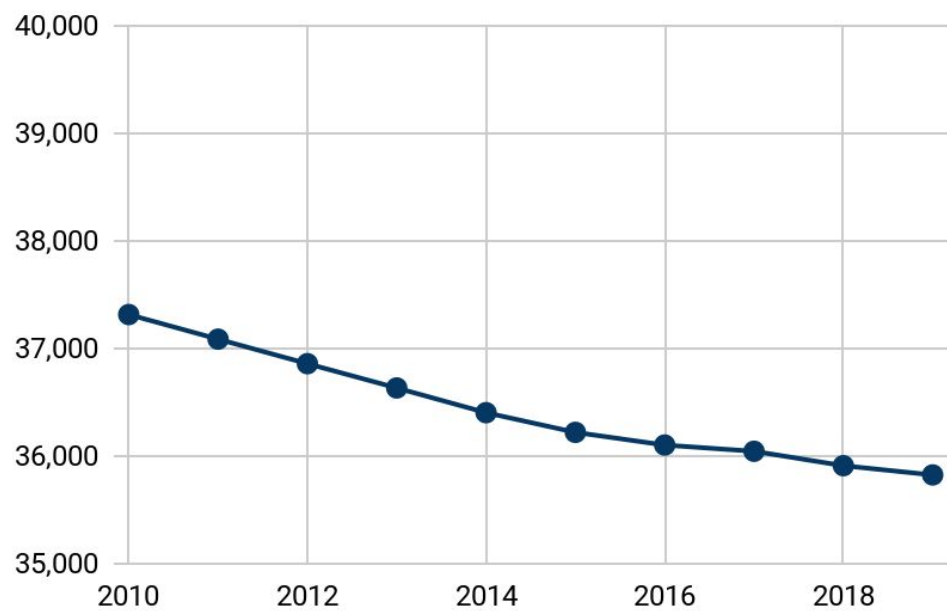
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

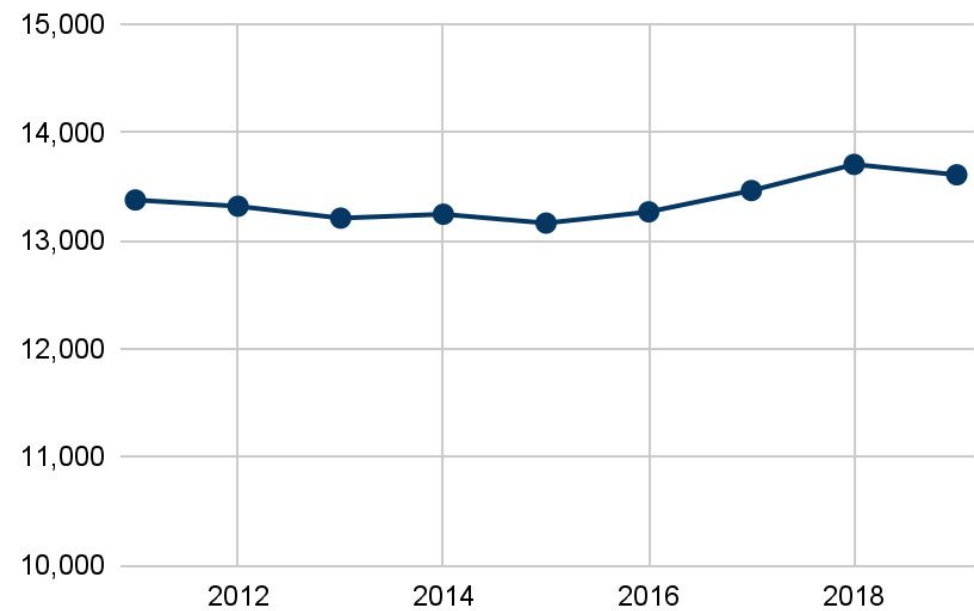
POPULATION | Miami County's population has decreased by 4.00% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Miami County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Miami County | 2010-2019



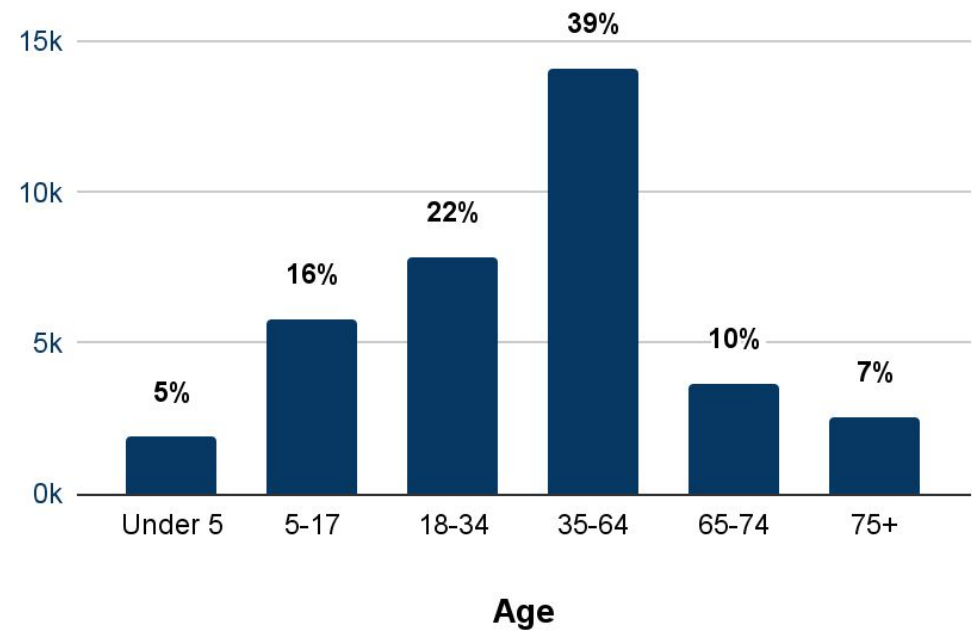
Source: FRED, U.S. Census Bureau

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

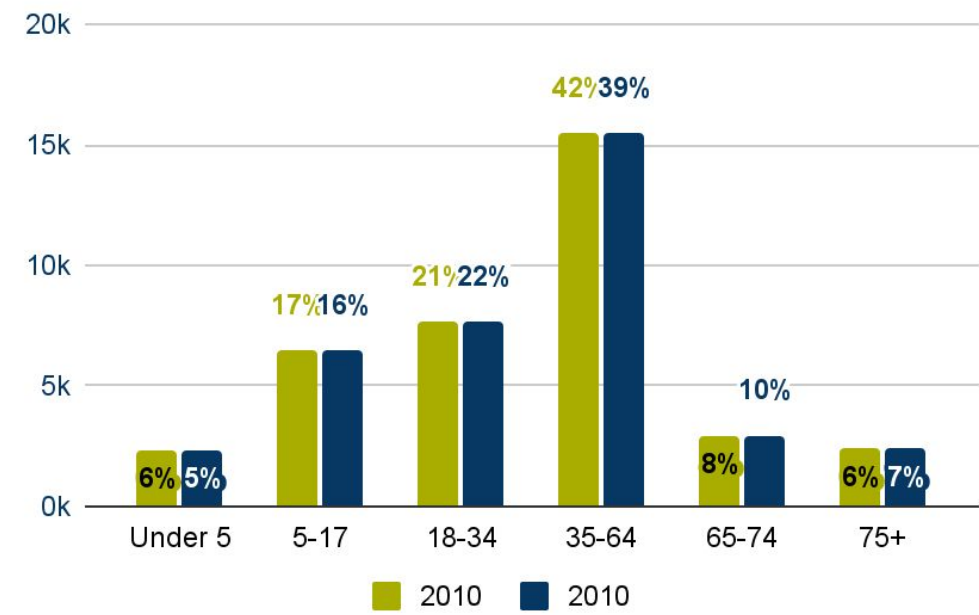
AGE | 17% of people in Miami County are above the age of 65, while 21% are below 18.

Population by Age
Miami County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Miami County | 2010, 2019

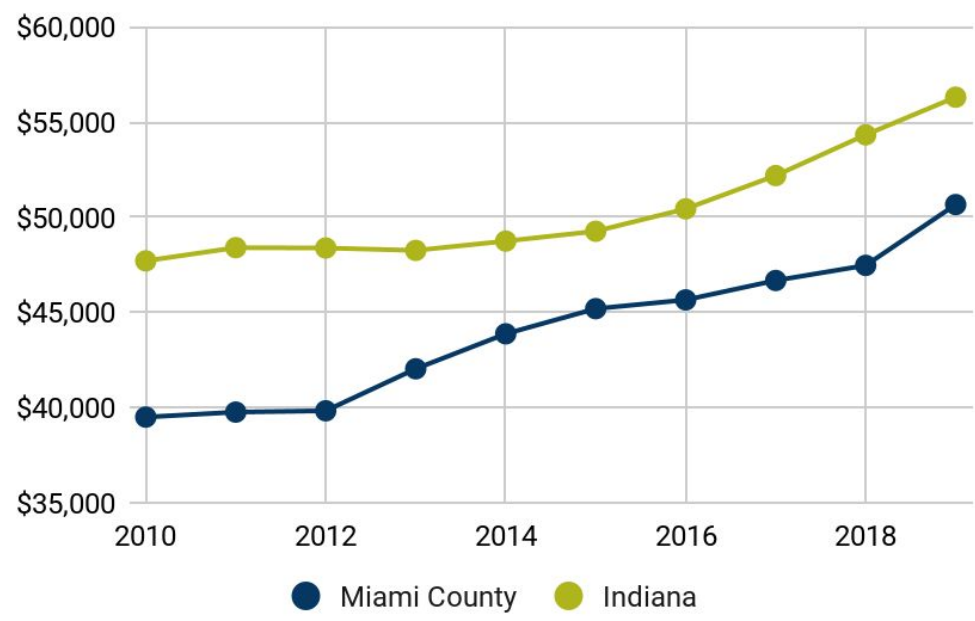


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Miami County had a median income of \$50,657 in 2019, up 28% since 2010. 34% of households have incomes below \$35,000, while 15% have incomes above \$100,000.

Median Income

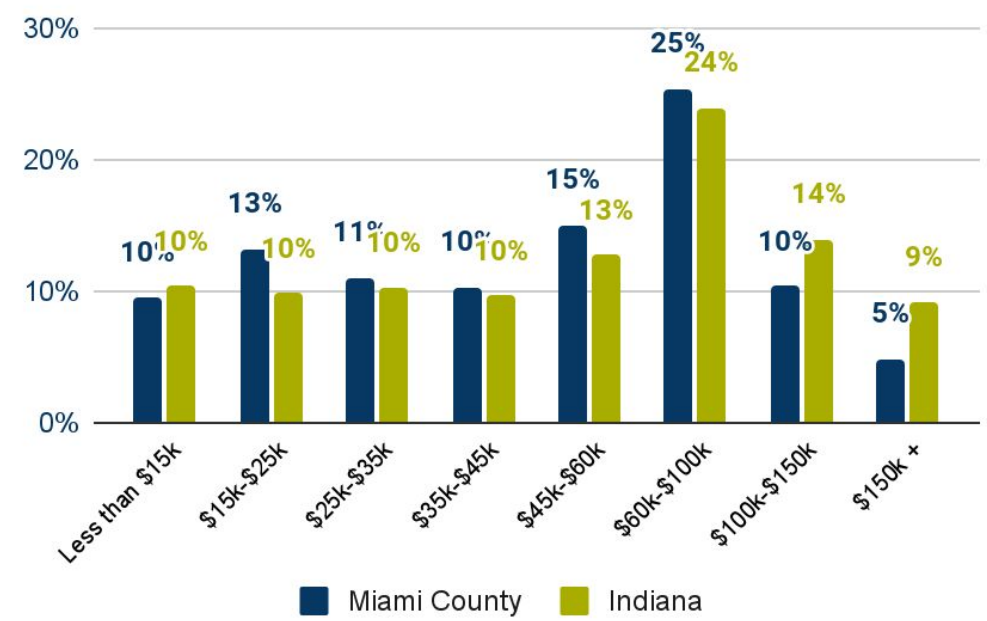
Miami County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Miami County, State of Indiana | 2019



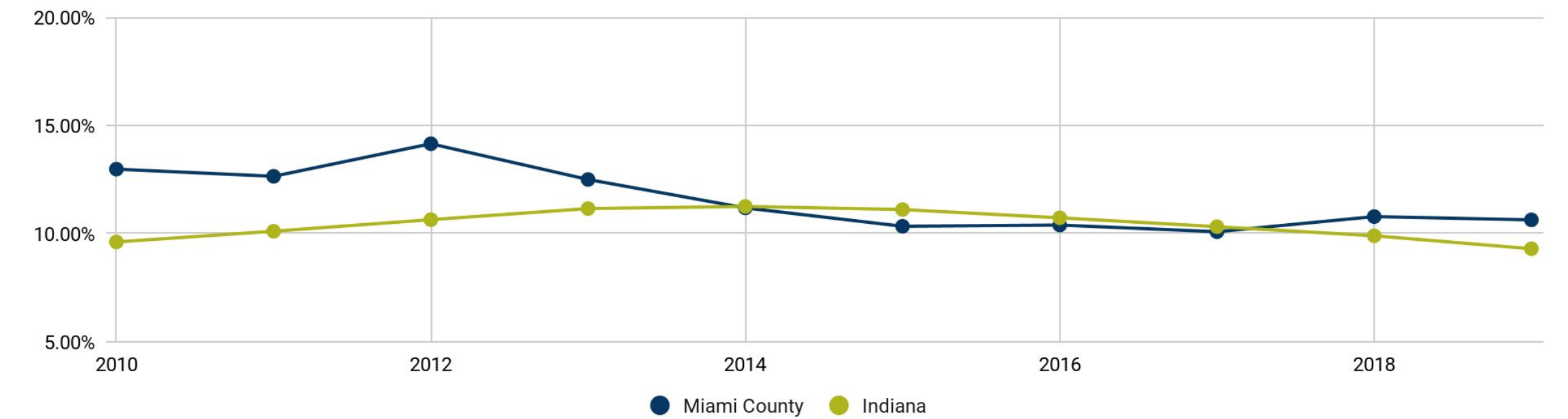
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 10.6% of families live in poverty conditions in Miami County, down 2.3 points from 13.0% in 2010.

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

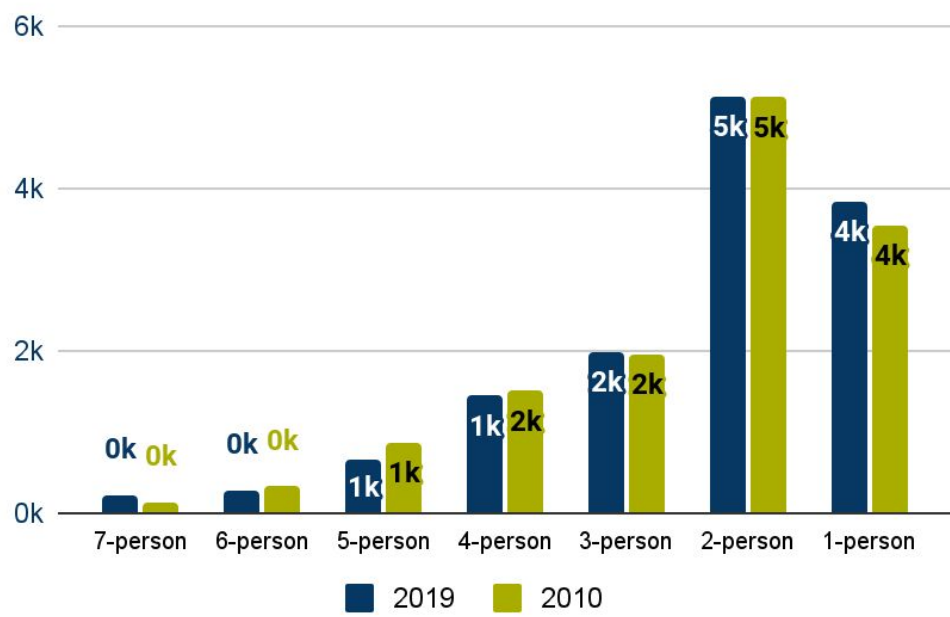


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

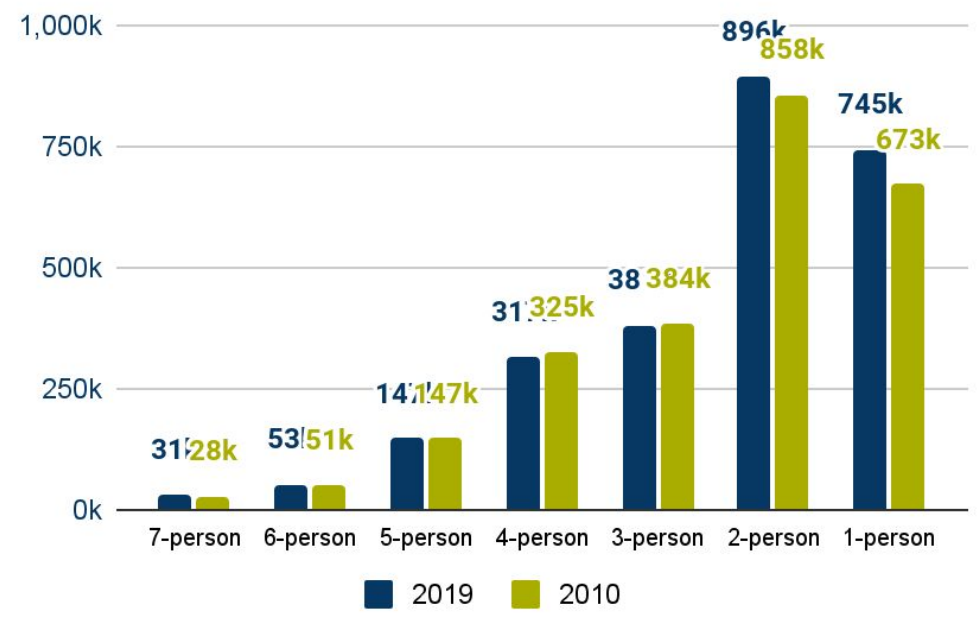
HOUSEHOLD SIZE | The average household size is 2.47, compared to 2.52 statewide. The Miami County average household has shrunk by 0.16 persons since 2010.

Household Size
Miami County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



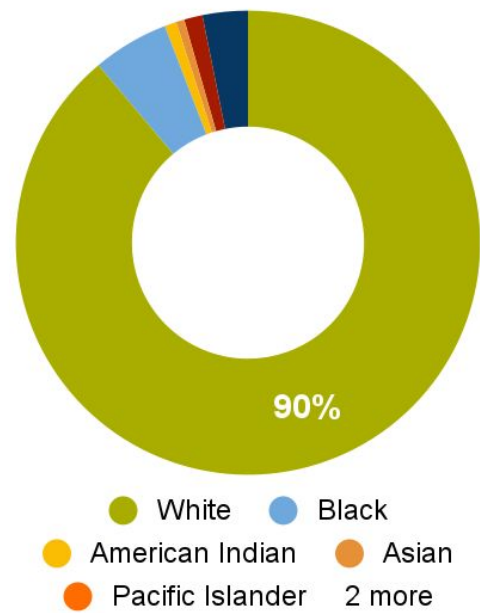
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

RACIAL COMPOSITION | The currently racial distribution of households in Miami County is 90% white, 5% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Miami County | 2019



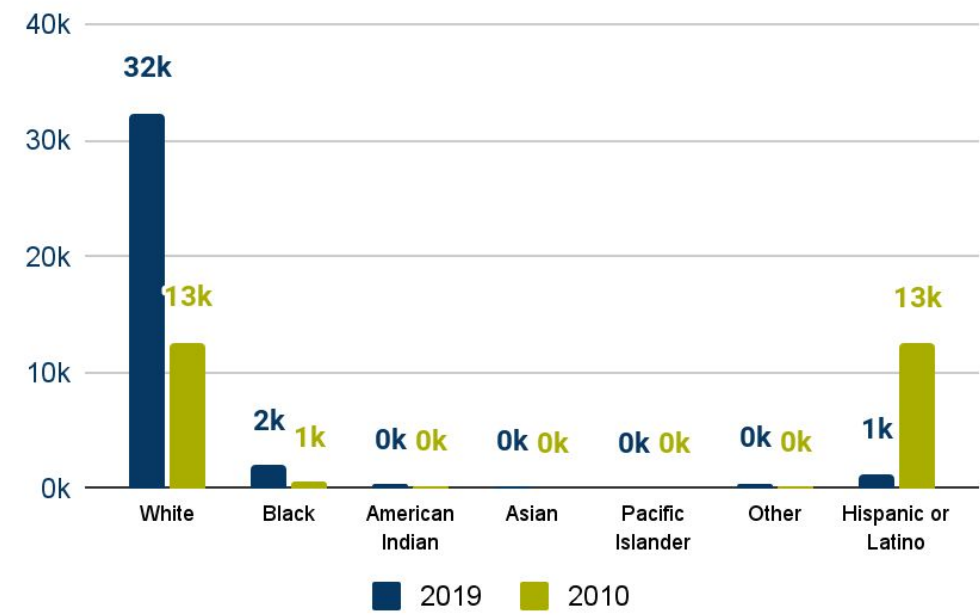
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Miami County | 2010, 2019



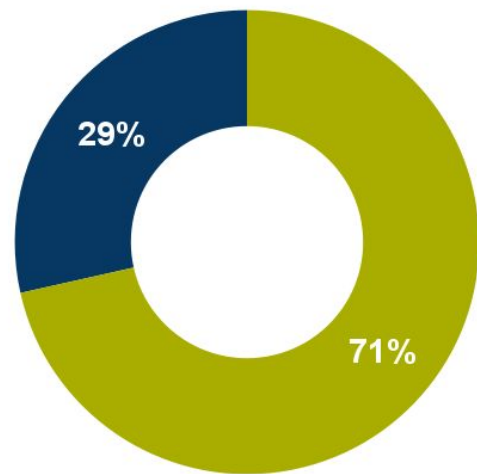
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 29% of households (3,881 households) in Miami County were renters, while 71% are (9,730 households) owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

Miami County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

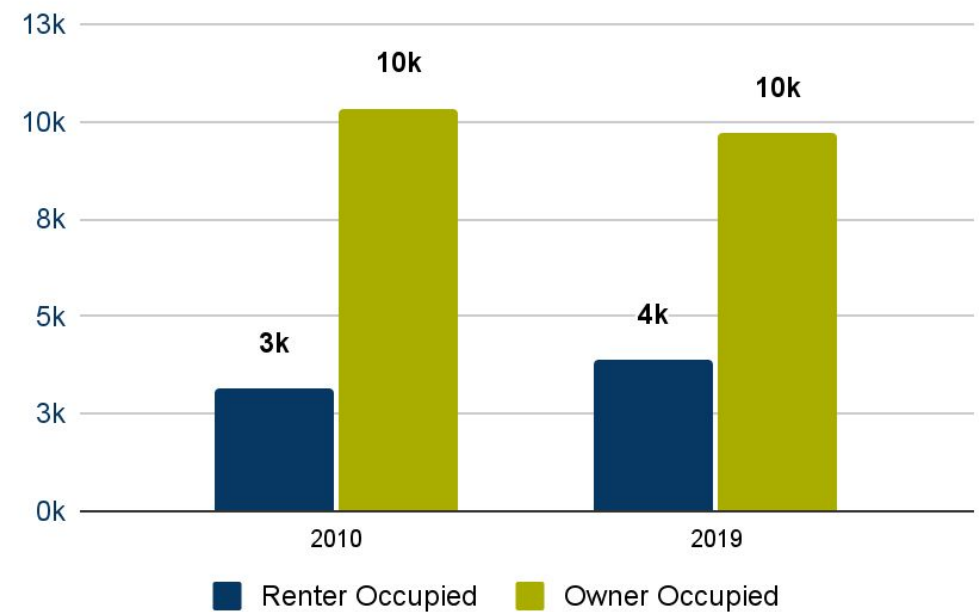
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Miami County | 2010-2019



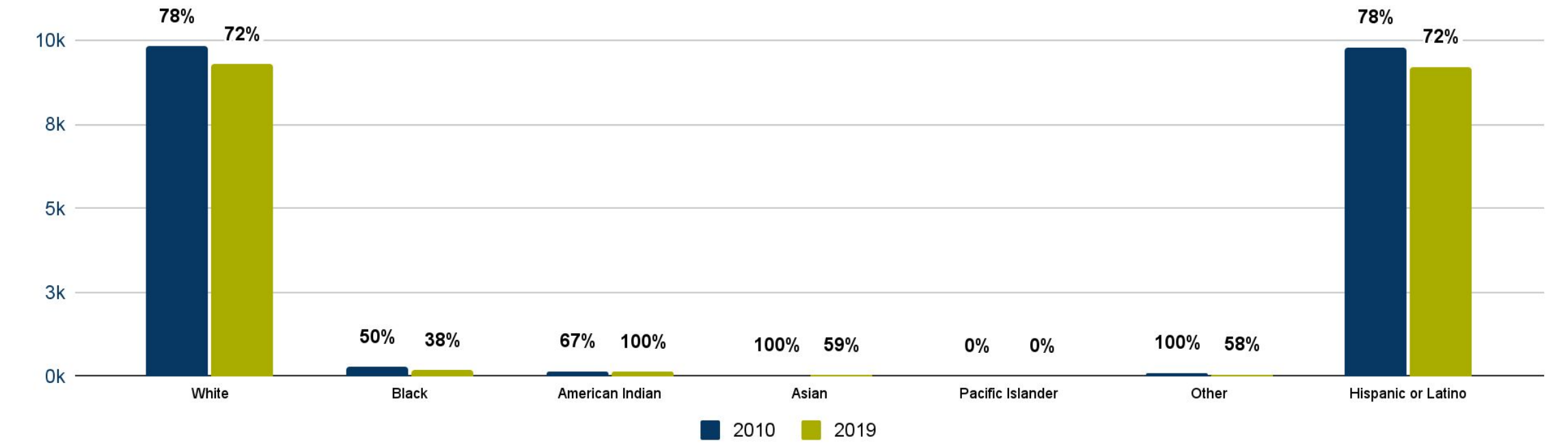
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 71%, among non-Hispanic White households' homeownership is 72%, 38% for Black households, and 72% for Hispanic or Latino households.

Homeownership by Race
Miami County | 2010, 2019

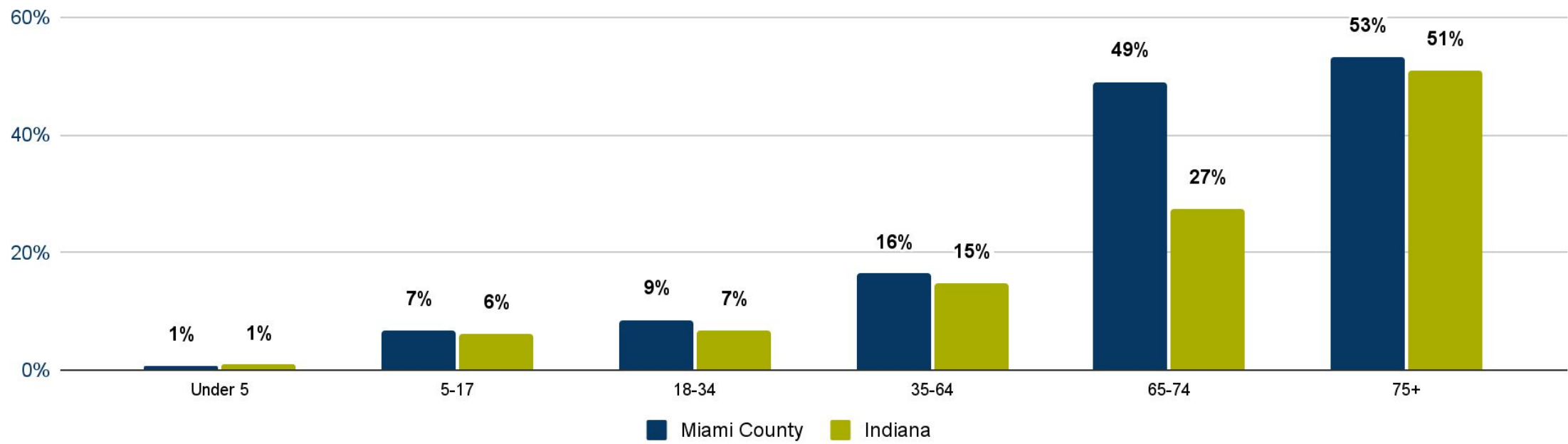


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 18% of people in Miami County live with a disability. For people above 65, the share increases to 51%.

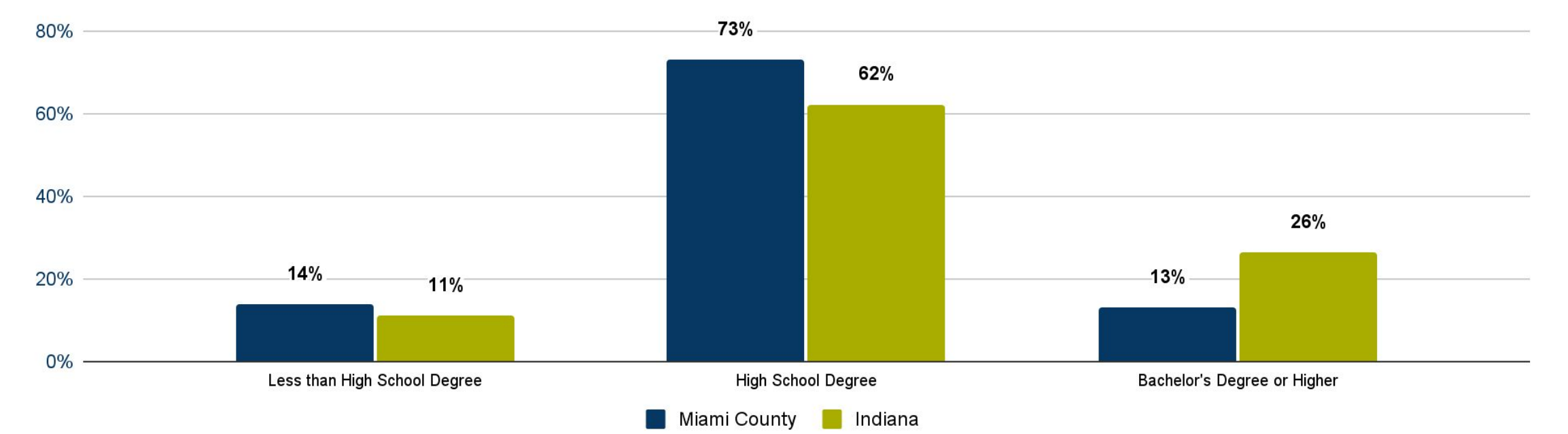
Share of the Population with a Disability by Age
Miami County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Miami County, 73% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Miami County, Indiana | 2019



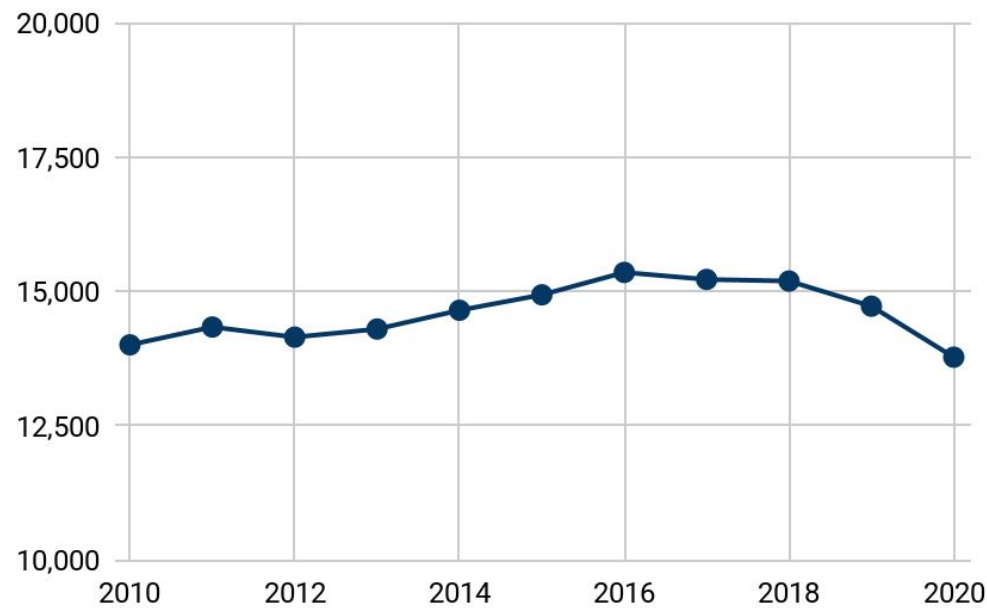
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

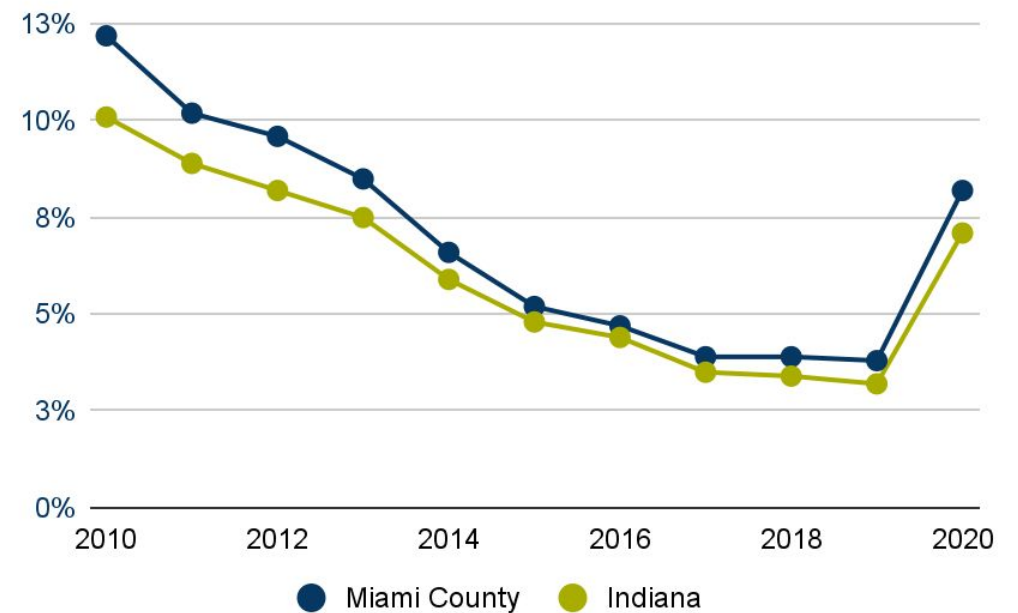
EMPLOYMENT BASE | There are currently 14,000 employed persons in Miami County, down by 2% since 2010. The unemployment rate in 2020 was 8.20%, up 4.4 points from 2019.

Total Employment
Miami County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Miami County, Indiana | 2010-2019

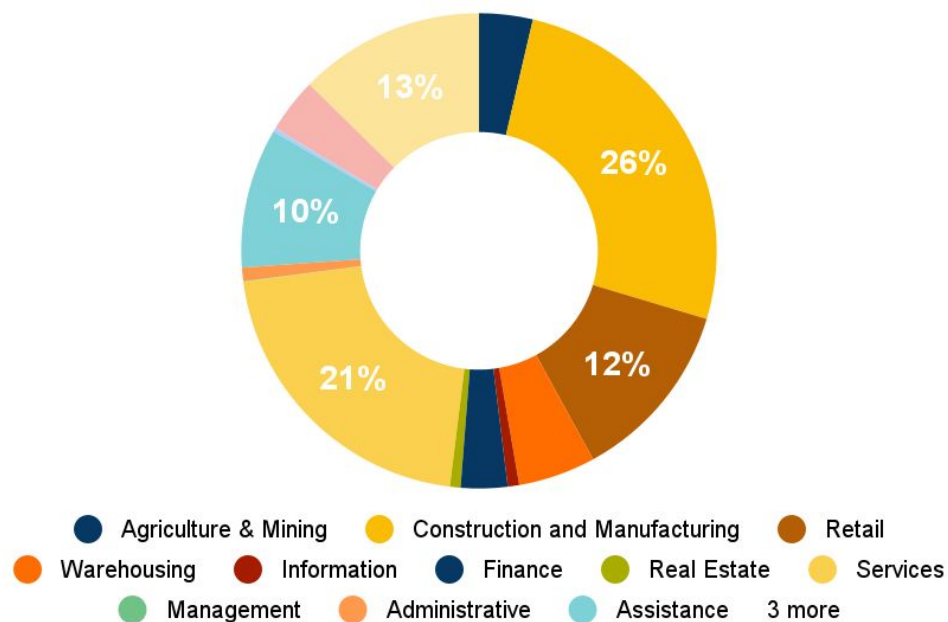


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Miami County, accounting for 22% of all jobs, followed by Public Administration (13% of all jobs).

Total Jobs by All Industries
Miami County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$39,253**
2. Trade, transportation, and utilities | **\$38,239**
3. Goods-producing | **\$47,244**
4. Leisure and hospitality | **\$14,459**
5. Construction | **\$48,100**

Source: BLS

Top 5 Employers

1. Schneider Electric Square (Peru)
2. Miami Correctional Facility (Bunker Hill)
3. Dukes Memorial Hospital (Peru)
4. Miami County (Peru)
5. Bryan Steam Llc (Peru)

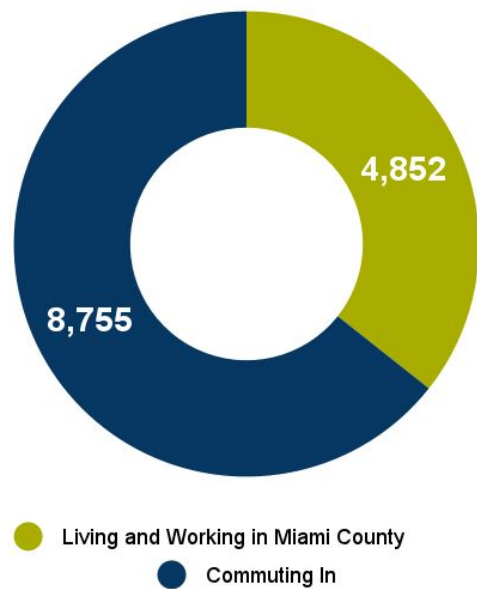
Source: BLS

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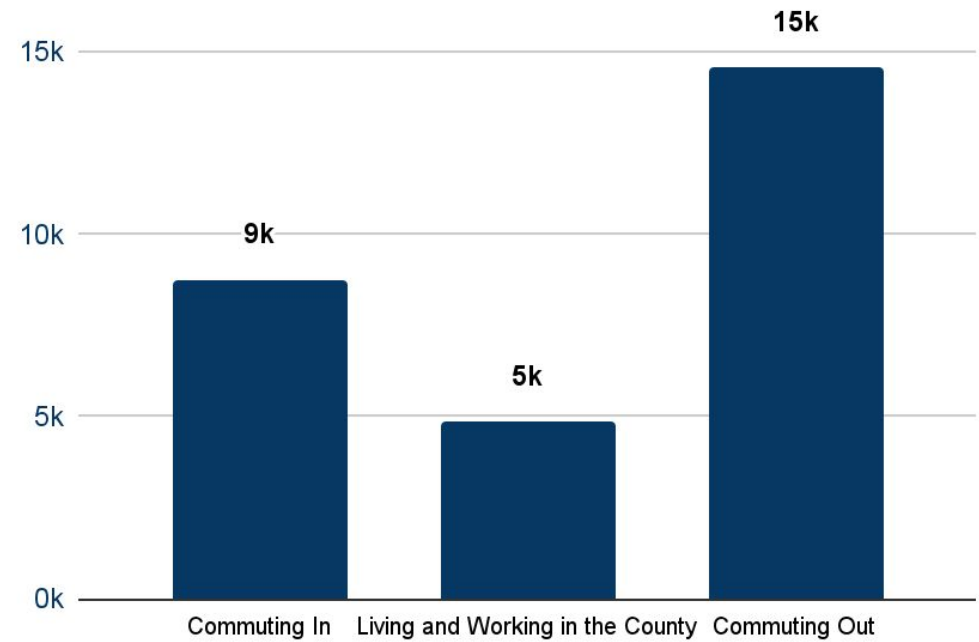
COMMUTER INFLOW / OUTFLOW | 9,000 commuters come into Miami County for their jobs, while 15,000 employees travel outside for their jobs.

Employment Inflow
Miami County | 2018



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

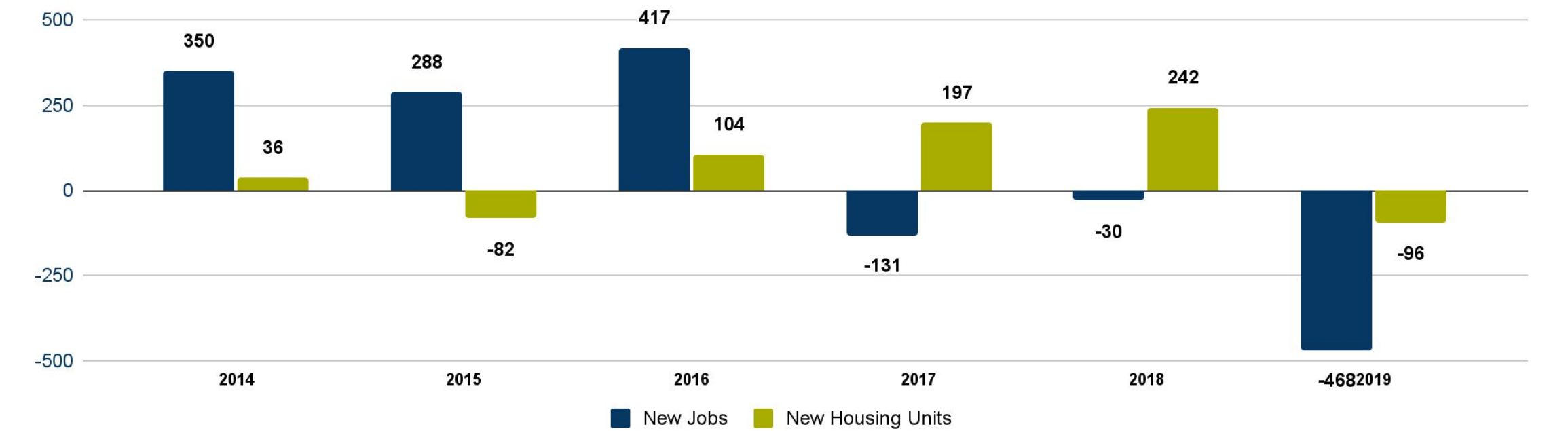
Commuting Patterns
Miami County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 426 between 2014-2019 and 401, or 94 units for every 100 jobs created.

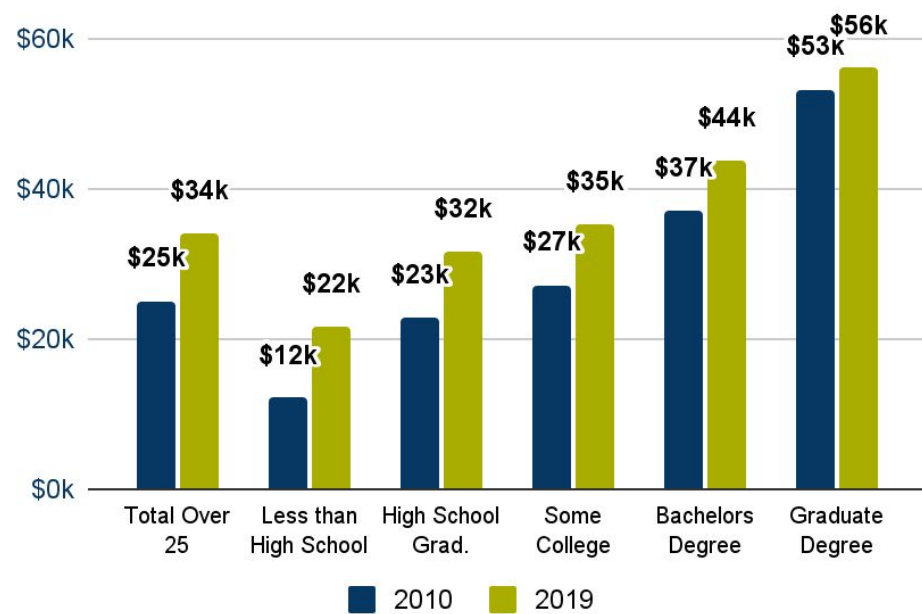
Job Growth and Housing Production
Miami County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

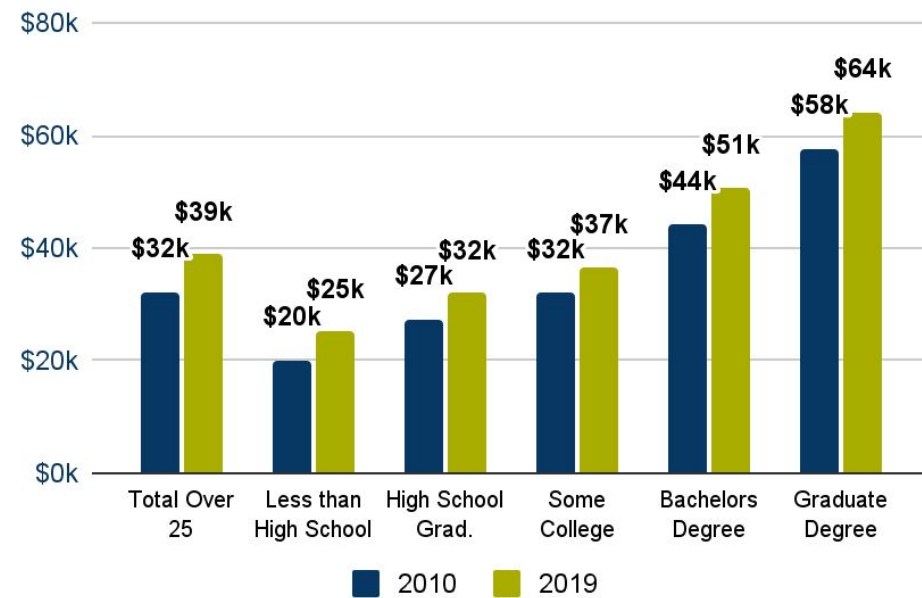
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 36% since 2010 for the total population and increased 38% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Miami County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

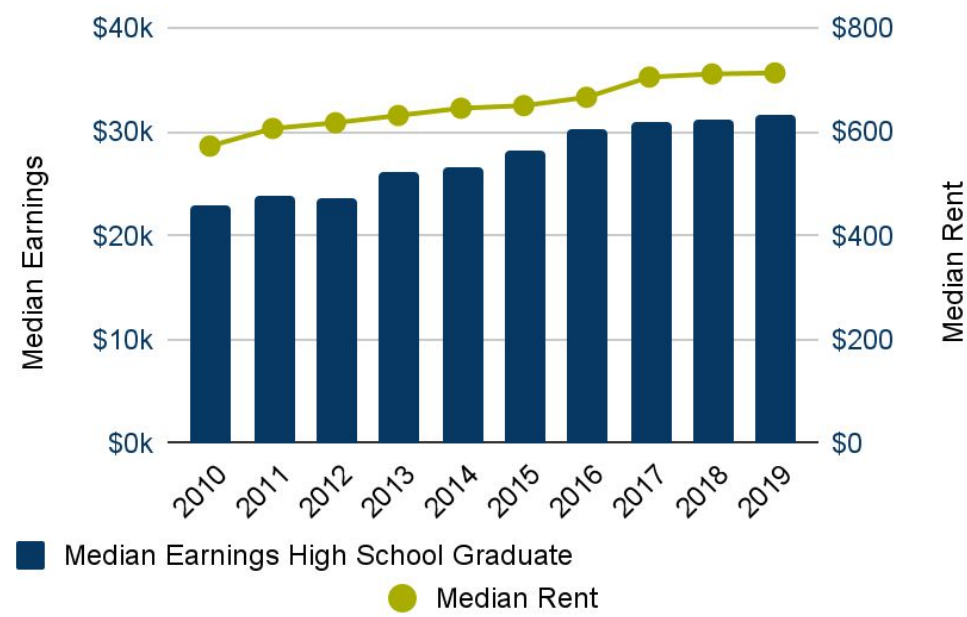
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 24.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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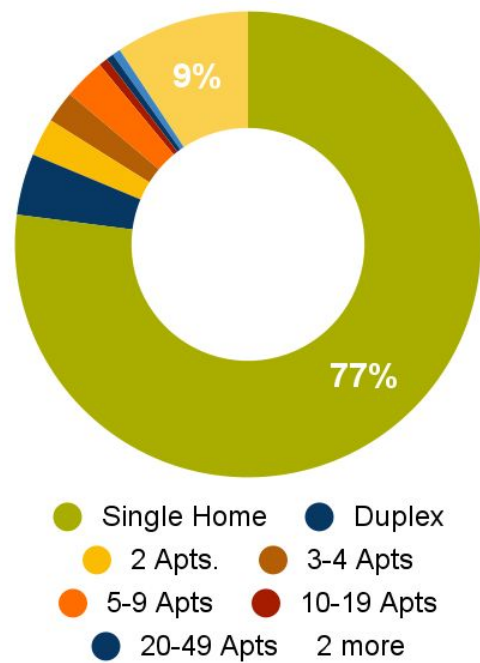
HOUSING TRENDS

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HOUSING TYPOLOGY | 77% of homes in Miami County are single-family, while 14% are multifamily. The share of multifamily housing has decreased by 306 homes since 2010.

Housing Typology

Miami County | 2019



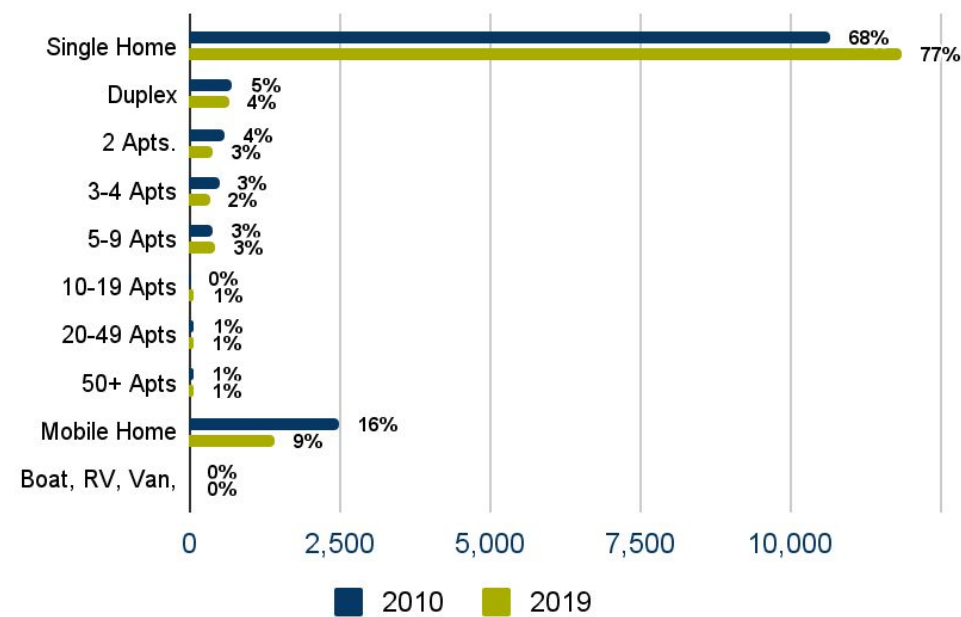
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Miami County | 2010, 2019

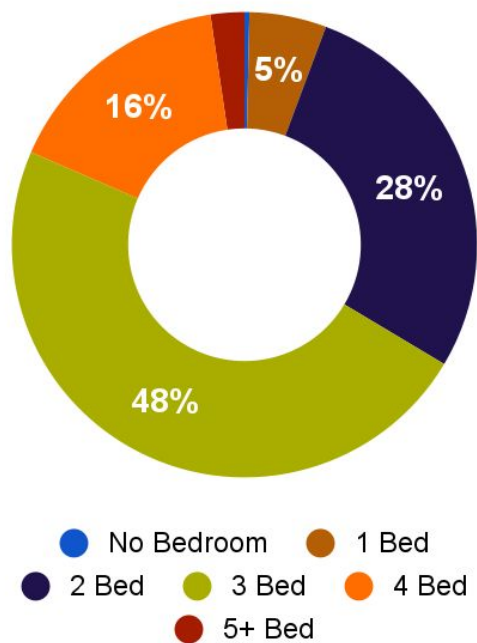


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Miami County are 2.47, with 66% of units 3 bedroom or more.

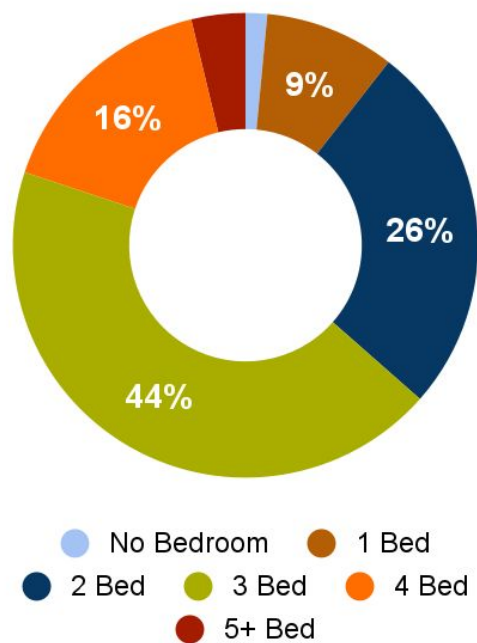
Housing Stock by Bedrooms

Miami County | 2019



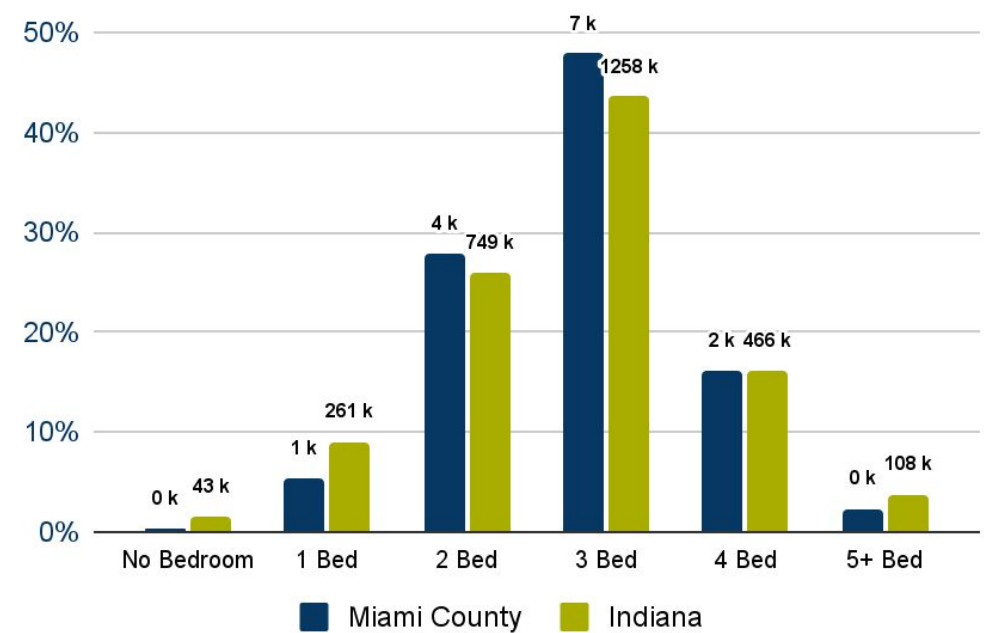
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

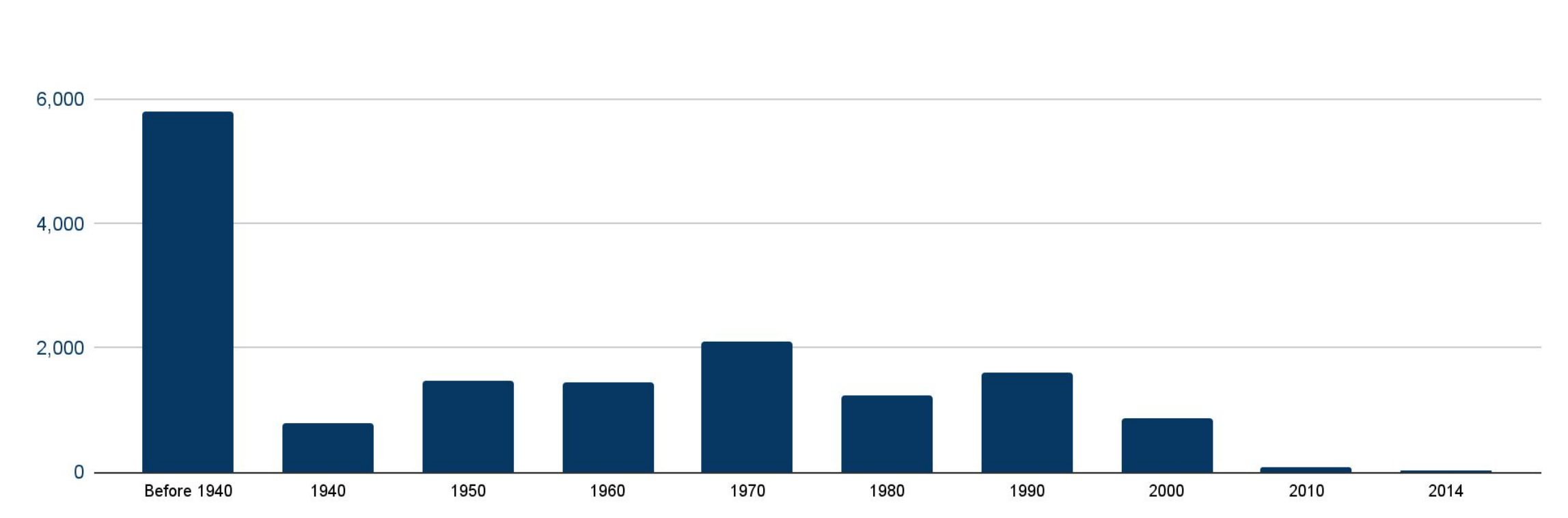
Miami County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 94% of homes were built before 1990, with most homes built in 2014.

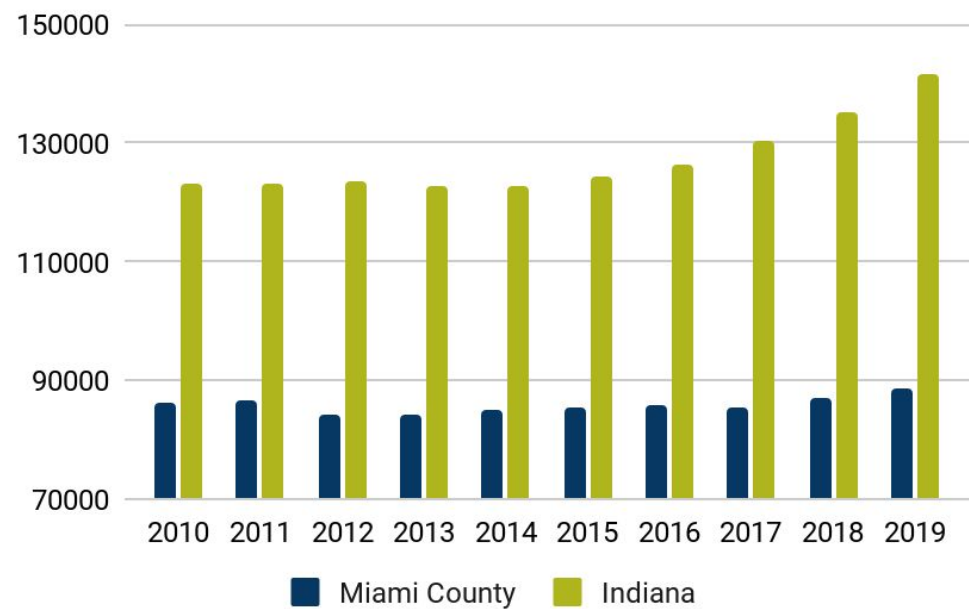
Homes by Year Built
Miami County | 2019



Source: ACS 2010-2019 5-year estimates

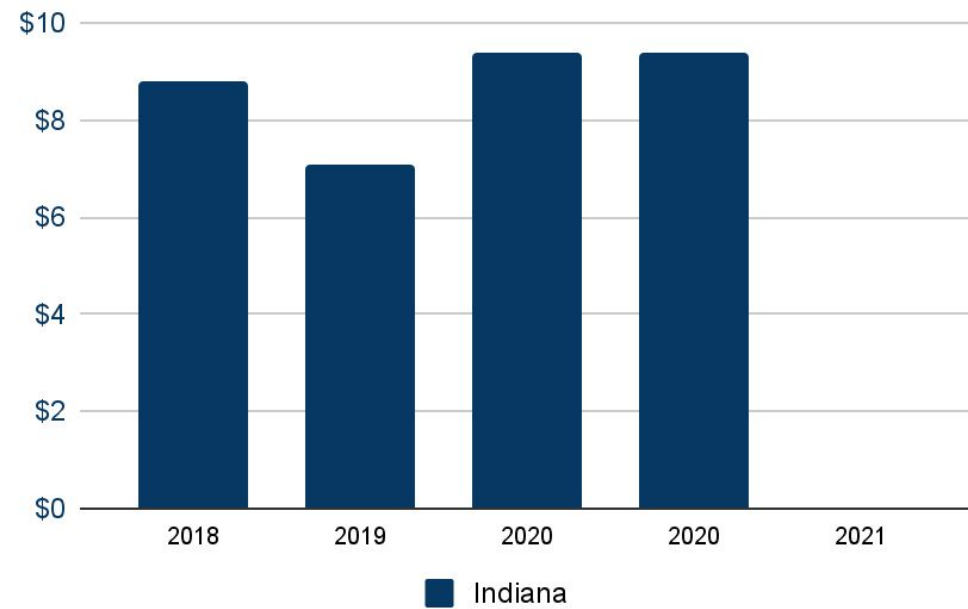
MEDIAN LISTING PRICE | Homes in Miami County have a median listing price of \$88,700, compared to \$141,700 statewide. Home prices have increased by 3% since 2010.

Median Listing Price
Miami County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

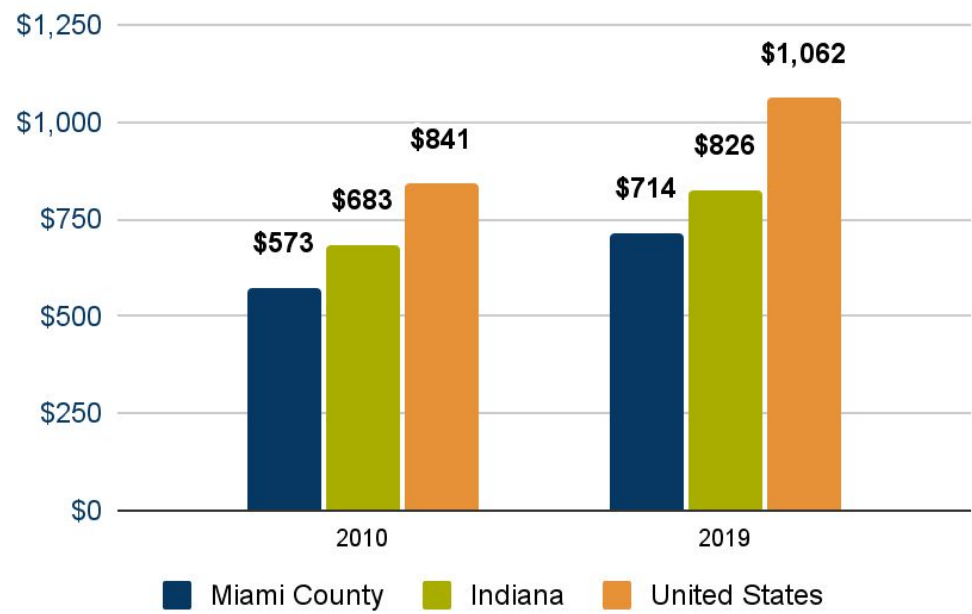


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 25% since 2010, with average rents at \$714.

Median Rent

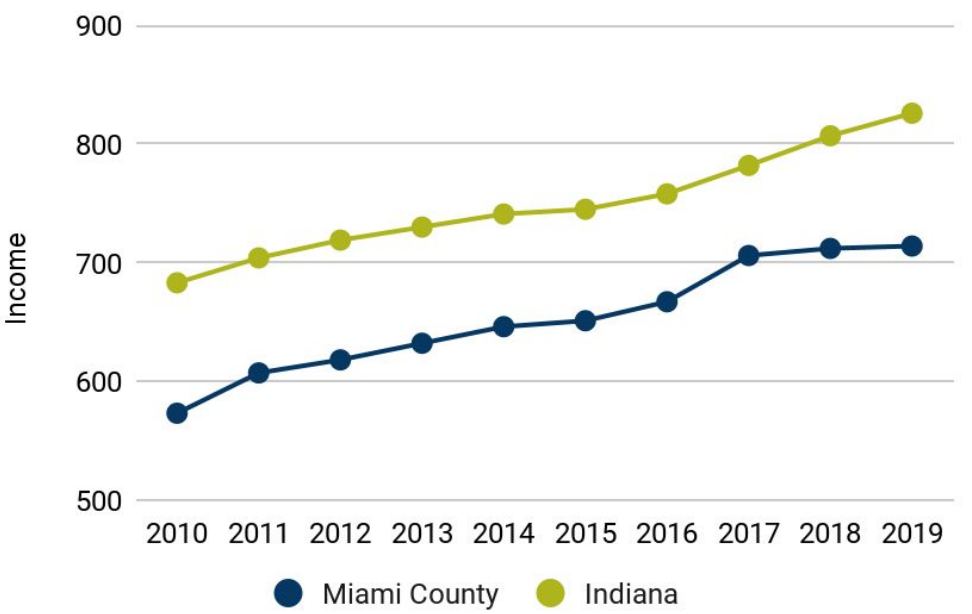
Miami County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

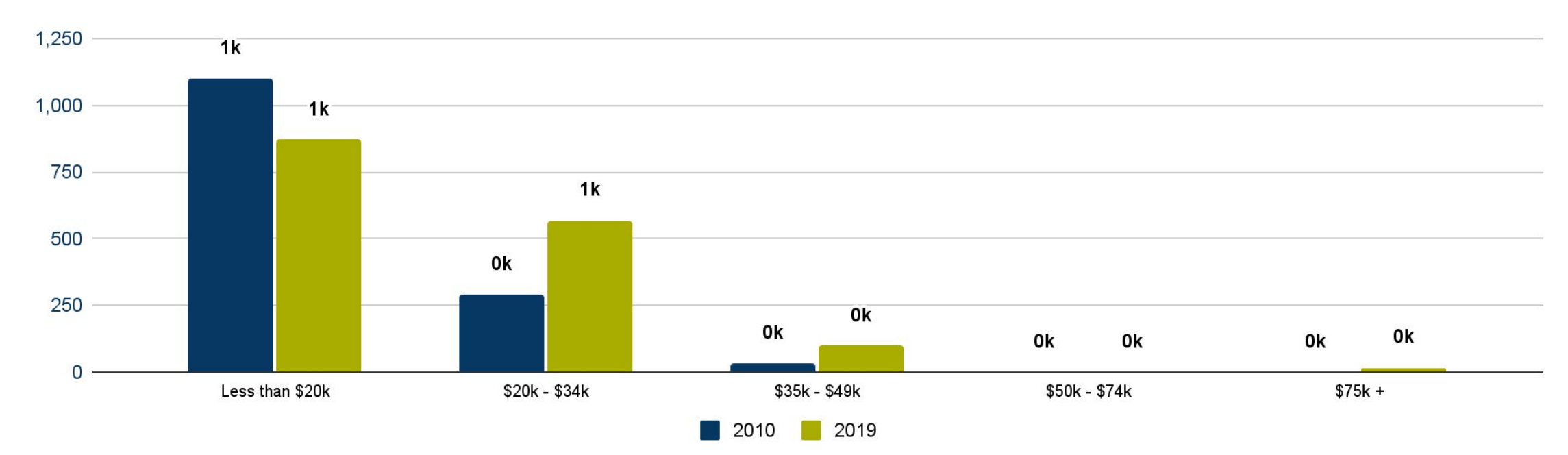
Miami County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of households are housing cost burdened in Miami County, down -22% since 2010. 65% of households earning below \$50,000 are housing cost burdened.

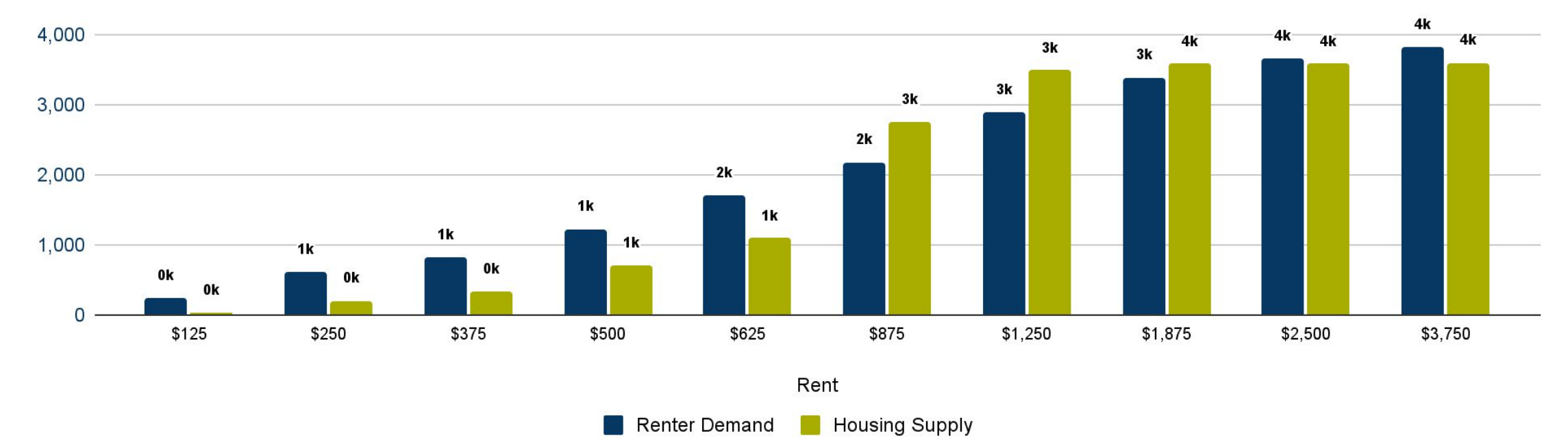
Renter Housing Cost Burden
Miami County, Indiana | 2010 - 2019



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.

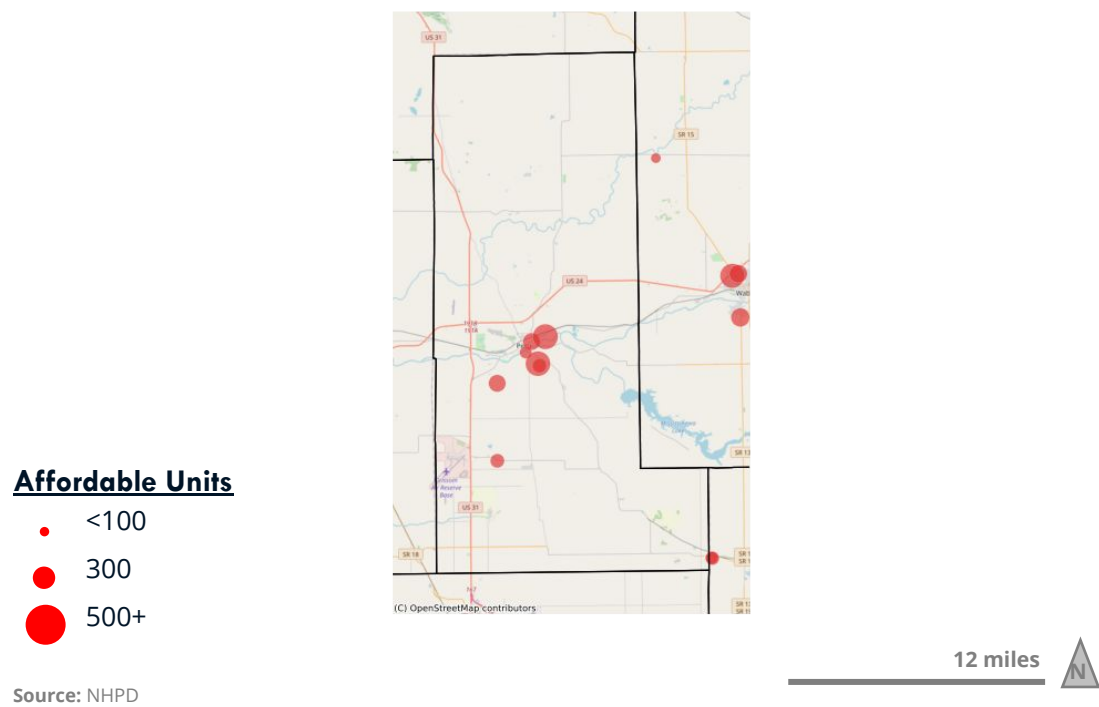
Cumulative Housing Gap
Miami County, Indiana | 2010-2019



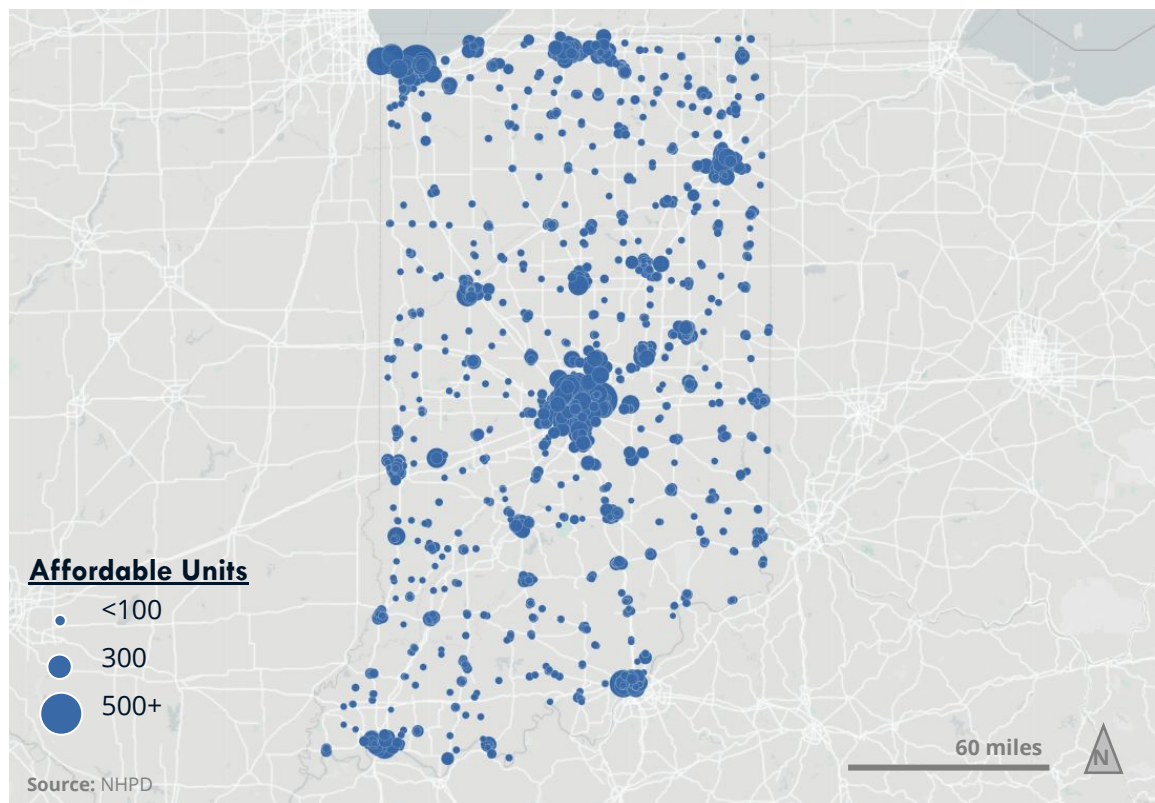
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Miami County | 2020

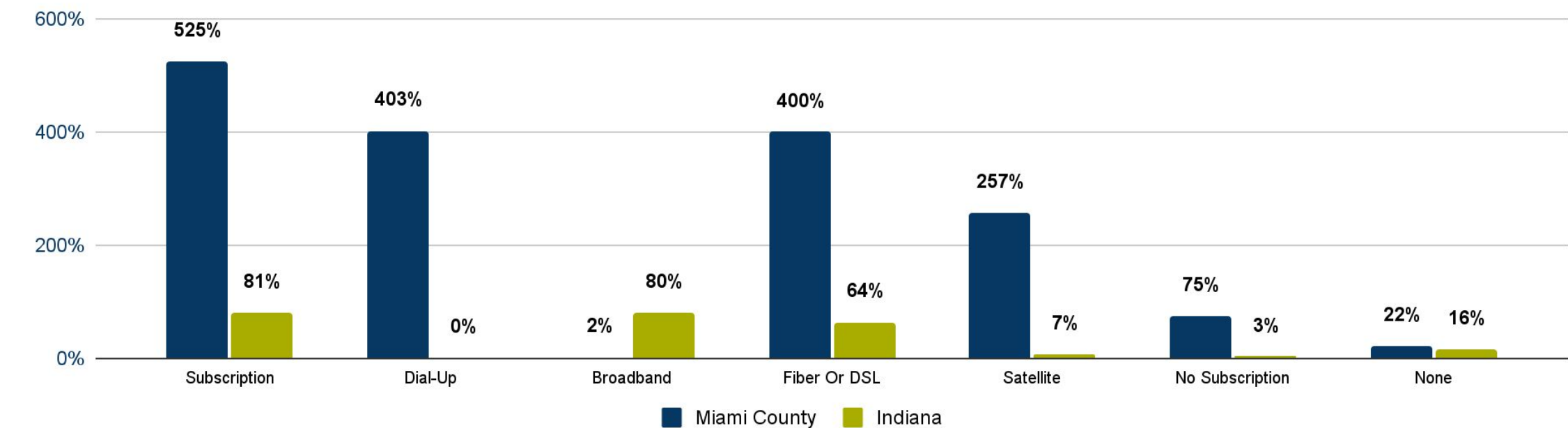


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access Miami County | 2017-2020



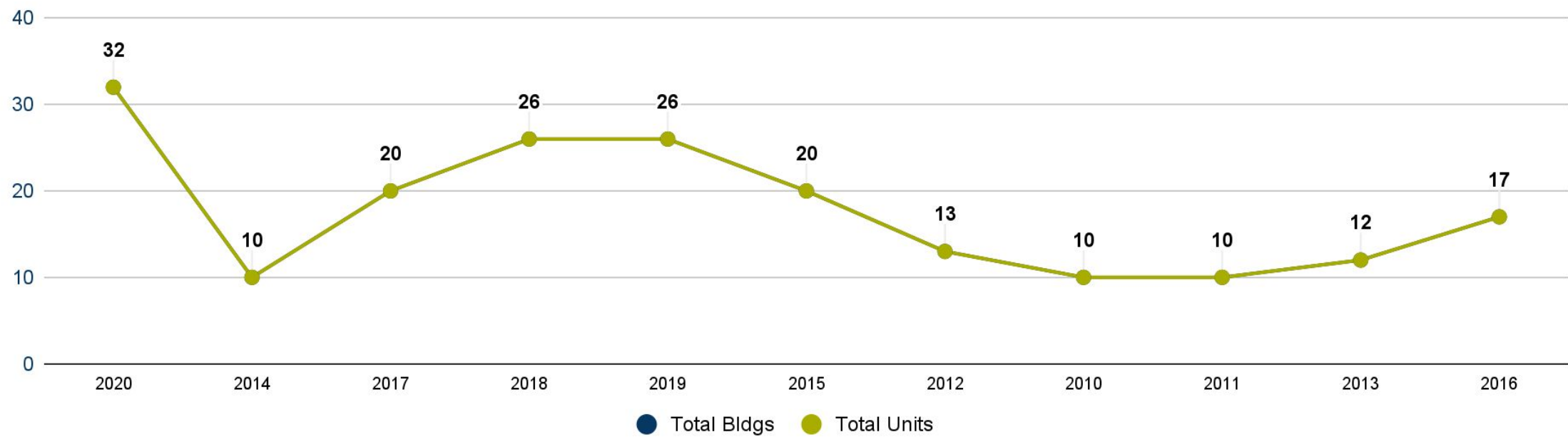
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 17 new housing starts in 2016 in Miami County, with 196 total building permits authorized since 2020.

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



Source: St. Louis Fed.

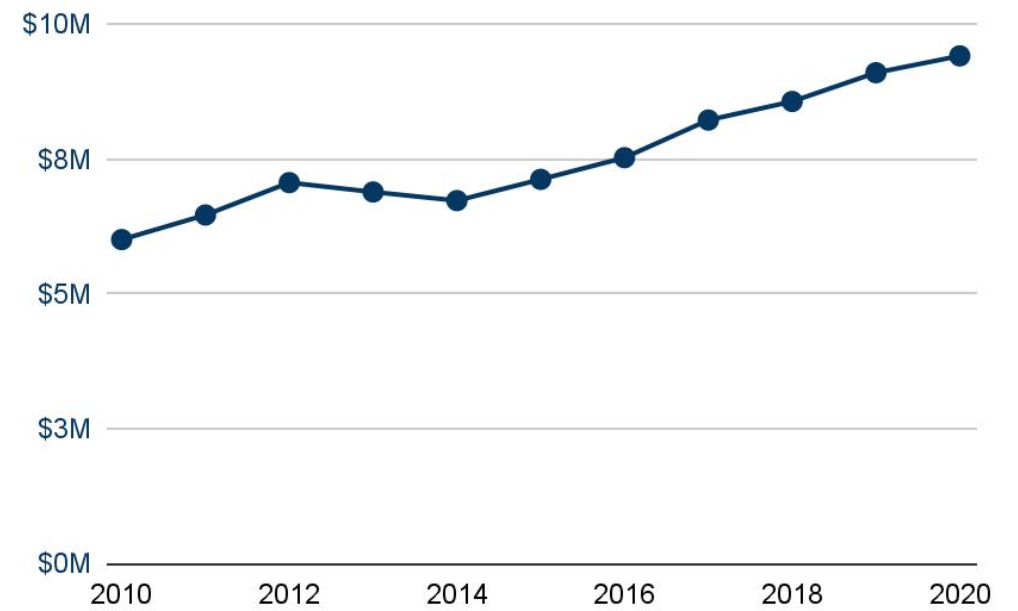
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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