



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR RANDOLPH COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

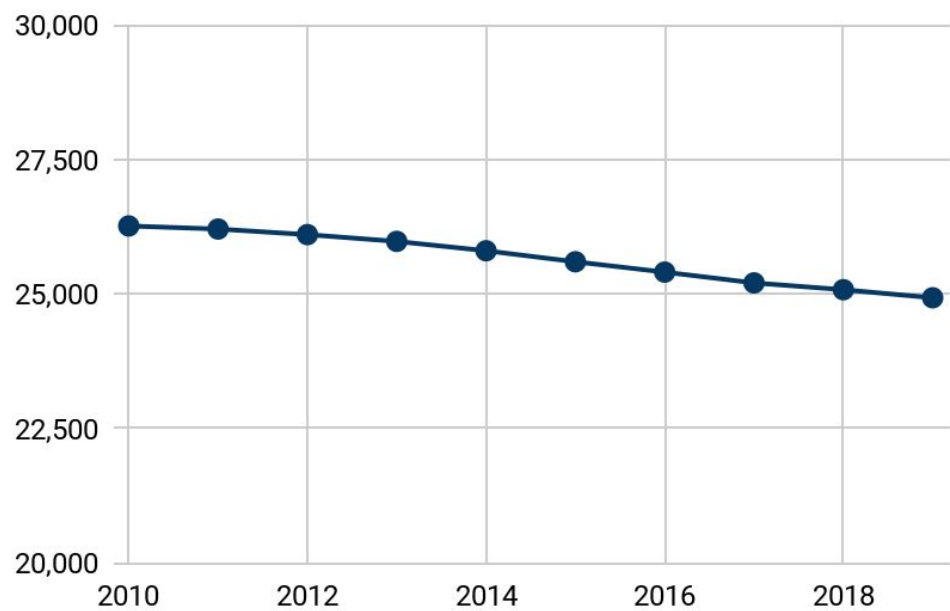
Note: Some data are placeholders, and not representative of actual conditions.

Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

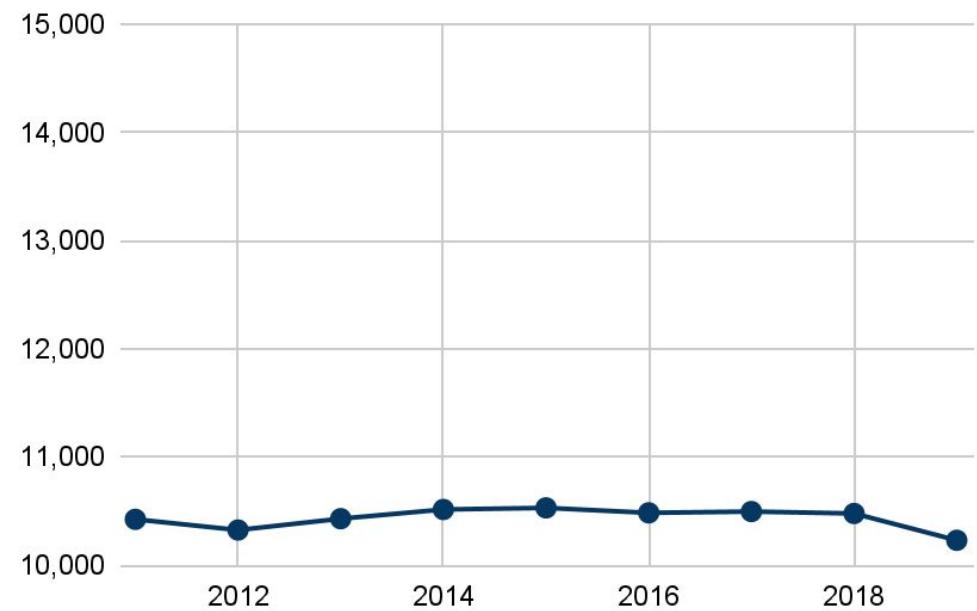
POPULATION | Randolph County’s population has decreased by 5.09% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

Resident Population
Randolph County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Randolph County | 2010-2019



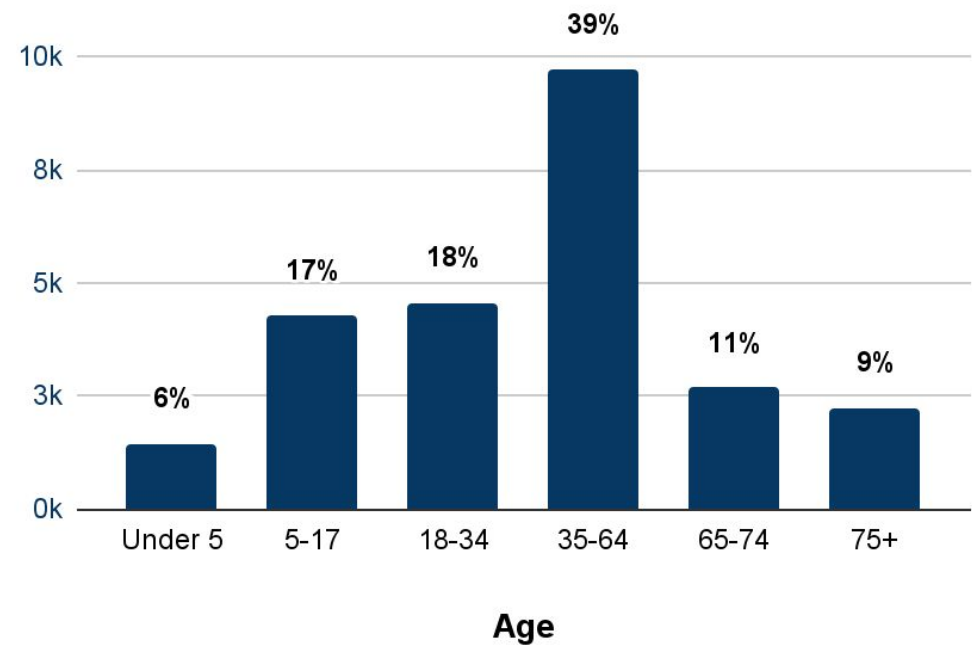
Source: FRED, U.S. Census Bureau

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

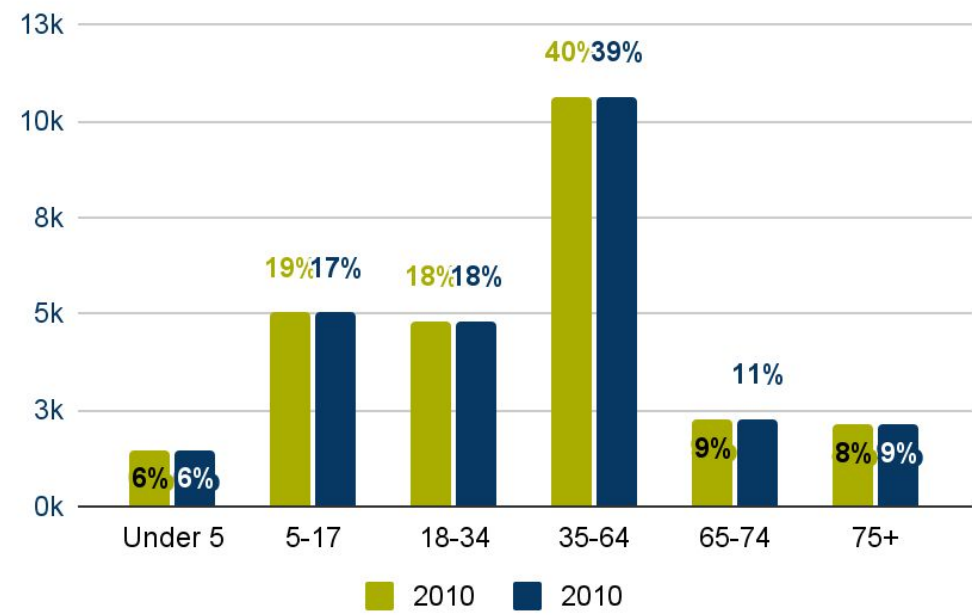
AGE | 20% of people in Randolph County are above the age of 65, while 23% are below 18.

Population by Age
Randolph County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Randolph County | 2010, 2019

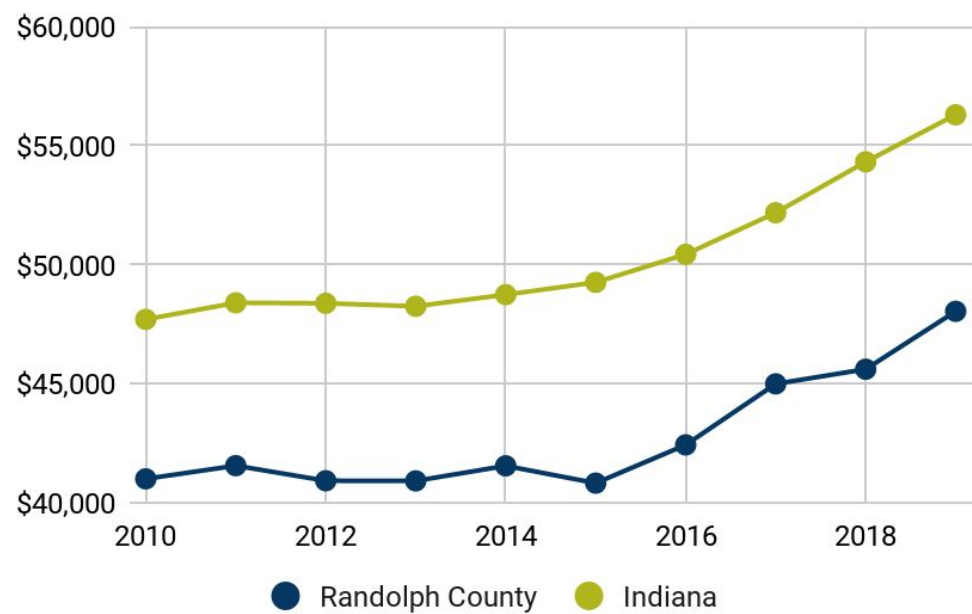


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Randolph County had a median income of \$48,036 in 2019, up 17% since 2010. 36% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

Median Income

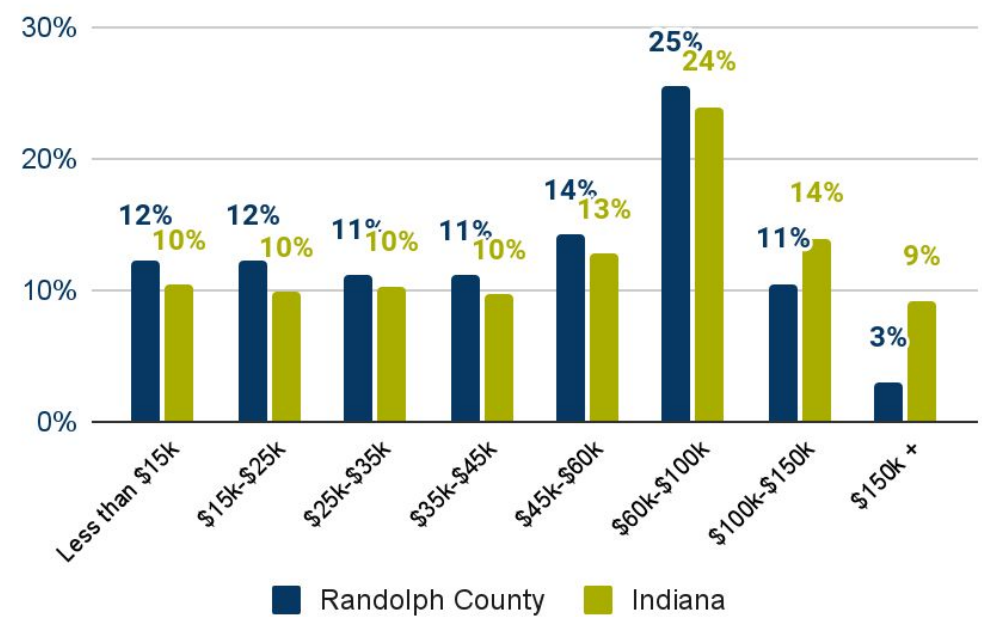
Randolph County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Randolph County, State of Indiana | 2019



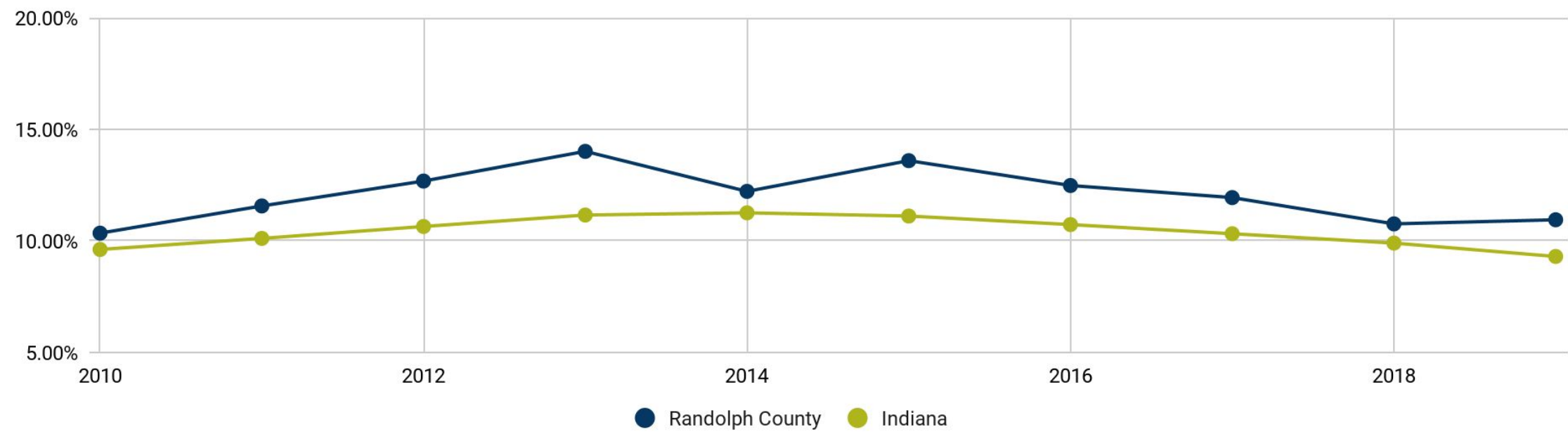
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 10.9% of families live in poverty conditions in Randolph County, up 0.6 points from 10.3% in 2010.

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

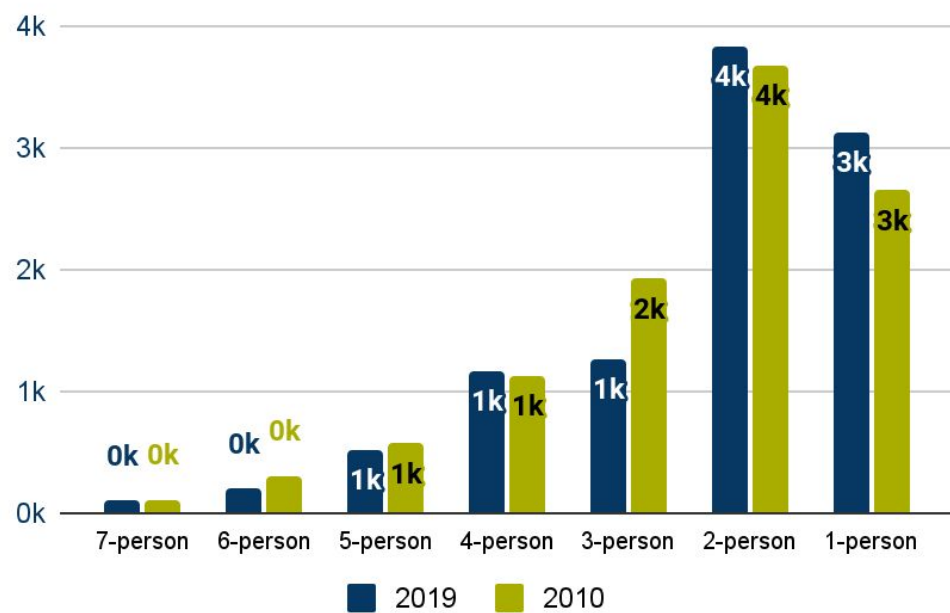


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

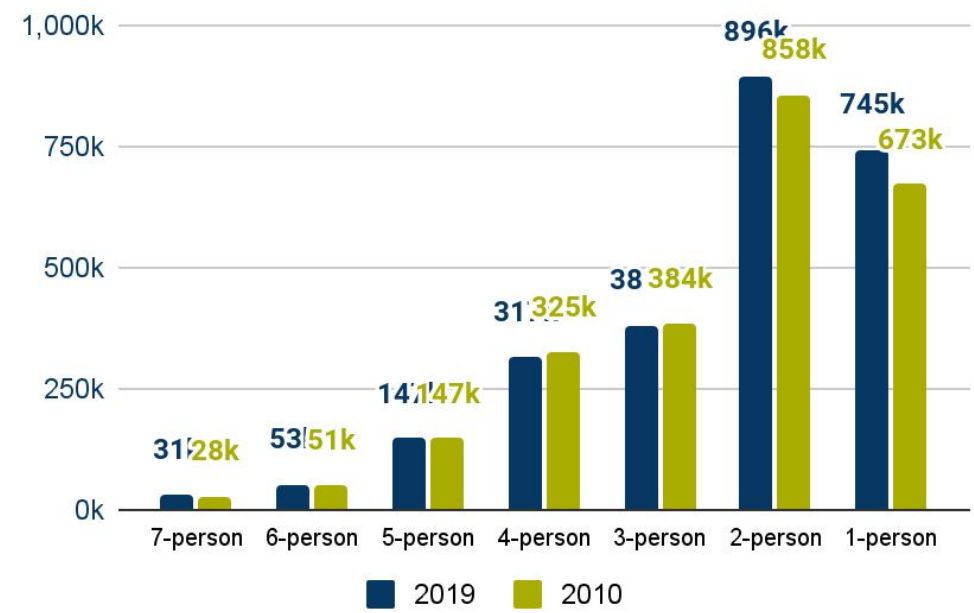
HOUSEHOLD SIZE | The average household size is 2.4, compared to 2.52 statewide. The Randolph County average household has shrunk by 0.11 persons since 2010.

Household Size
Randolph County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

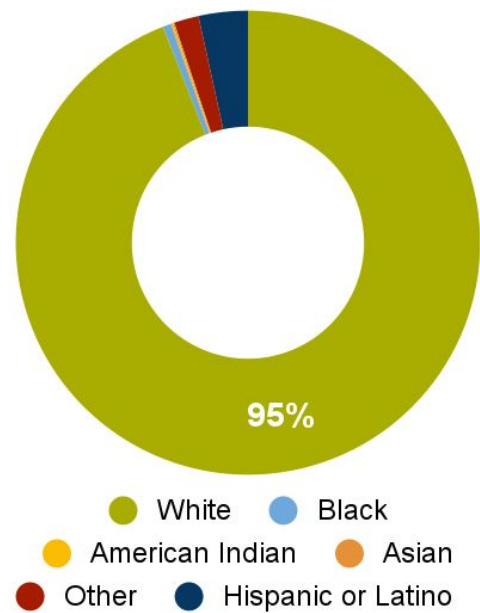
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Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Randolph County is 95% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 2% other.

Racial Distribution

Randolph County | 2019



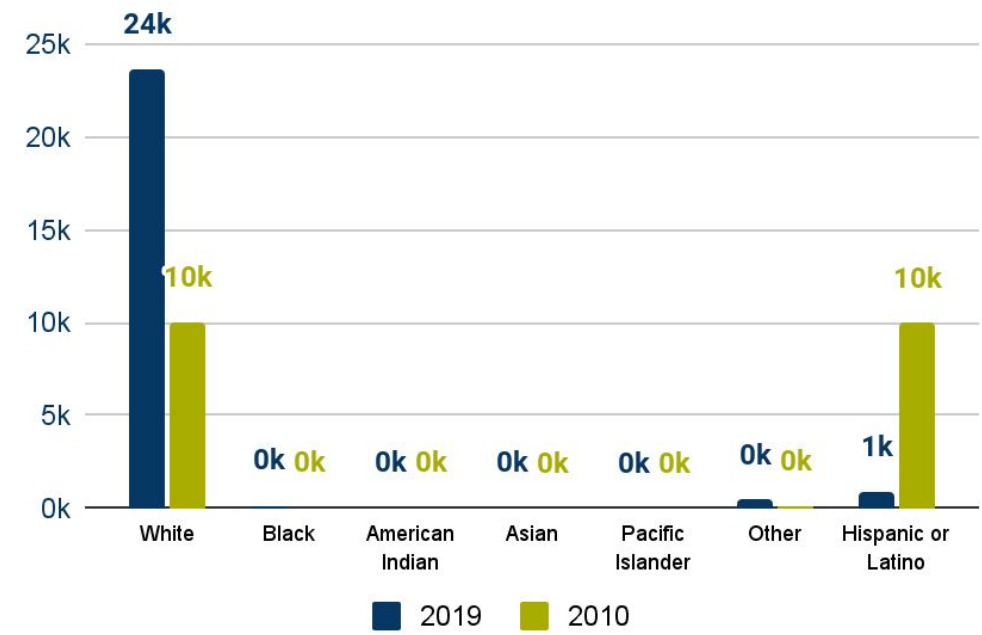
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Randolph County | 2010, 2019

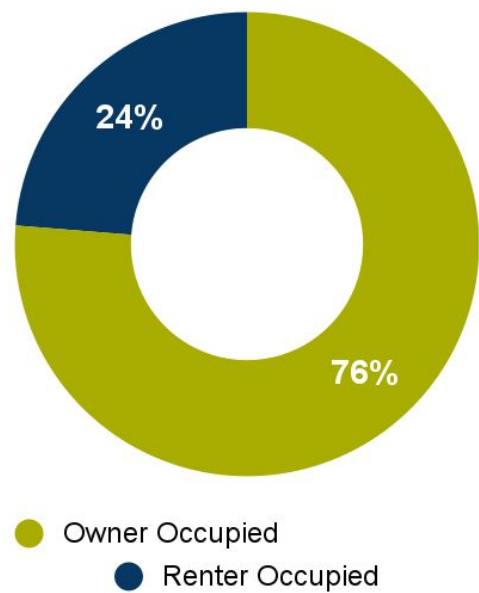


Source: ACS 2010-2019 5-year estimates

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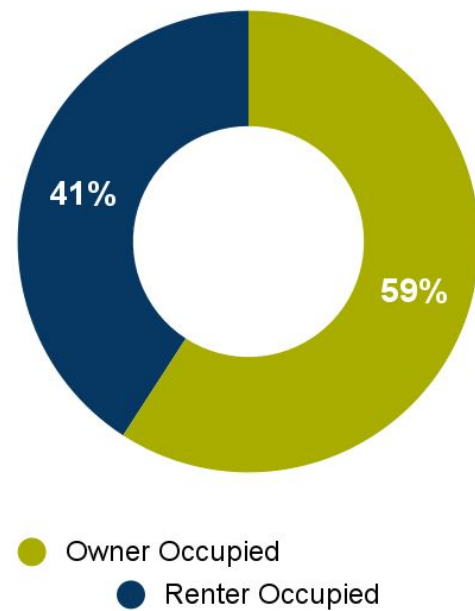
HOUSING TENURE | In 2019, 24% of households (2,426 households) in Randolph County were renters, while 76% are (7,803 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure
Randolph County | 2019

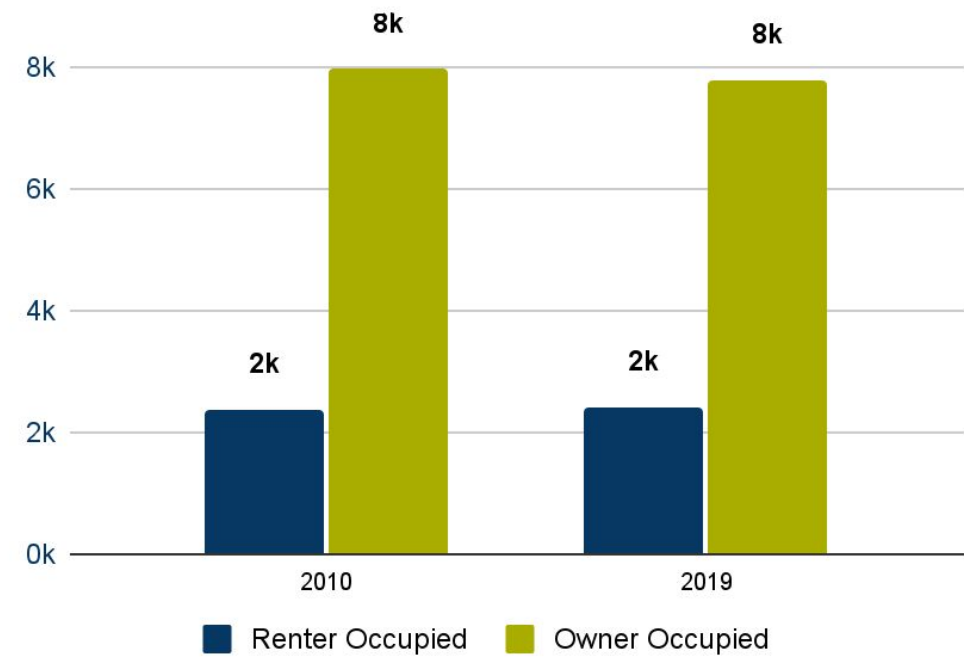


Source: ACS 2019 5-year estimates

Indiana | 2019



Total Households by Tenure
Randolph County | 2010-2019



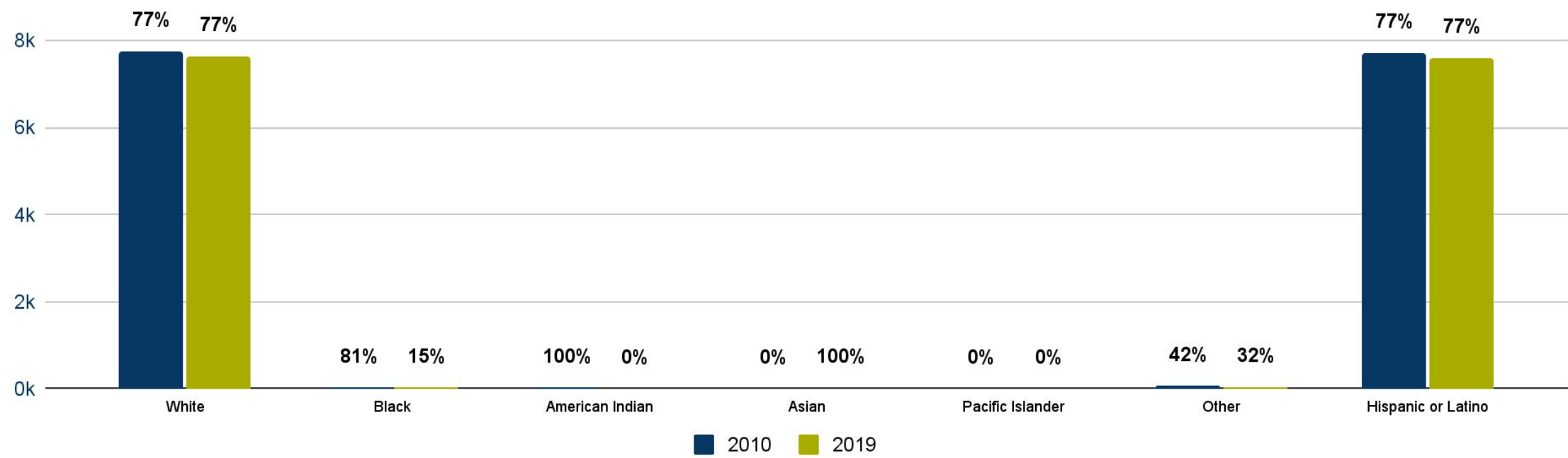
Source: ACS 2010-2019 5-year estimates

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 77%, 15% for Black households, and 77% for Hispanic or Latino households.

Homeownership by Race
Randolph County | 2010, 2019

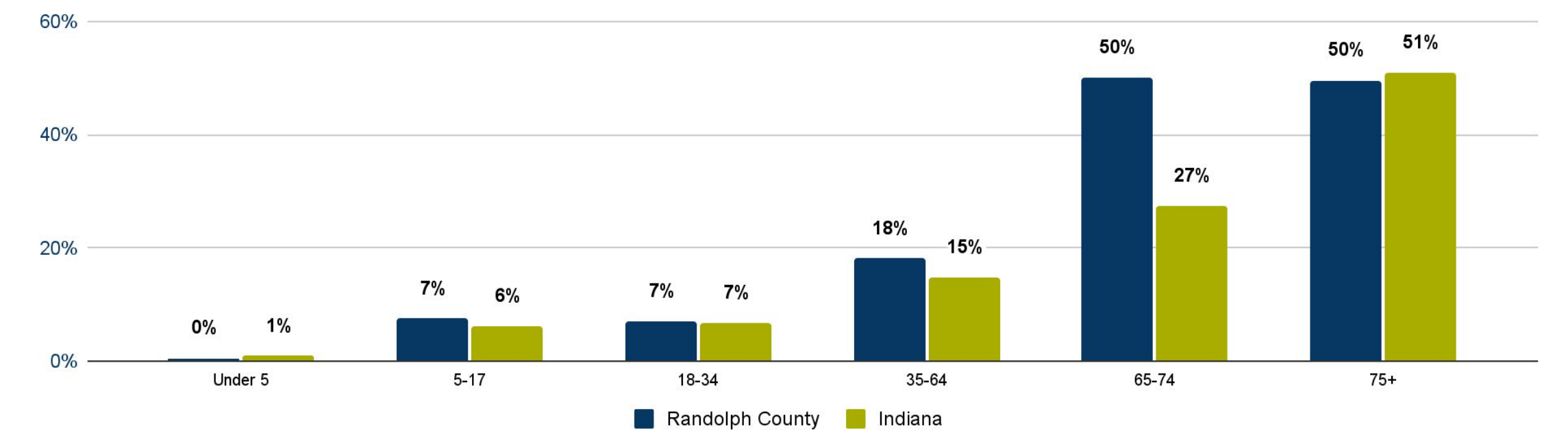


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 19% of people in Randolph County live with a disability. For people above 65, the share increases to 50%.

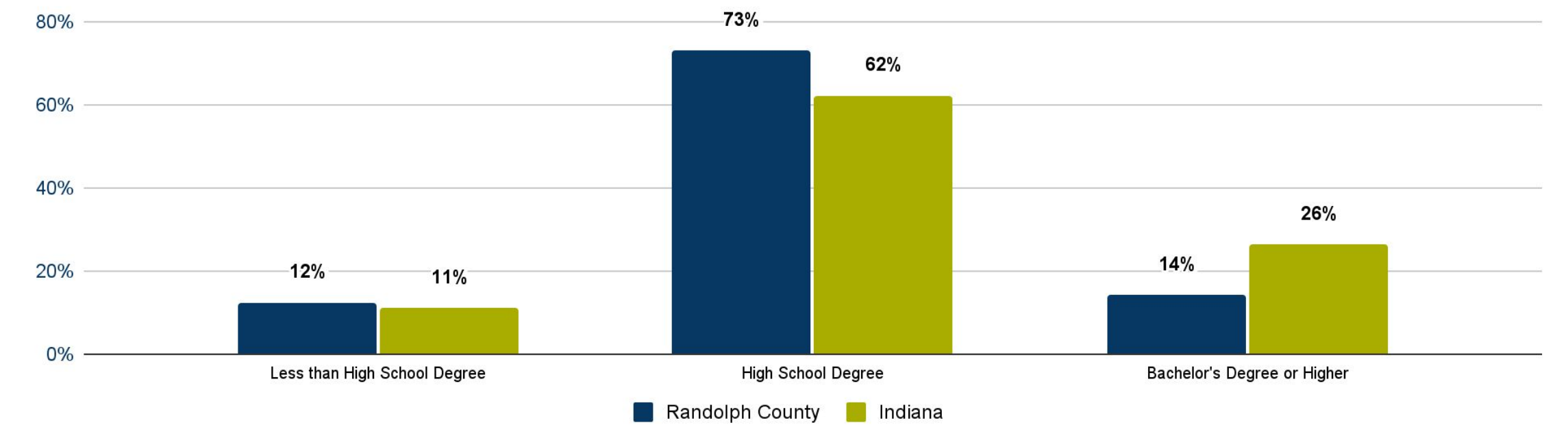
Share of the Population with a Disability by Age
Randolph County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Randolph County, 73% of the population has at least a high school degree and 14% of the population has at least a Bachelor's degree.

Educational Attainment
Randolph County, Indiana | 2019



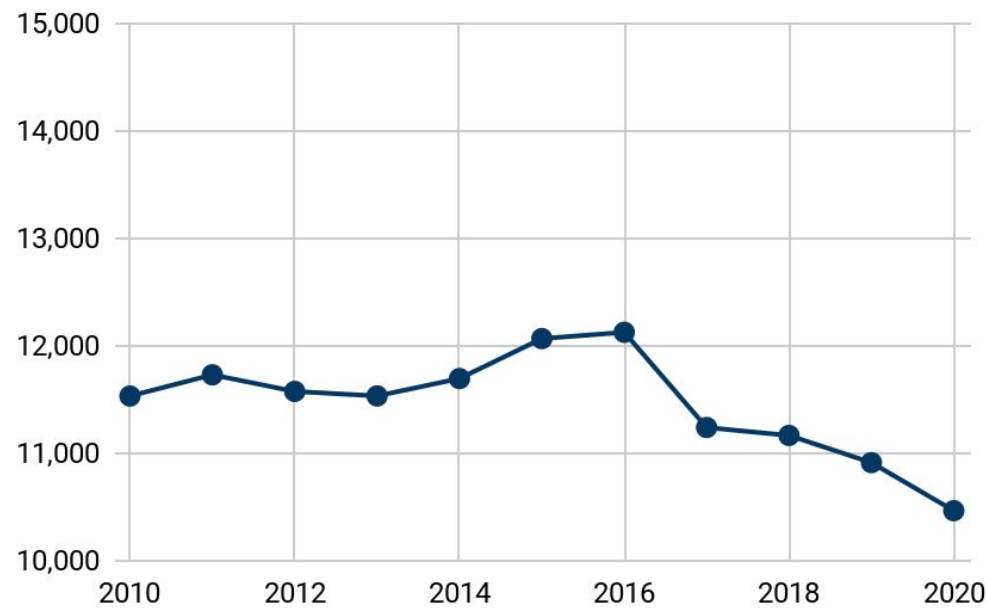
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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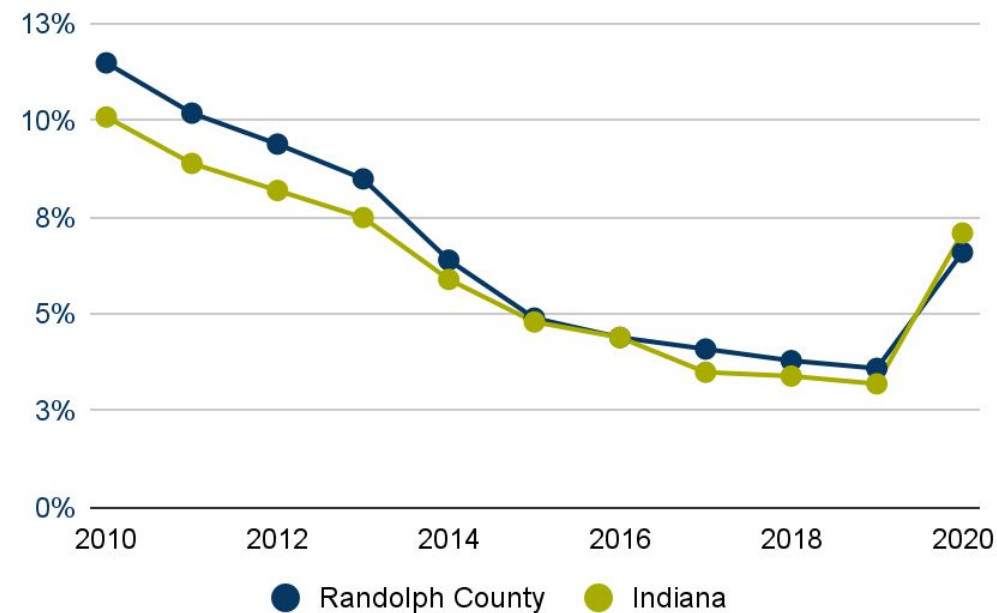
EMPLOYMENT BASE | There are currently 10,000 employed persons in Randolph County, down by 9% since 2010. The unemployment rate in 2020 was 6.60%, up 3.0 points from 2019.

Total Employment
Randolph County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Randolph County, Indiana | 2010-2019

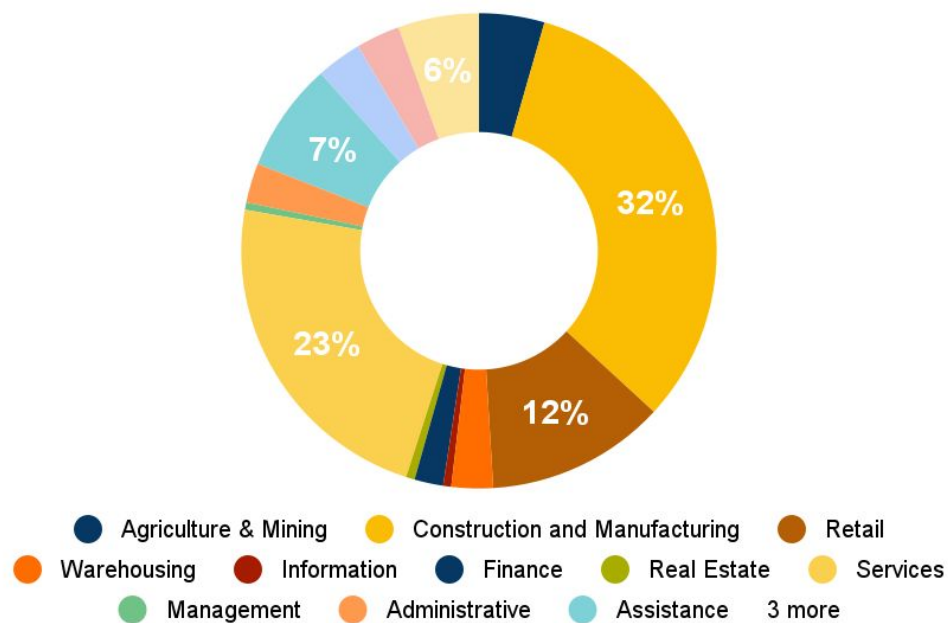


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Randolph County, accounting for 25% of all jobs, followed by Educational Services (12% of all jobs).

Total Jobs by All Industries
Randolph County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$32,679**
2. Trade, transportation, and utilities | **\$34,534**
3. Goods-producing | **\$57,277**
4. Professional and business services | **\$40,572**
5. Construction | **\$61,179**

Source: BLS

Top 5 Employers

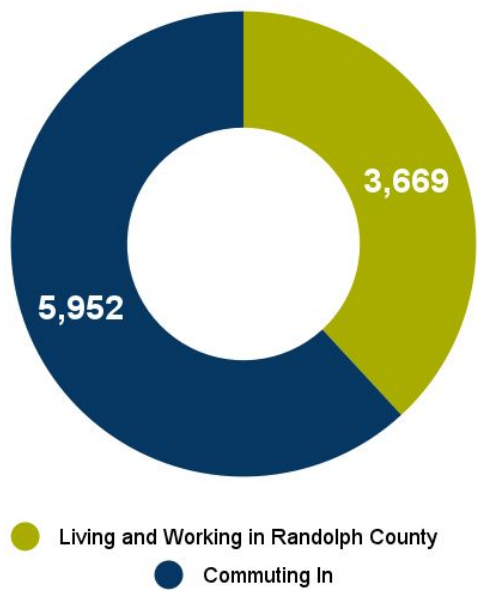
1. Anchor Glass Contintr (Winchester)
2. Randolph Central School Corp (Winchester)
3. Toa Winchester Llc (Winchester)
4. Astral Industries Inc (Lynn)
5. Frank Miller Lumber Co Inc (Union City)

Source: BLS

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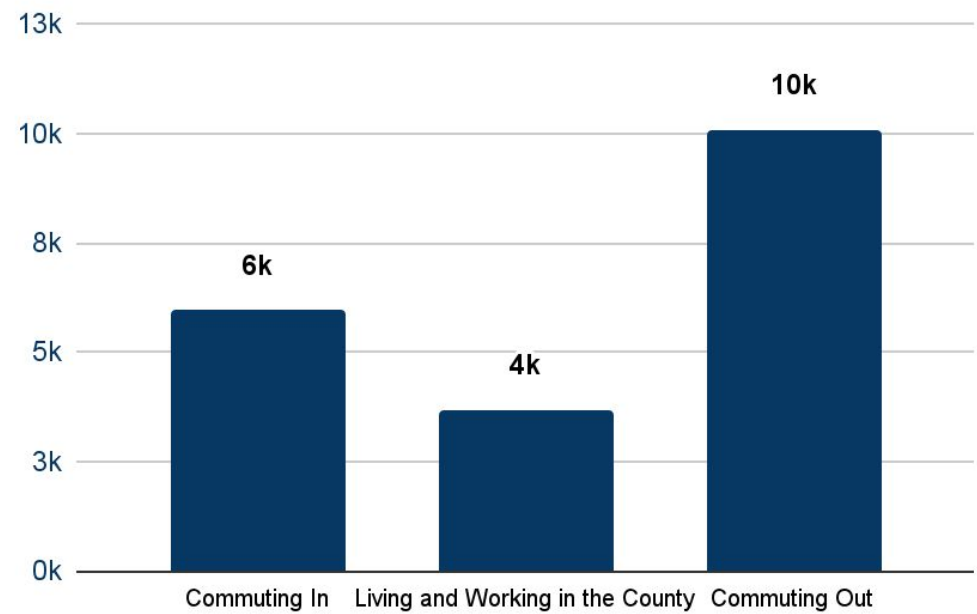
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Randolph County for their jobs, while 10,000 employees travel outside for their jobs.

Employment Inflow
Randolph County | 2018



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

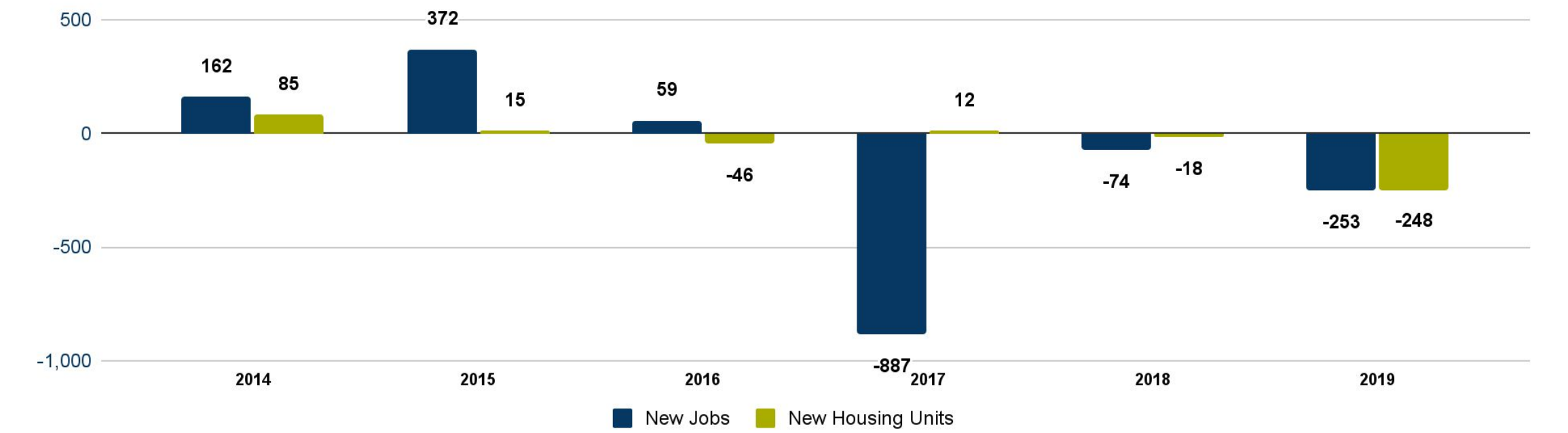
Commuting Patterns
Randolph County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created -621 between 2014-2019 and -200, or 32 units for every 100 jobs created.

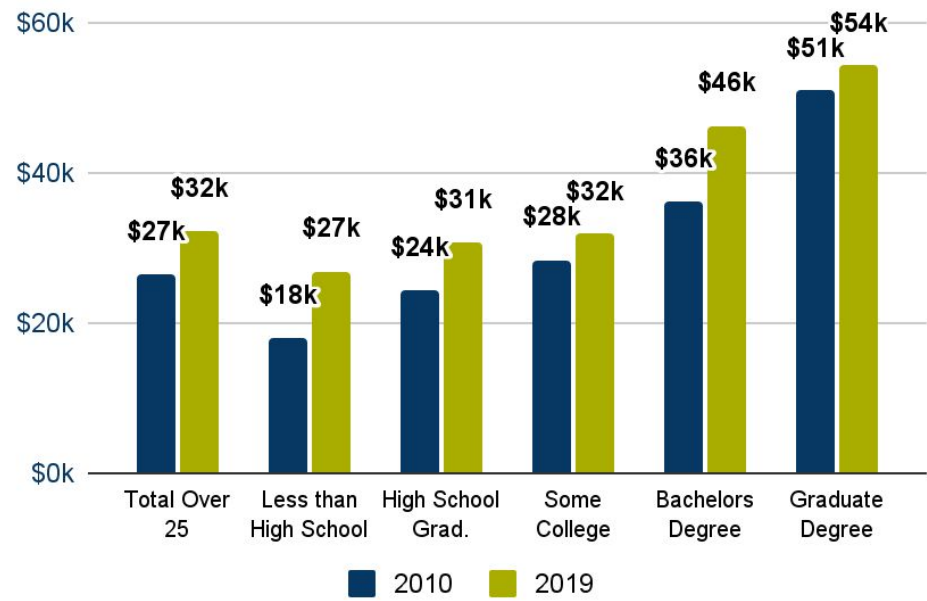
Job Growth and Housing Production
Randolph County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

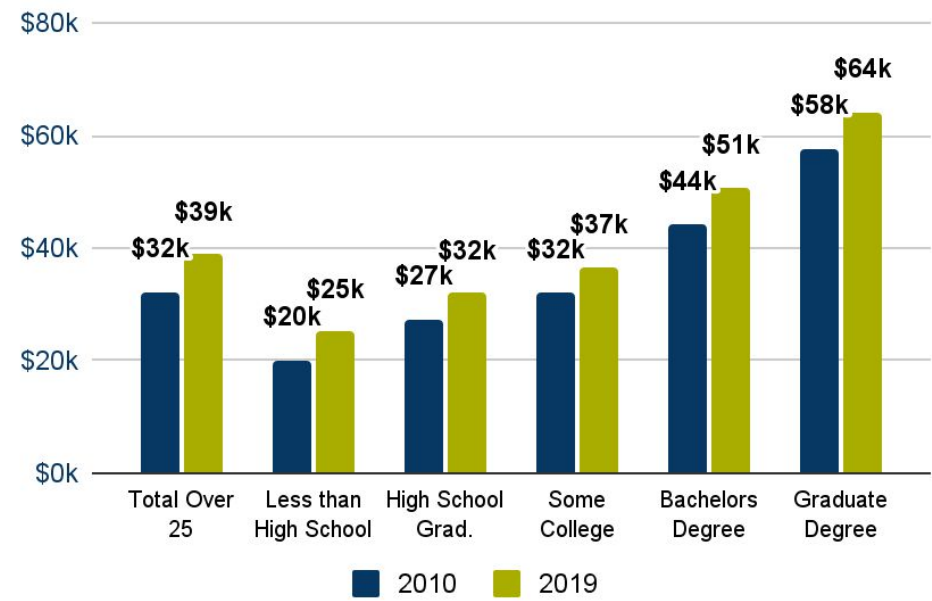
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 22% since 2010 for the total population and increased 26% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Randolph County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

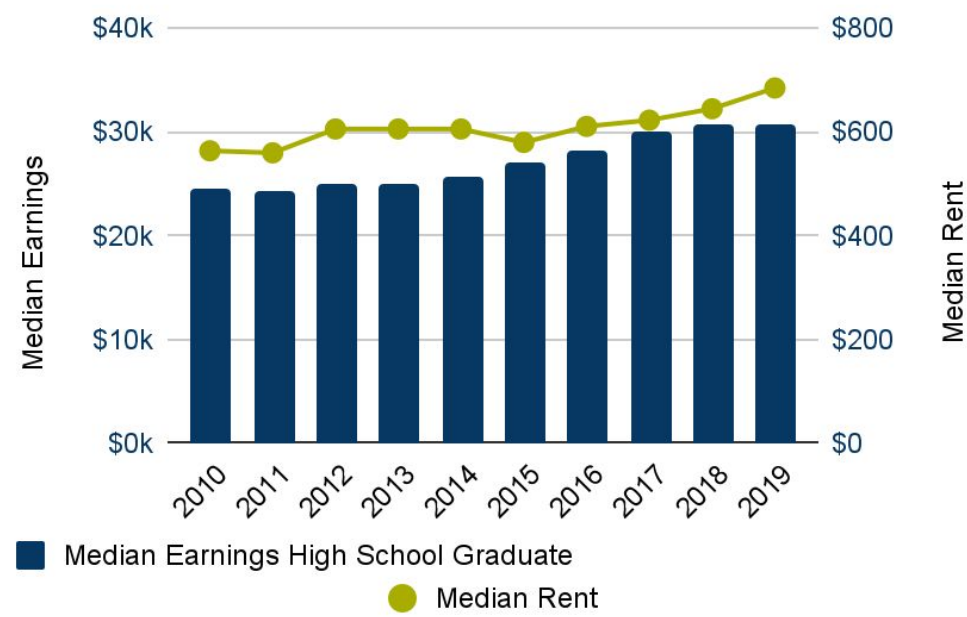
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 21.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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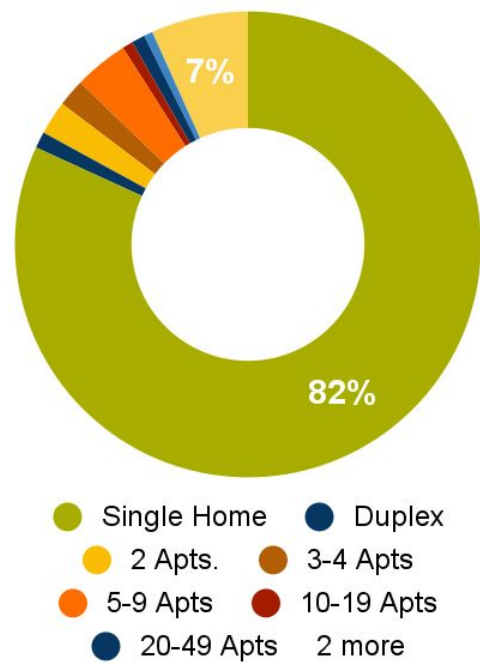
HOUSING TRENDS

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HOUSING TYPOLOGY | 82% of homes in Randolph County are single-family, while 11% are multifamily. The share of multifamily housing has increased by 370 homes since 2010.

Housing Typology

Randolph County | 2019



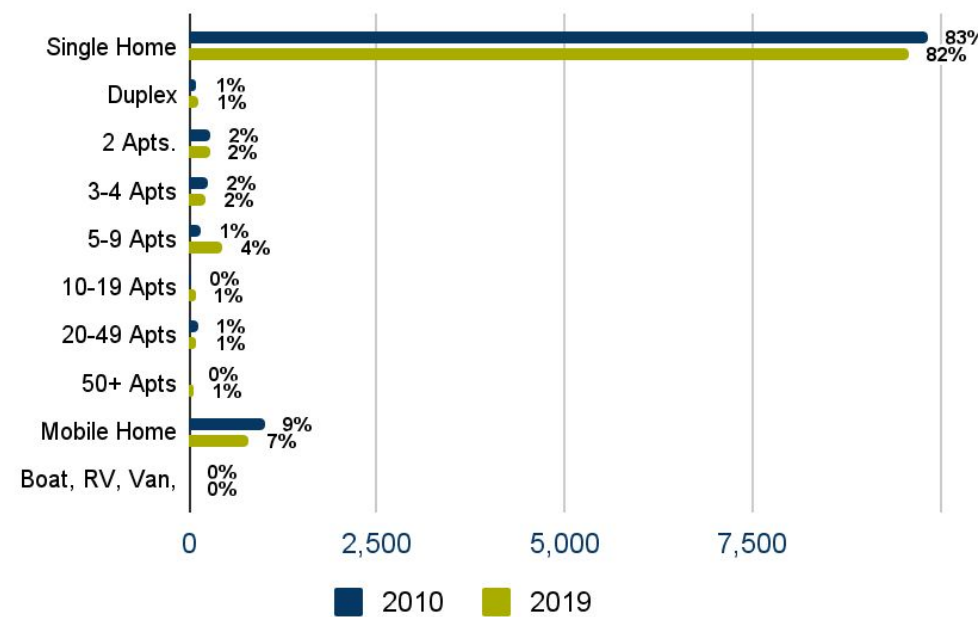
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Randolph County | 2010, 2019



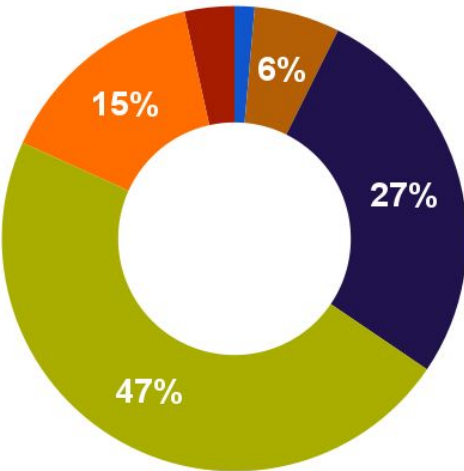
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Randolph County are 2.4, with 66% of units 3 bedroom or more.

Housing Stock by Bedrooms

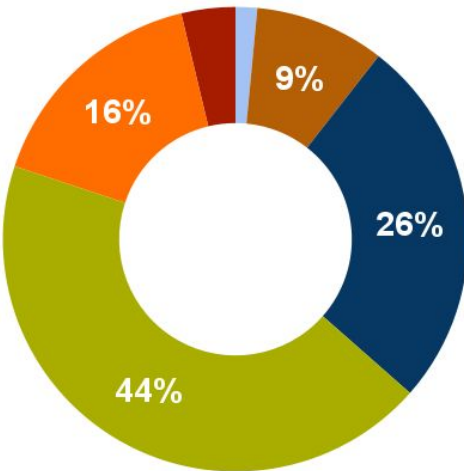
Randolph County | 2019



● No Bedroom ● 1 Bed
● 2 Bed ● 3 Bed ● 4 Bed
● 5+ Bed

Source: ACS 2010-2019 5-year estimates

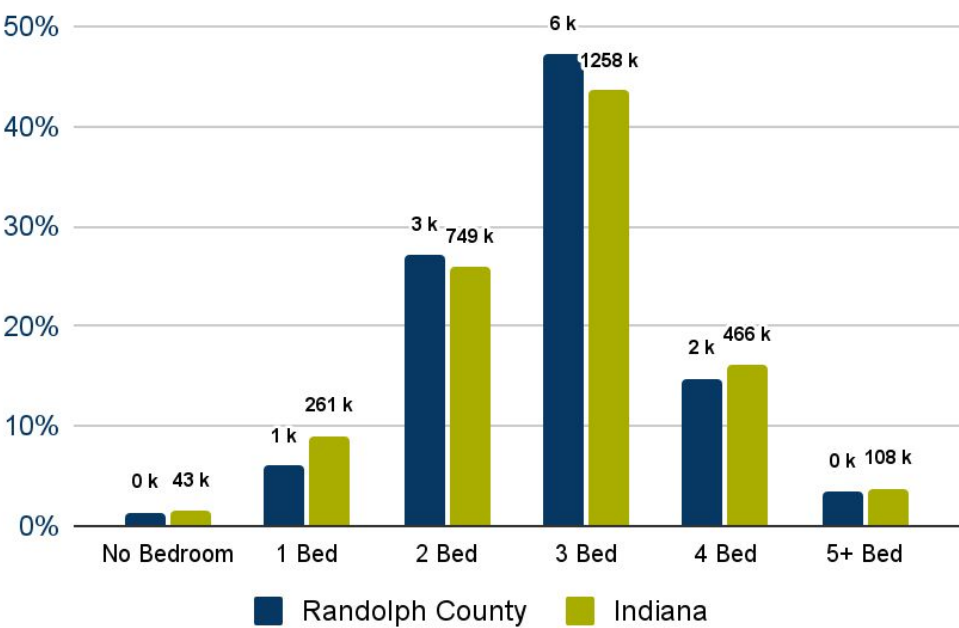
Indiana | 2019



● No Bedroom ● 1 Bed
● 2 Bed ● 3 Bed ● 4 Bed
● 5+ Bed

Share of Housing Stock by Bedroom

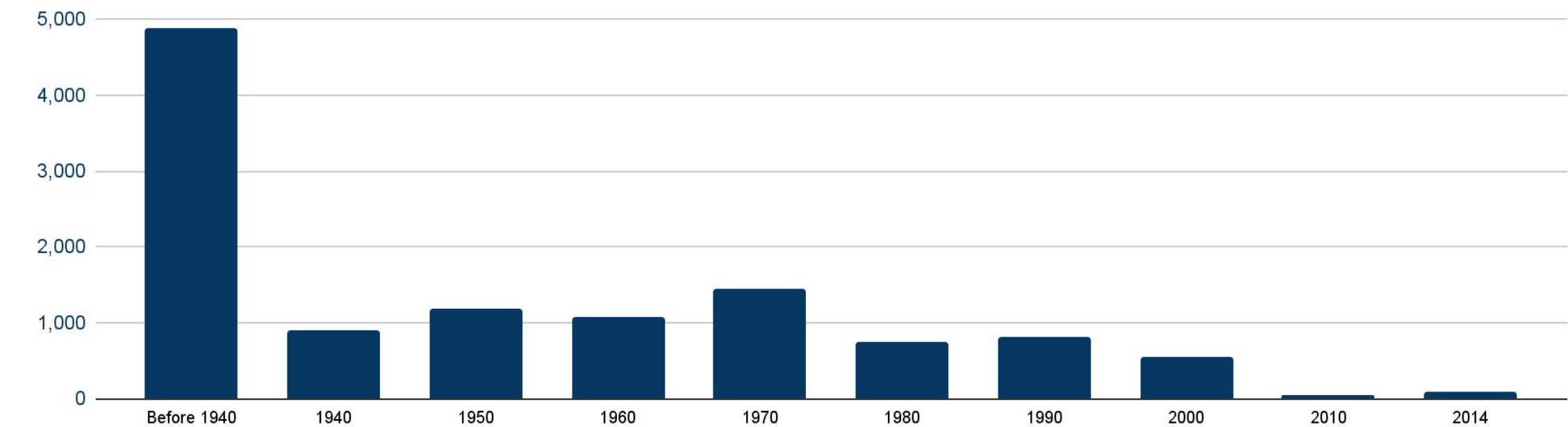
Randolph County, Indiana | 2019



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
Randolph County | 2019

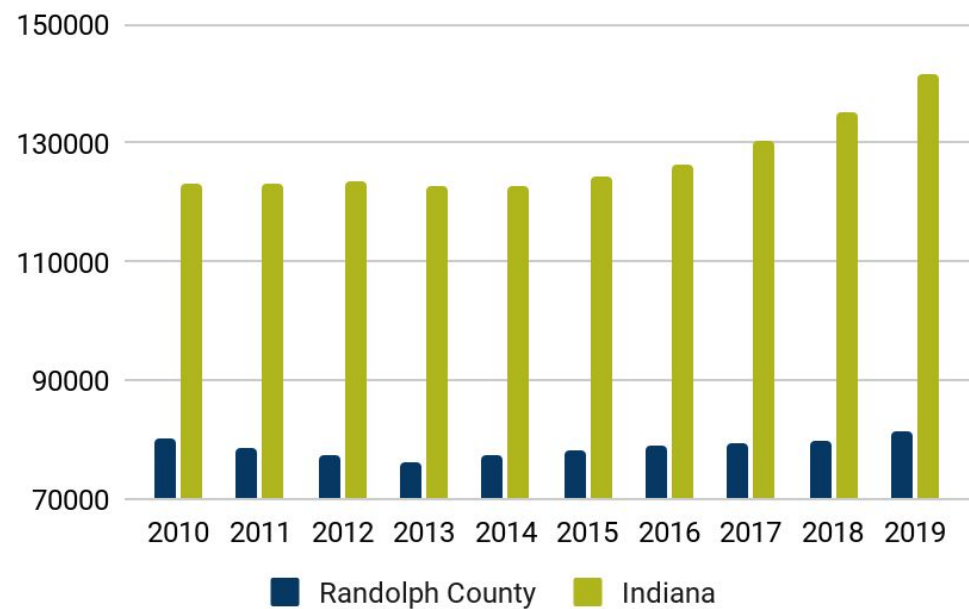


Source: ACS 2010-2019 5-year estimates

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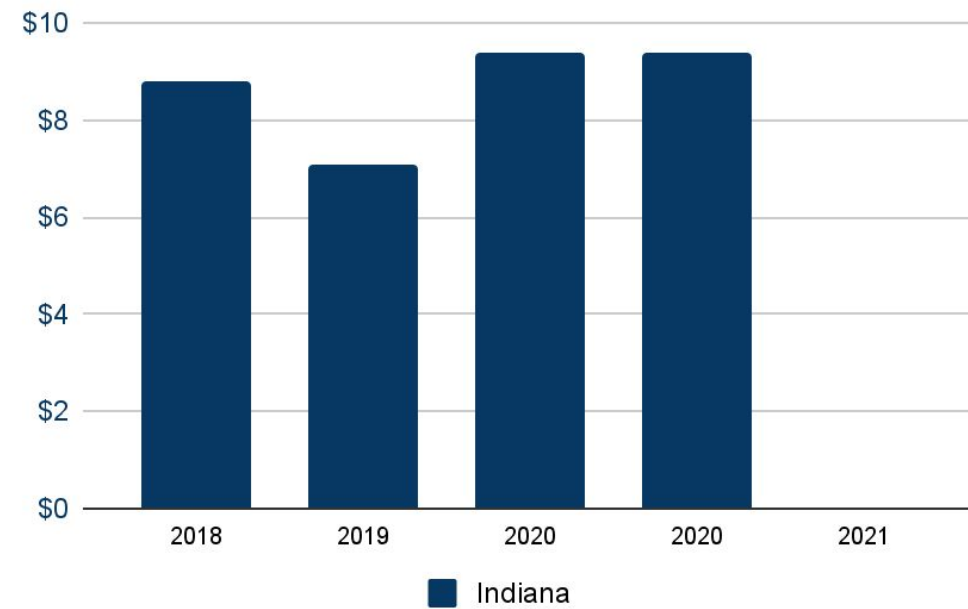
MEDIAN LISTING PRICE | Homes in Randolph County have a median listing price of \$81,200, compared to \$141,700 statewide. Home prices have increased by 1% since 2010.

Median Listing Price
Randolph County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

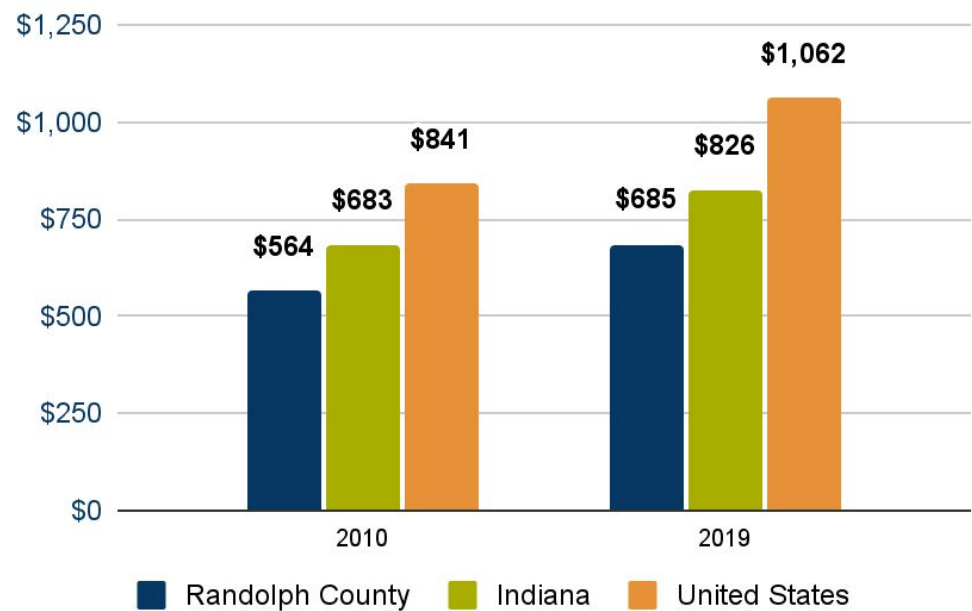
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 21% since 2010, with average rents at \$685.

Median Rent

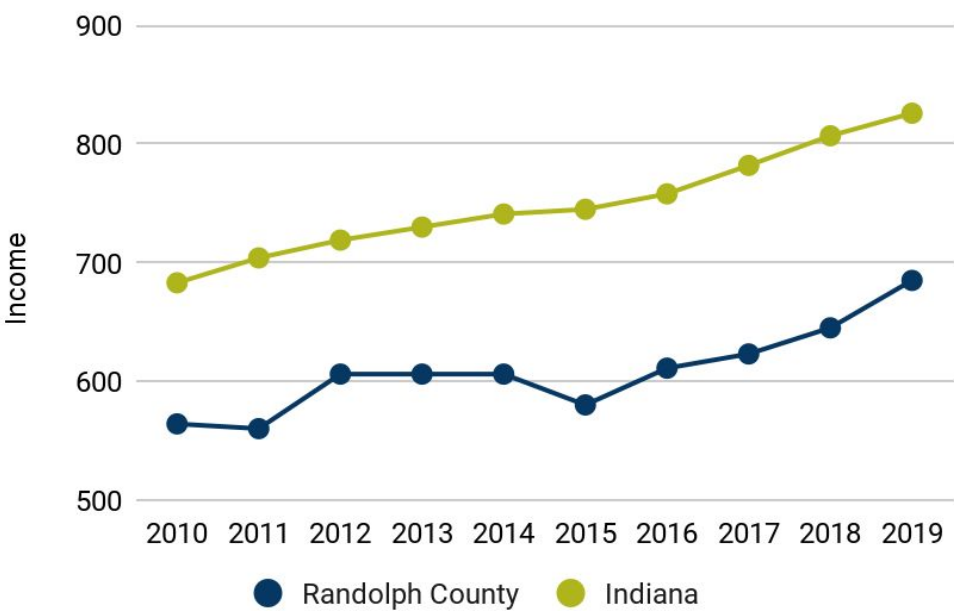
Randolph County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

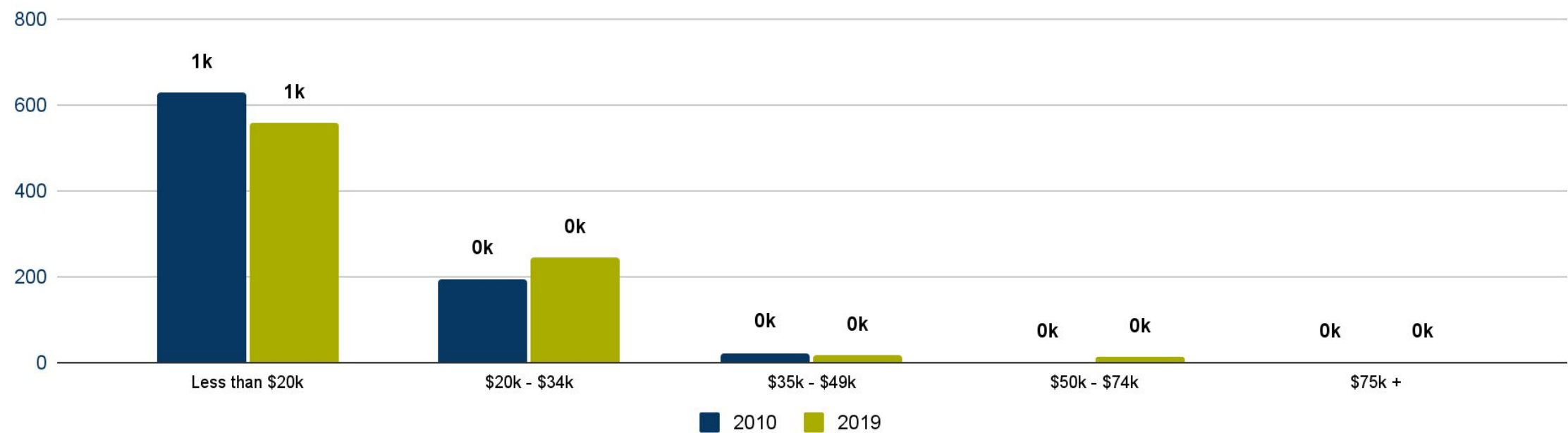
Randolph County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of households are housing cost burdened in Randolph County, down -1% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

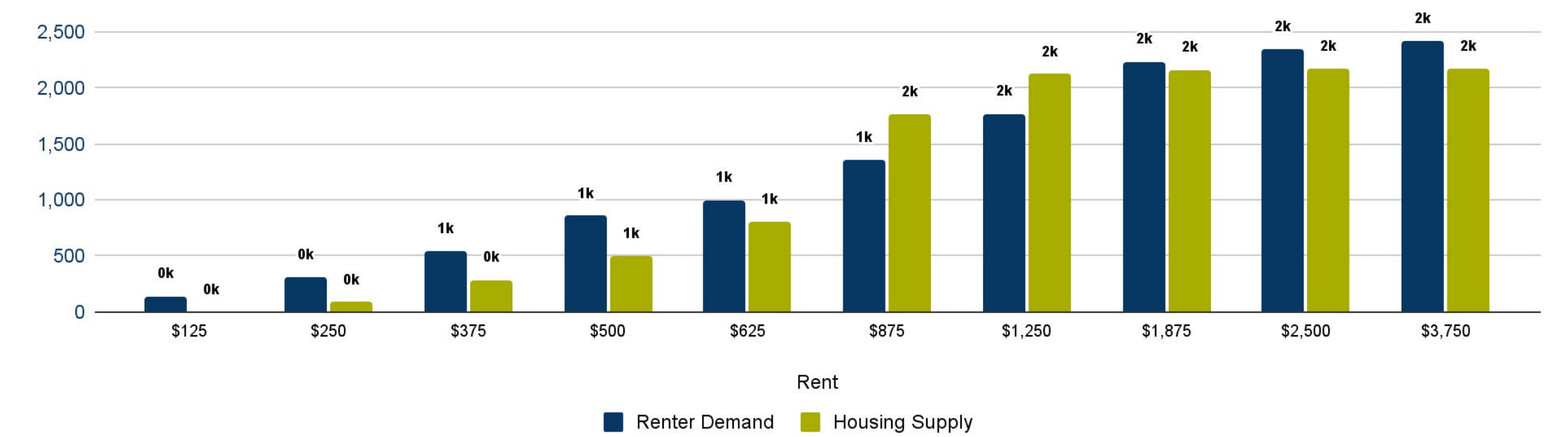
Renter Housing Cost Burden
Randolph County, Indiana | 2010 - 2019



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.

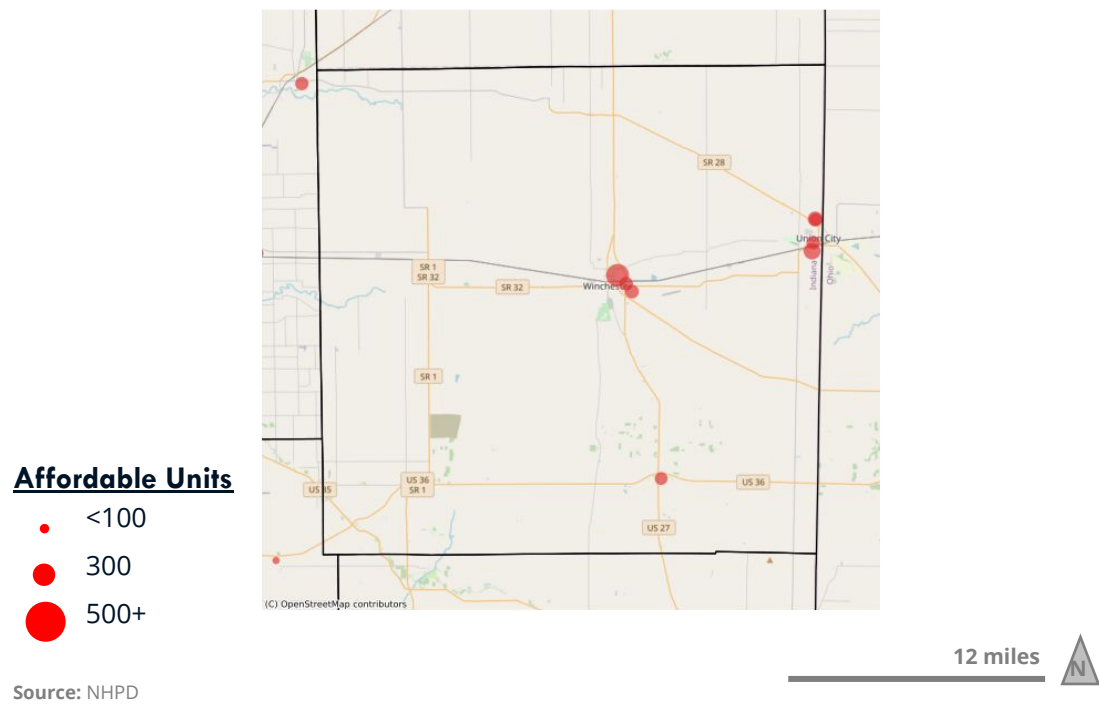
Cumulative Housing Gap
Randolph County, Indiana | 2010-2019



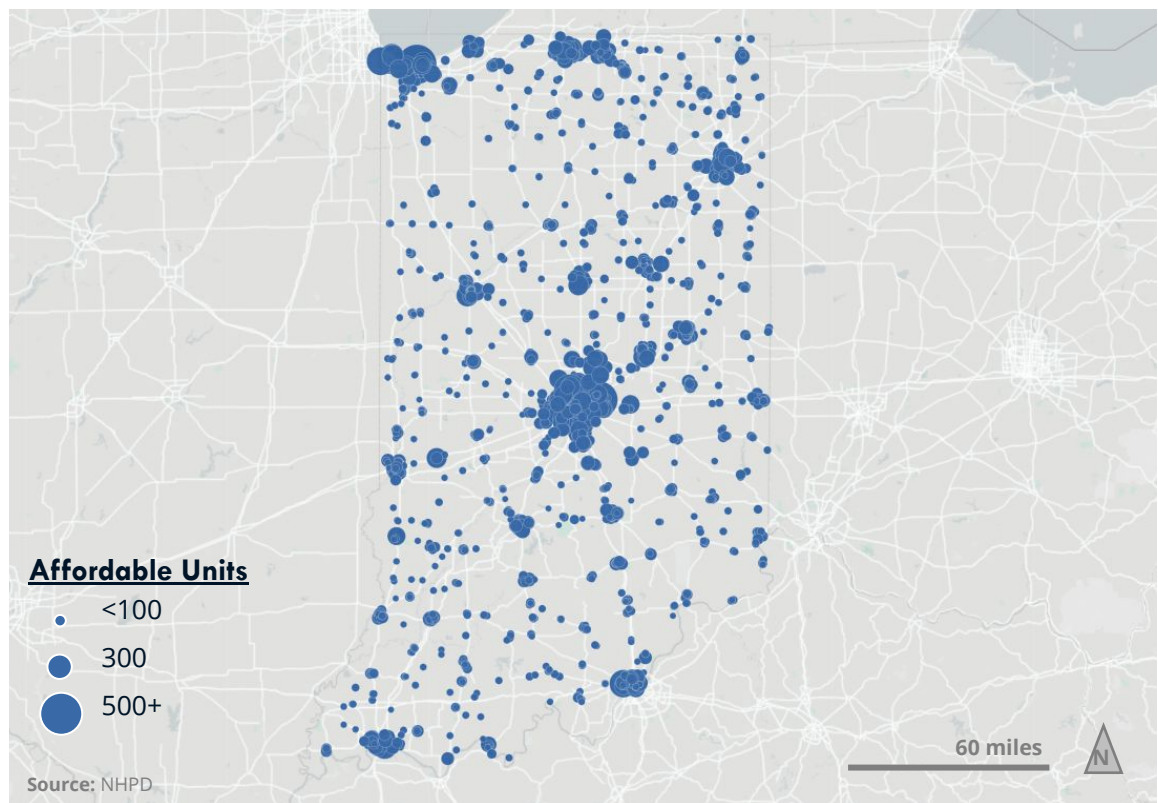
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Randolph County | 2020

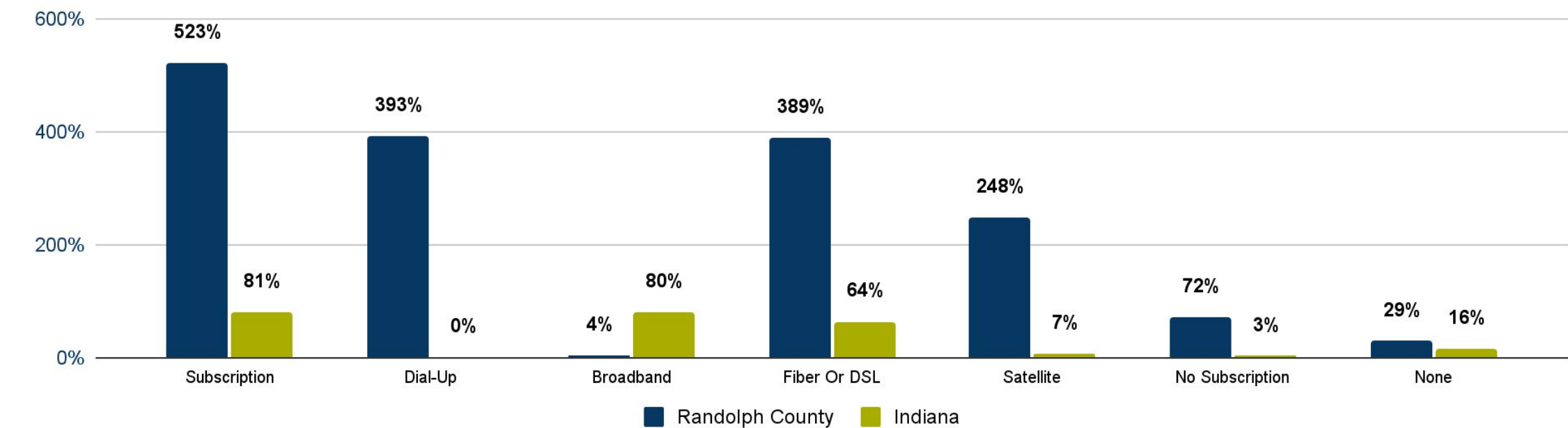


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 4% of housing units have access to broadband.

Broadband Access Randolph County | 2017-2020



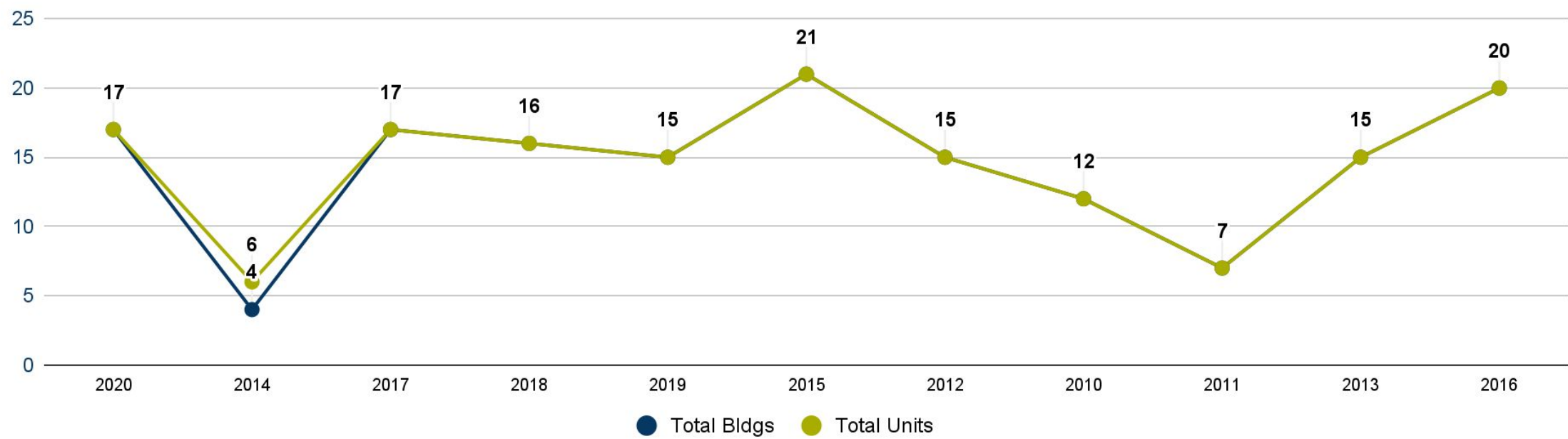
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 20 new housing starts in 2016 in Randolph County, with 159 total building permits authorized since 2020.

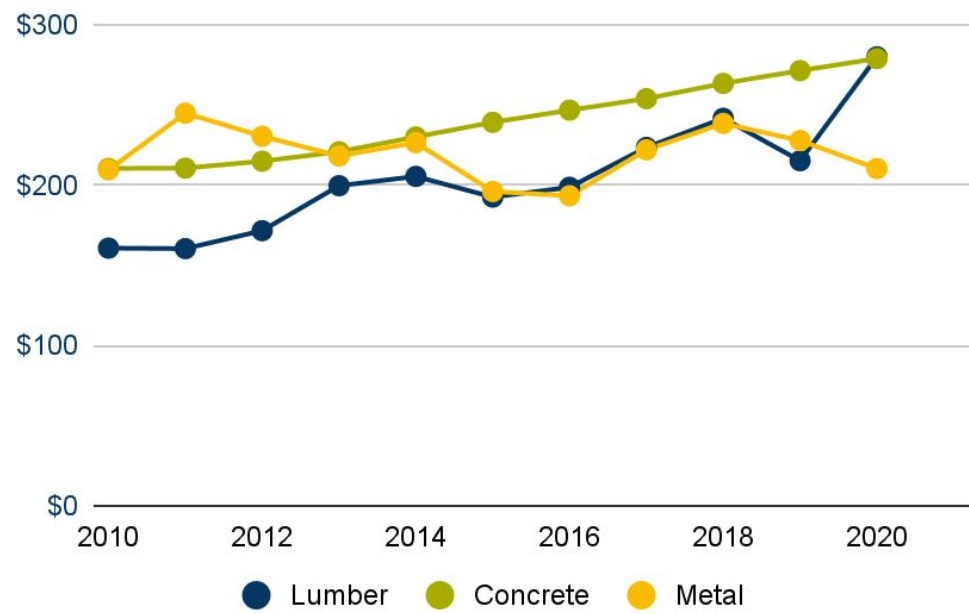
New Housing Structures Authorized by Building Permits
Randolph County | 2017-2020



Source: St. Louis Fed.

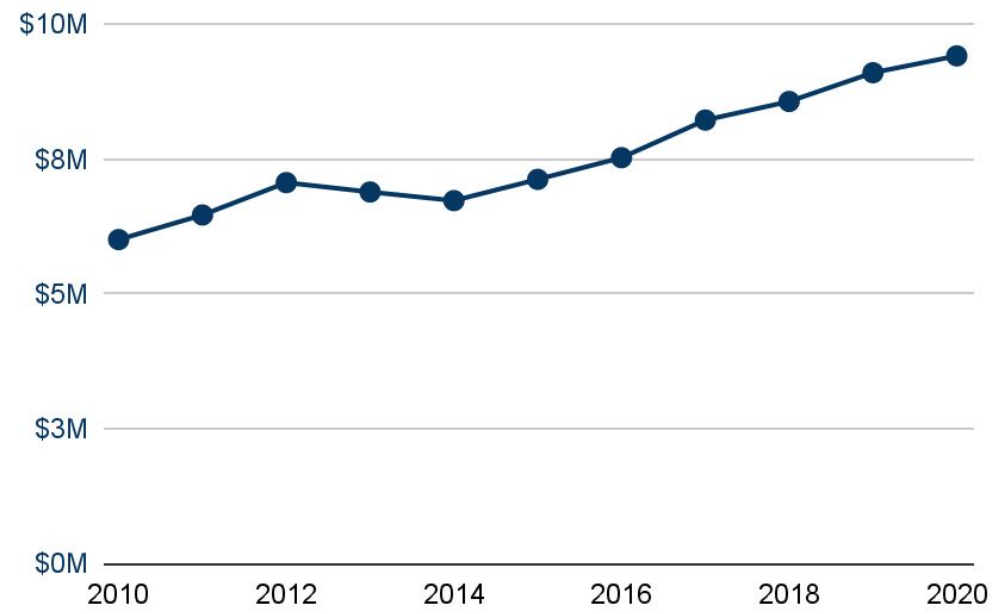
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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