



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR DELAWARE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

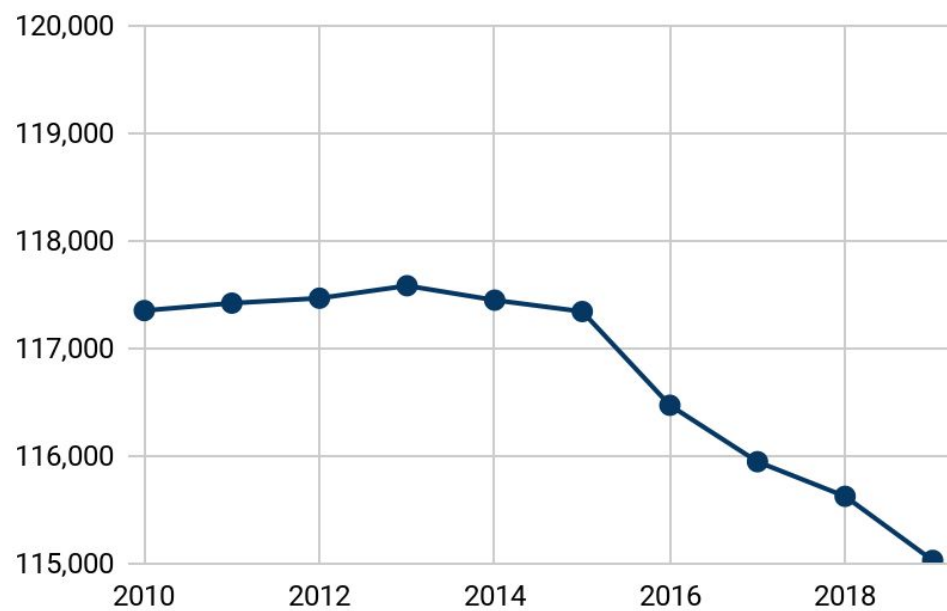
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

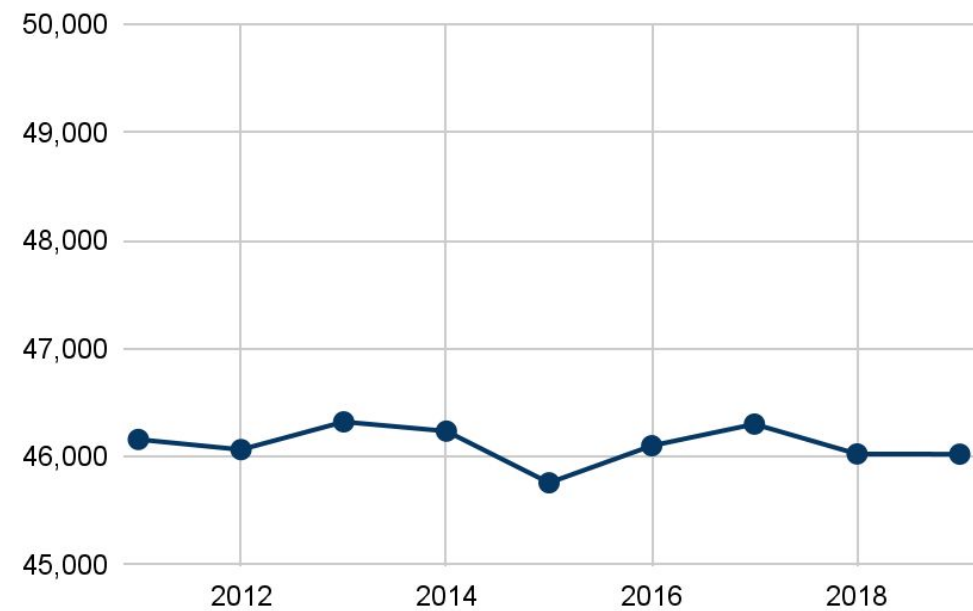
POPULATION | Delaware County's population has decreased by 1.98% (2,000 people) between 2010-2019. In the same time period, the total number of households decreased by 0% (0 households).

Resident Population
Delaware County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Delaware County | 2010-2019



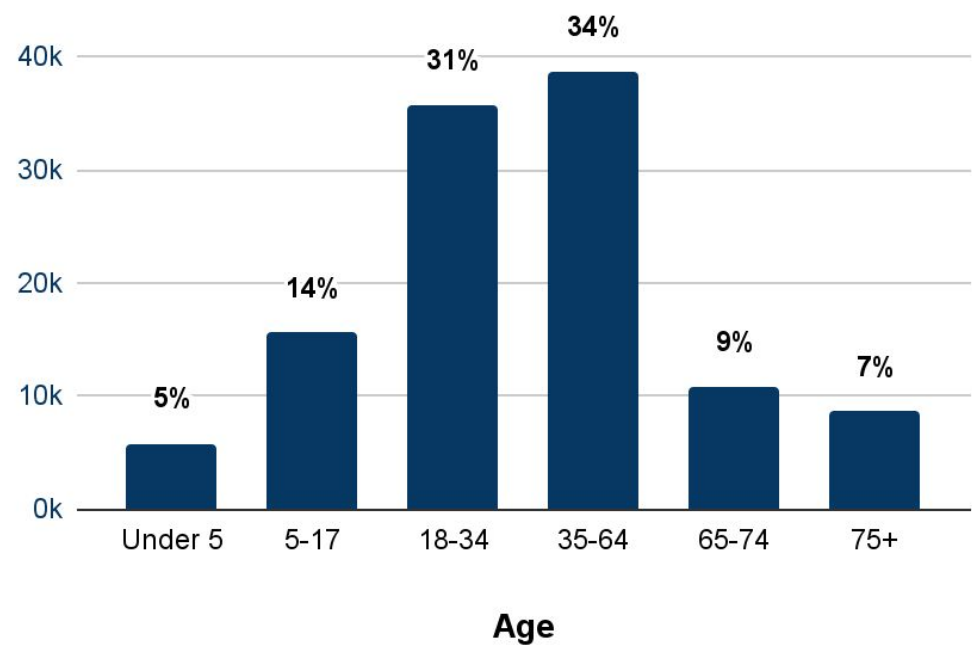
Source: FRED, U.S. Census Bureau

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

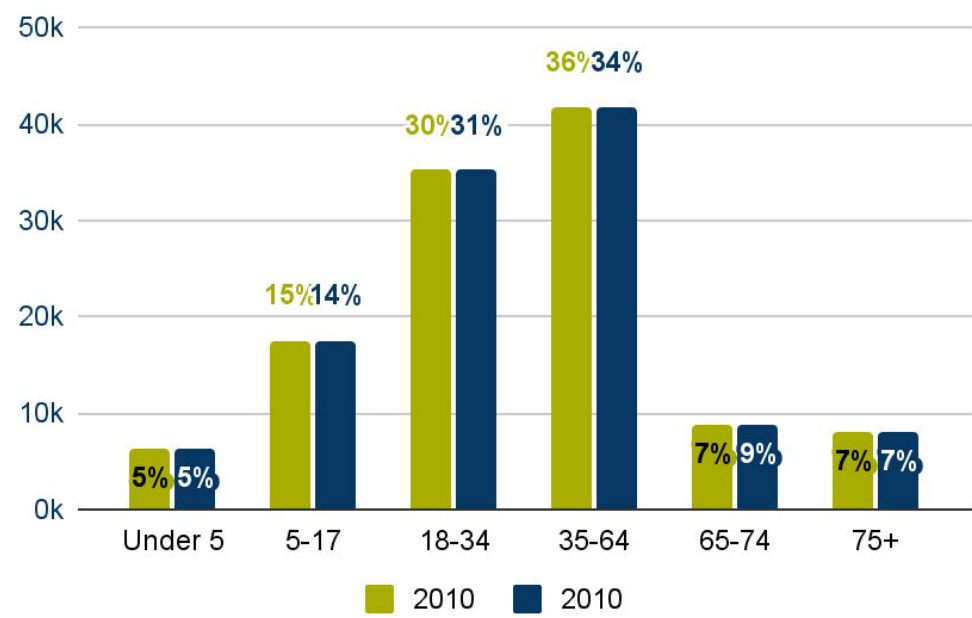
AGE | 17% of people in Delaware County are above the age of 65, while 19% are below 18.

Population by Age
Delaware County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Delaware County | 2010, 2019

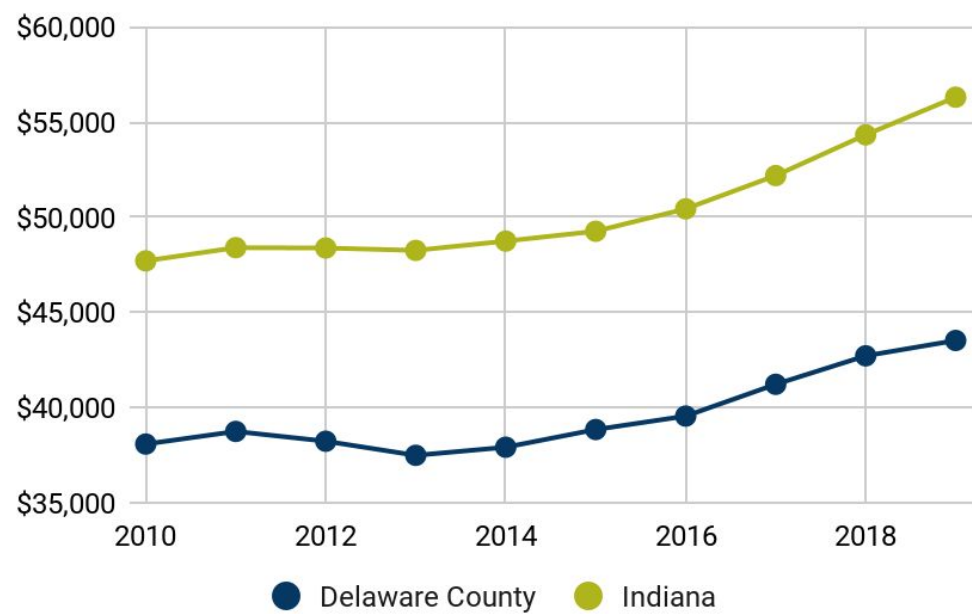


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Delaware County had a median income of \$43,512 in 2019, up 14% since 2010. 42% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

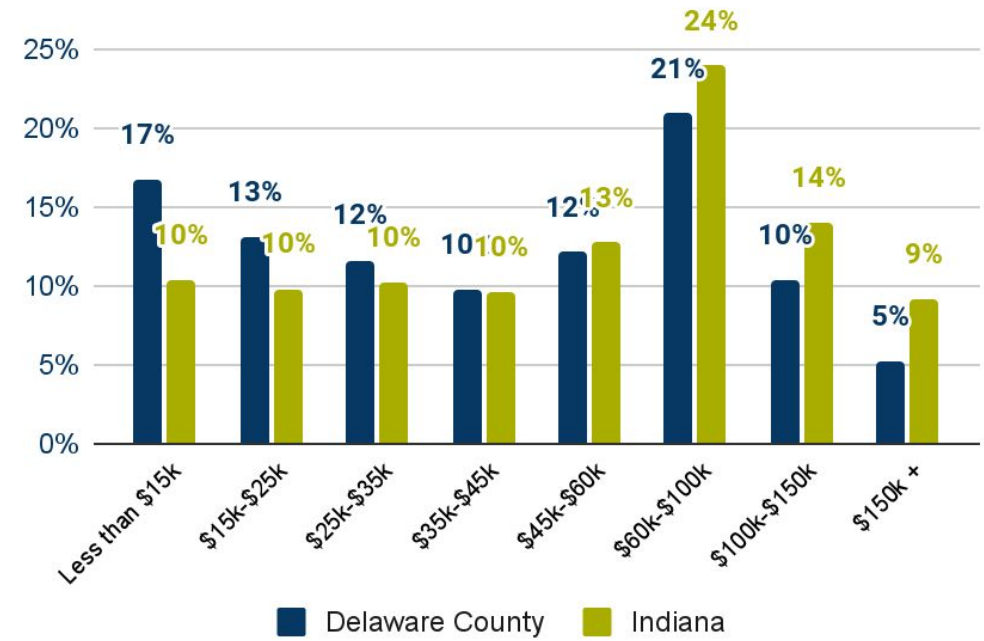
Delaware County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Delaware County, State of Indiana | 2019



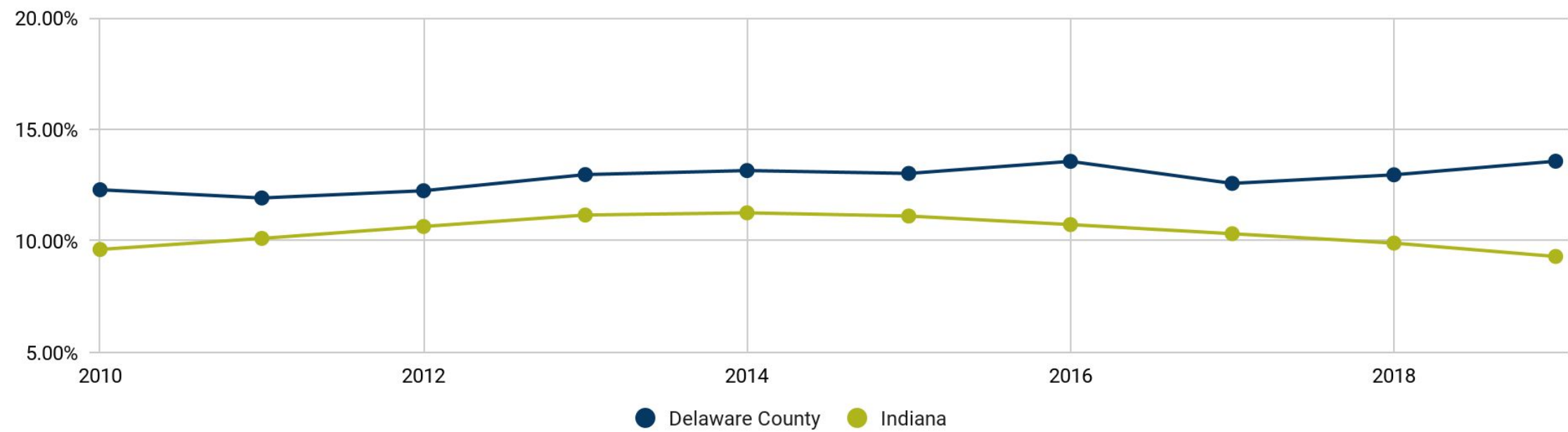
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 13.6% of families live in poverty conditions in Delaware County, up 1.3 points from 12.3% in 2010.

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

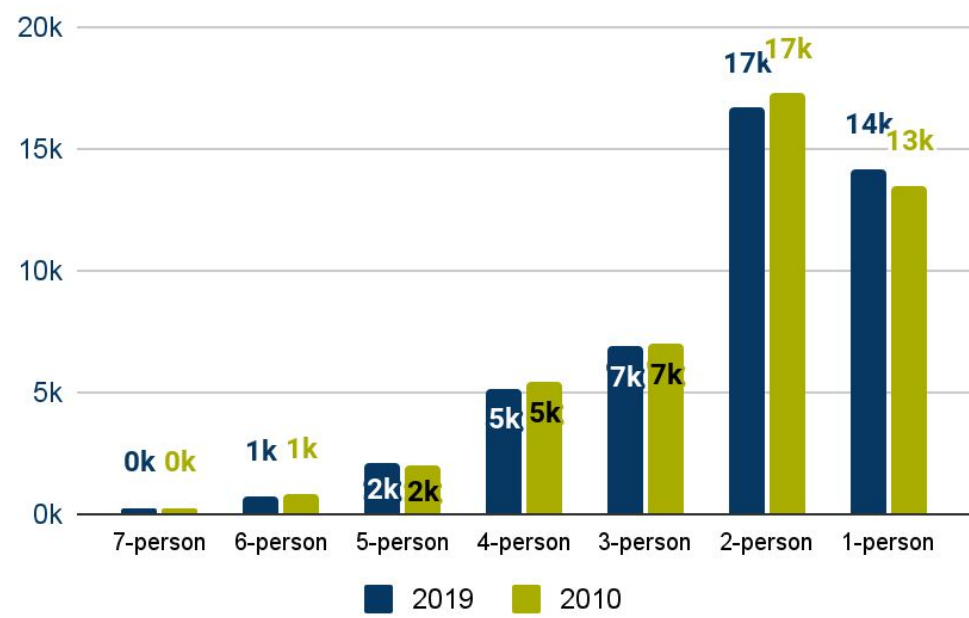


Source: ACS 2010-2019 5-year estimates

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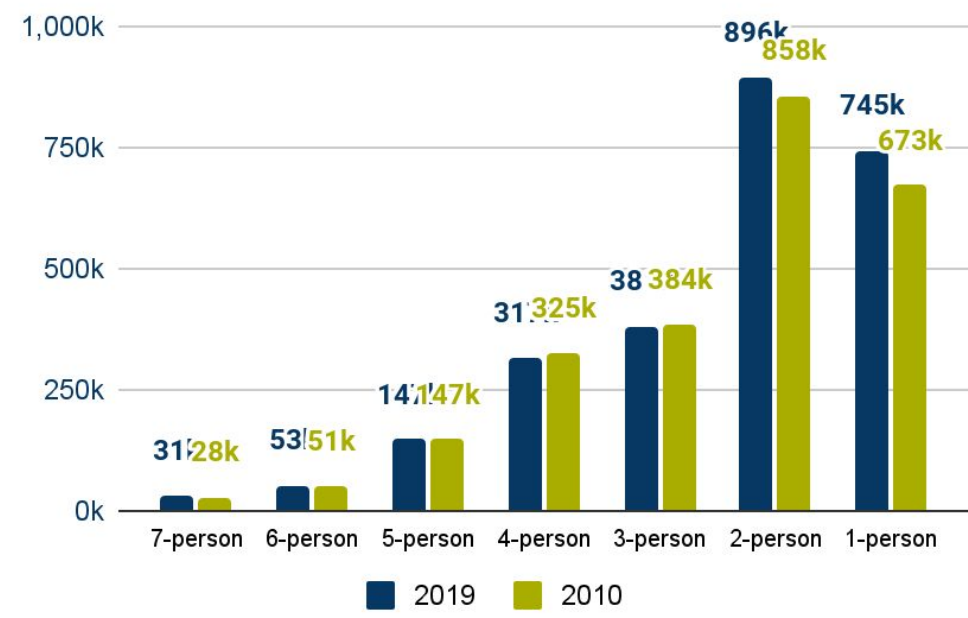
HOUSEHOLD SIZE | The average household size is 2.34, compared to 2.52 statewide. The Delaware County average household has shrunk by 0.03 persons since 2010.

Household Size
Delaware County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

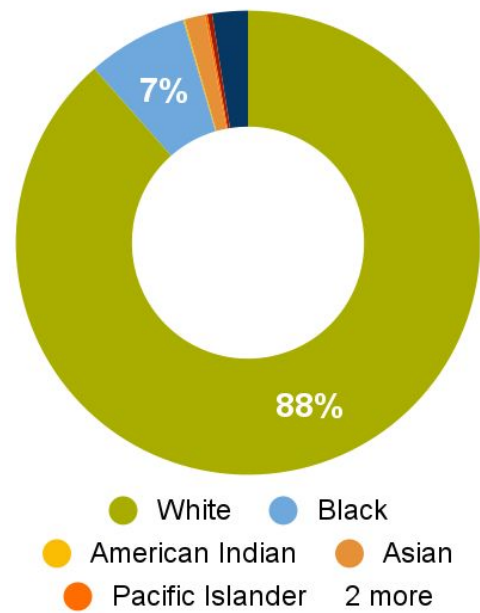
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Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Delaware County is 88% white, 7% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

Racial Distribution

Delaware County | 2019



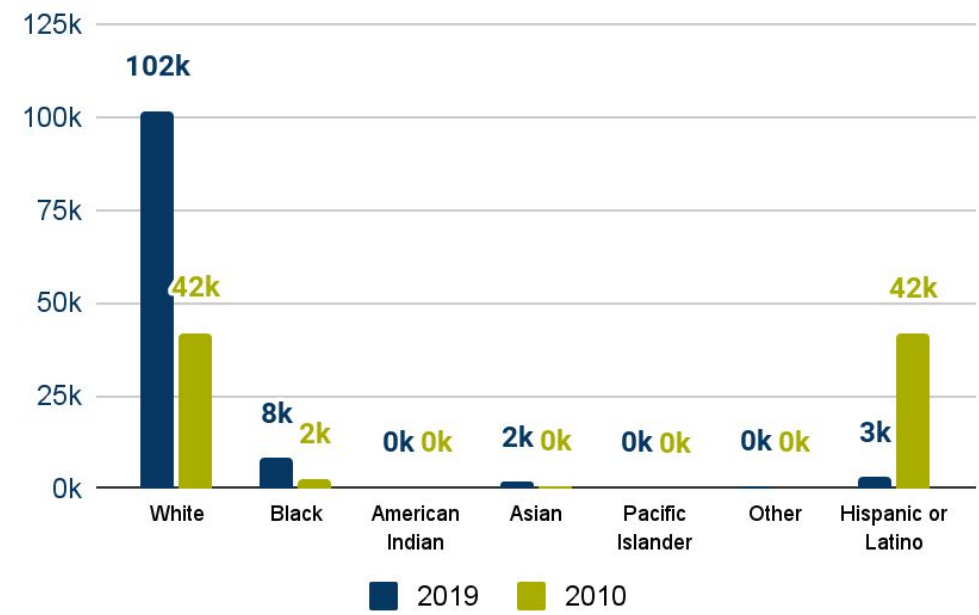
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Delaware County | 2010, 2019



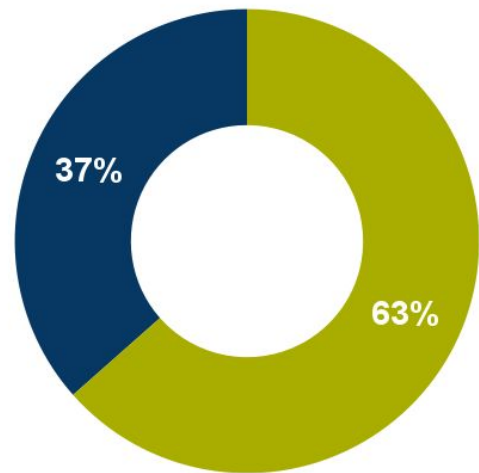
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 37% of households (16,811 households) in Delaware County were renters, while 63% are (29,215 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

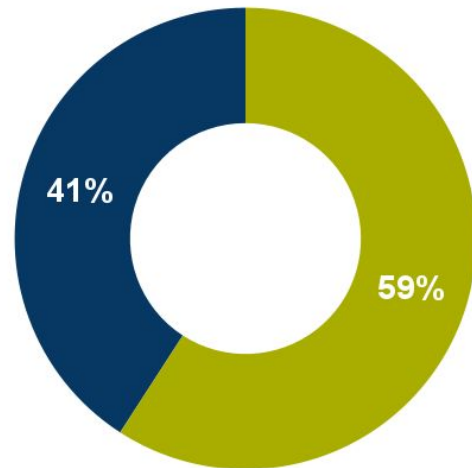
Delaware County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

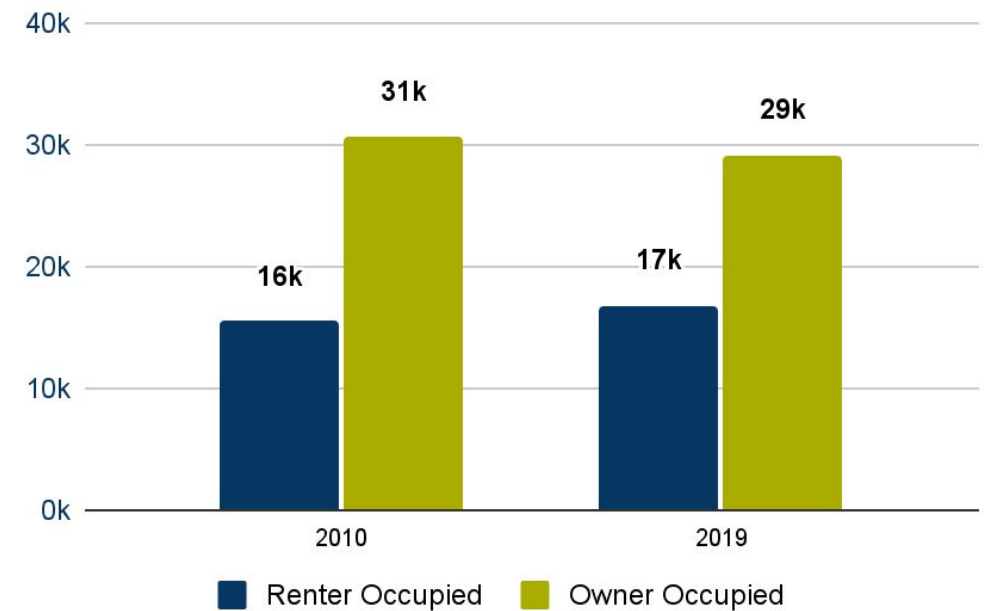
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Delaware County | 2010-2019



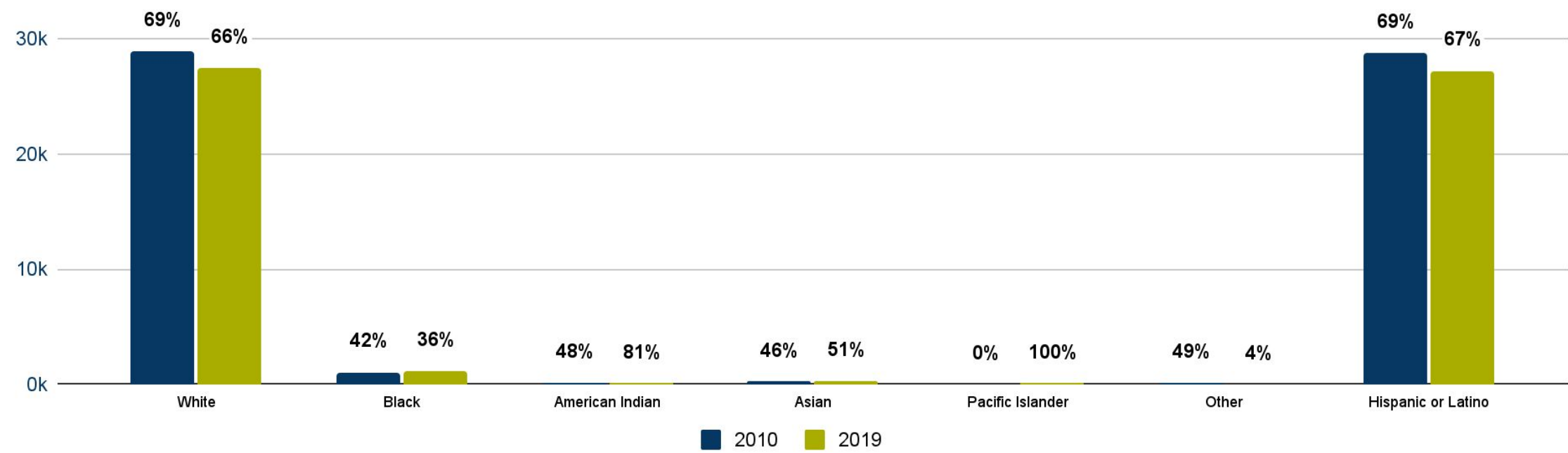
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 63%, among non-Hispanic White households' homeownership is 66%, 36% for Black households, and 67% for Hispanic or Latino households.

Homeownership by Race
Delaware County | 2010, 2019

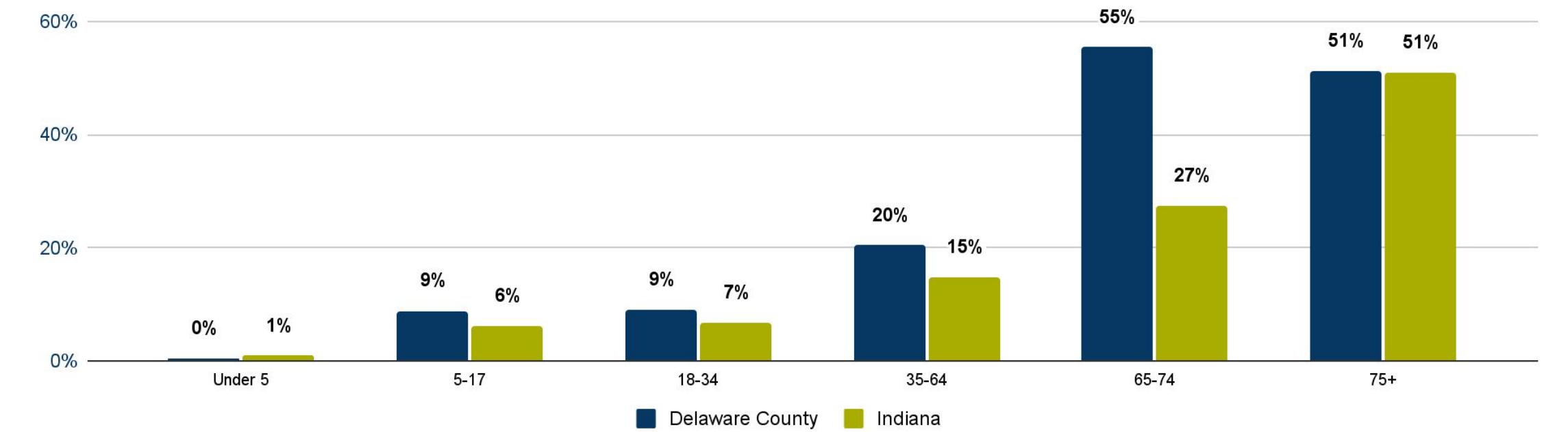


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 20% of people in Delaware County live with a disability. For people above 65, the share increases to 54%.

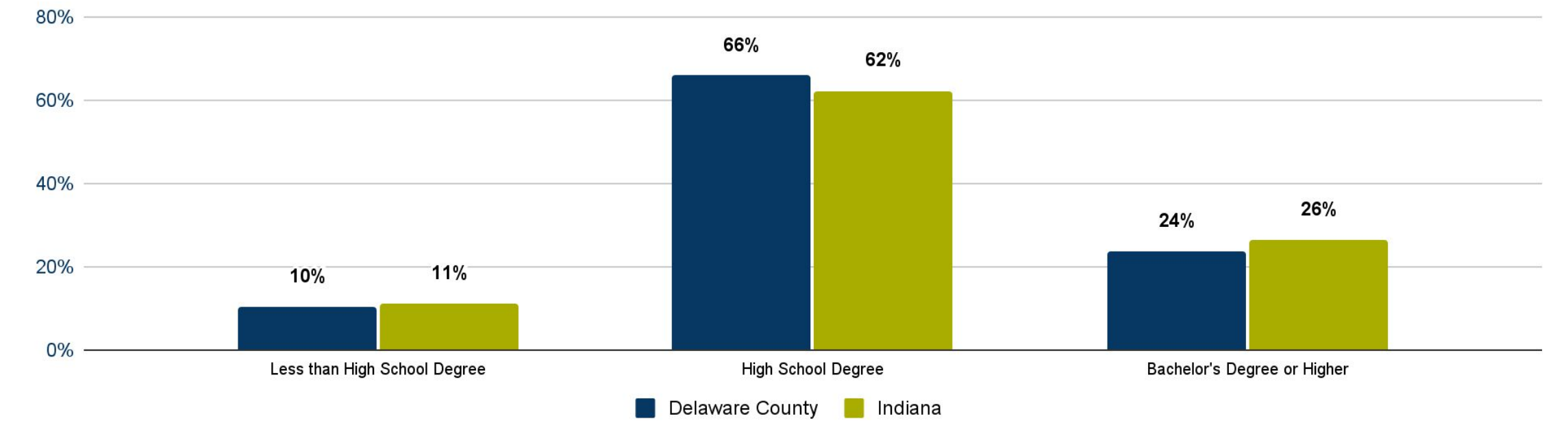
Share of the Population with a Disability by Age
Delaware County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Delaware County, 66% of the population has at least a high school degree and 24% of the population has at least a Bachelor's degree.

Educational Attainment
Delaware County, Indiana | 2019



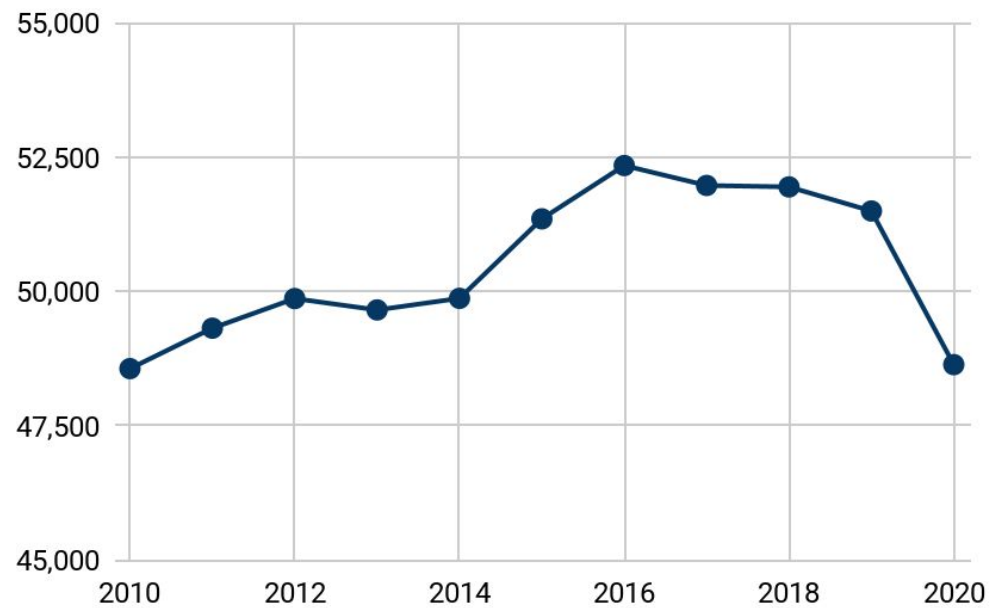
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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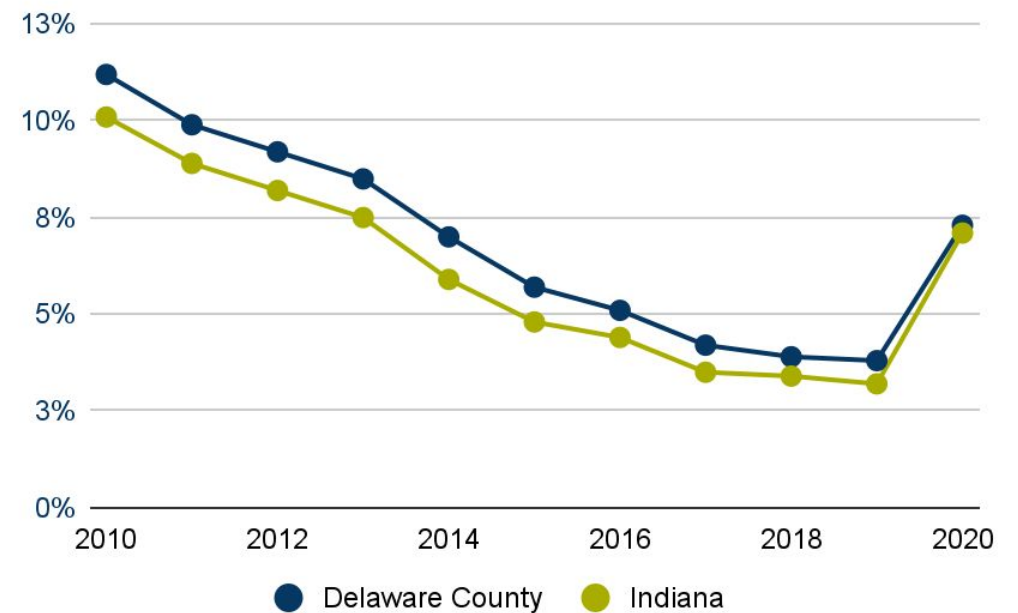
EMPLOYMENT BASE | There are currently 49,000 employed persons in Delaware County, up by 0% since 2010. The unemployment rate in 2020 was 7.30%, up 3.5 points from 2019.

Total Employment
Delaware County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Delaware County, Indiana | 2010-2019

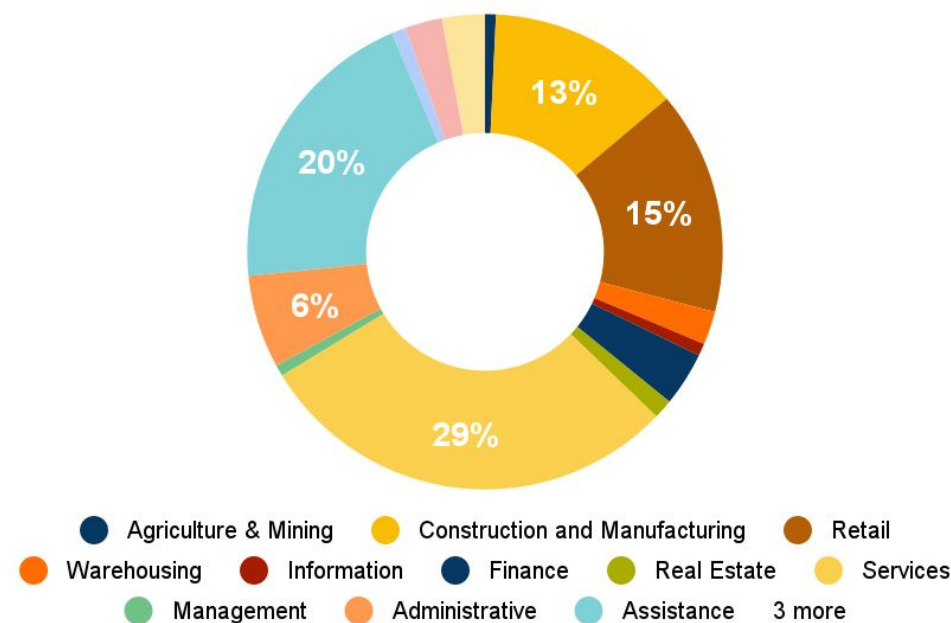


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Delaware County, accounting for 20% of all jobs, followed by Educational Services (14% of all jobs).

Total Jobs by All Industries Delaware County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$42,458
- 2. Trade, transportation, and utilities | \$38,020
- 3. Goods-producing | \$52,763
- 4. Education and health services | \$49,984
- 5. Professional and business services | \$50,041

Source: BLS

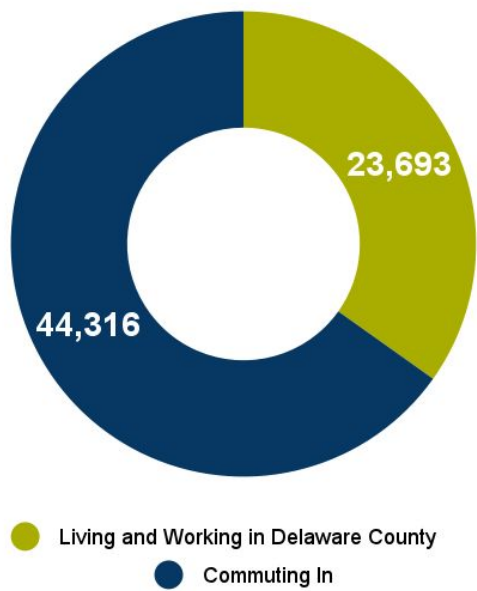
Top 5 Employers

- 1. Iu Health Ball Memorial Hosp (Muncie)
- 2. Youth Opportunity Ctr (Muncie)
- 3. Meijer (Muncie)
- 4. Prestige Portraits (Muncie)
- 5. Walmart Supercenter (Muncie)

Source: BLS

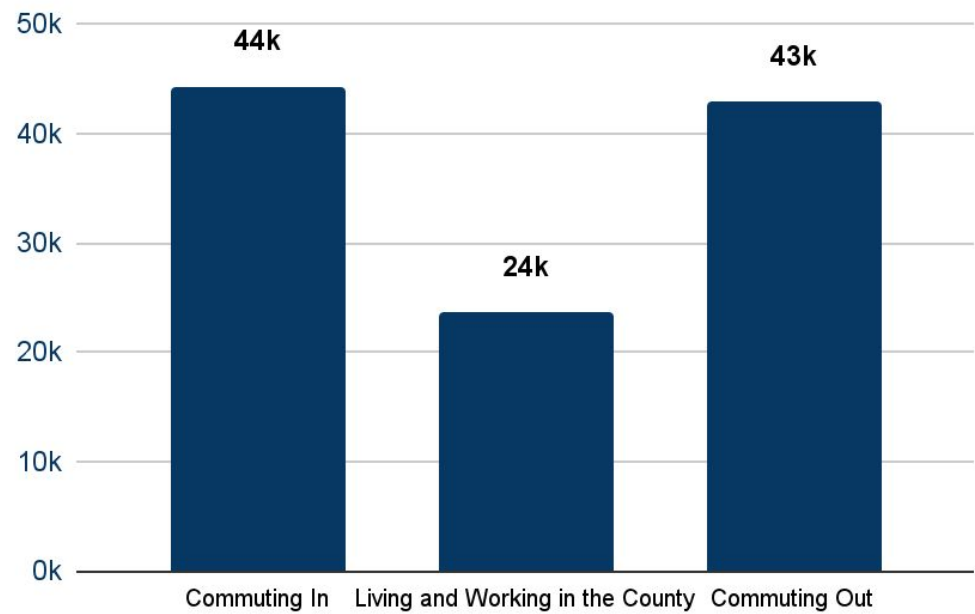
COMMUTER INFLOW / OUTFLOW | 44,000 commuters come into Delaware County for their jobs, while 43,000 employees travel outside for their jobs.

Employment Inflow
Delaware County | 2018



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

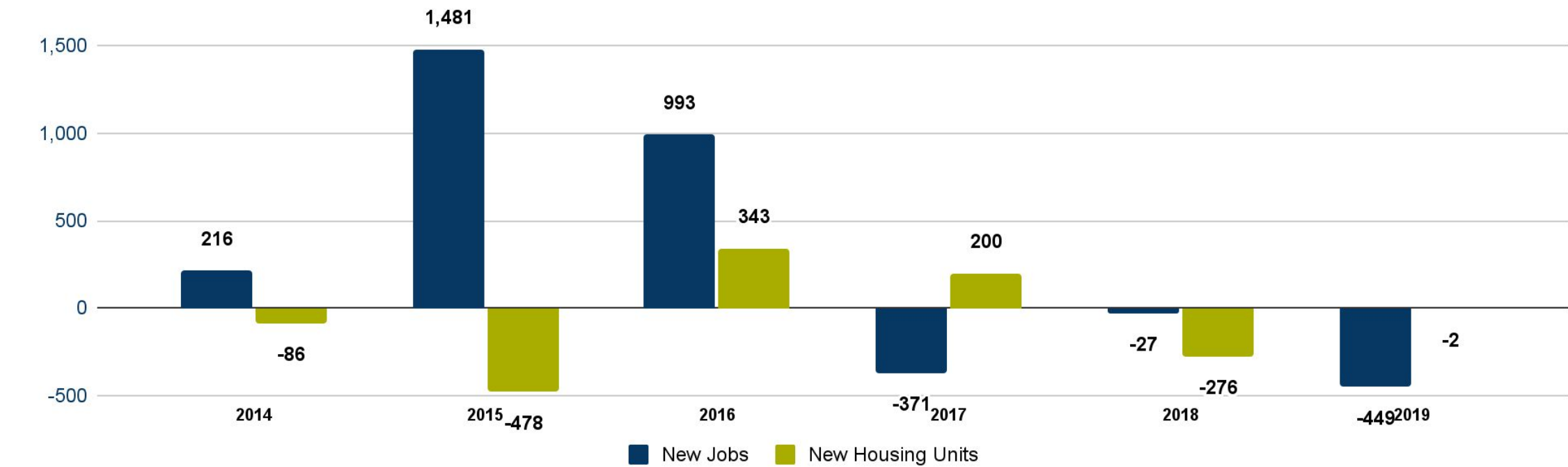
Commuting Patterns
Delaware County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1843 between 2014-2019 and -299, or -16 units for every 100 jobs created.

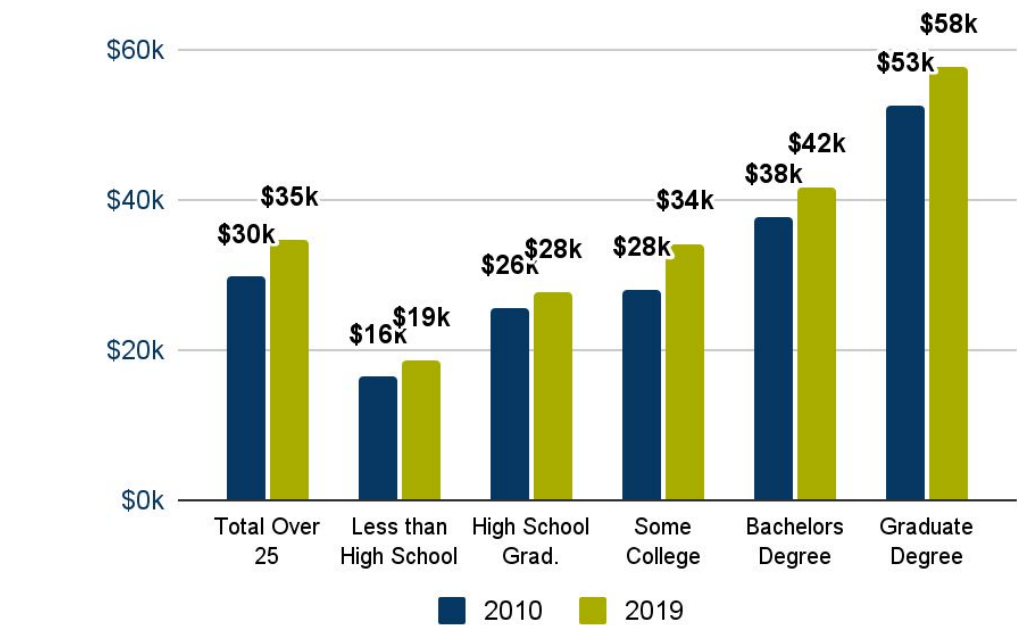
Job Growth and Housing Production
Delaware County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

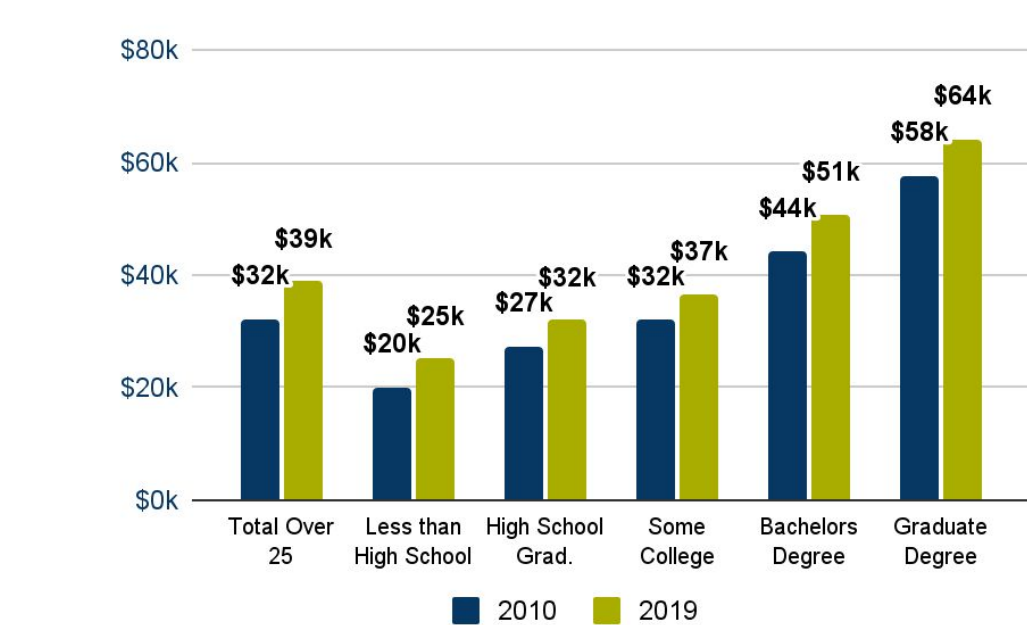
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 17% since 2010 for the total population and increased 8% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Delaware County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

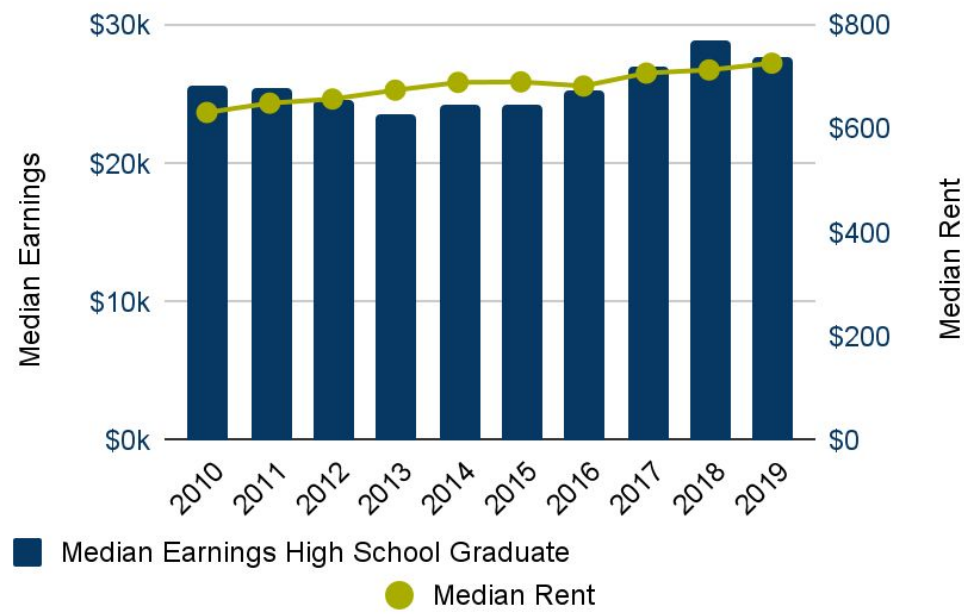
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

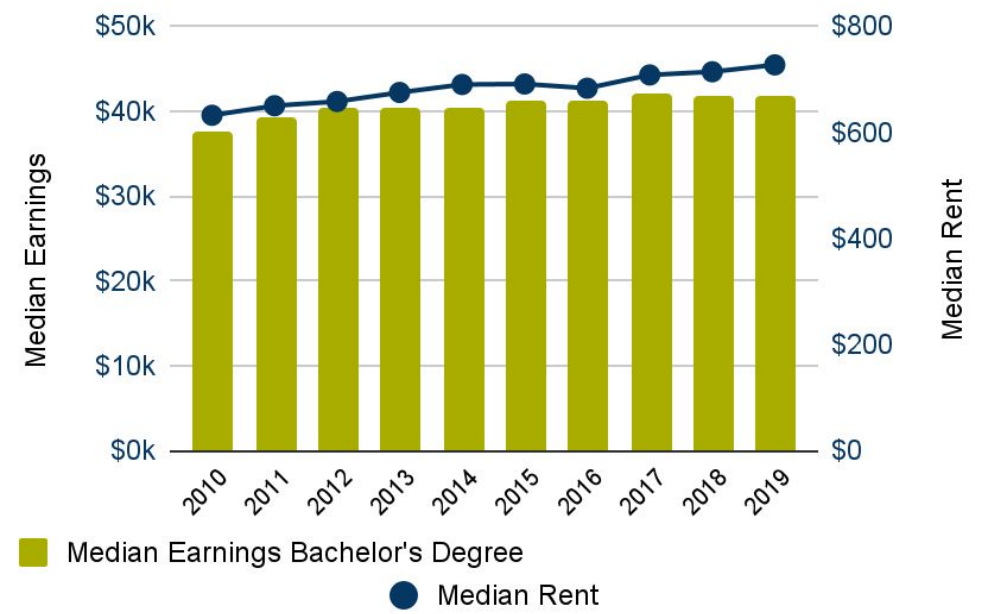
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 15.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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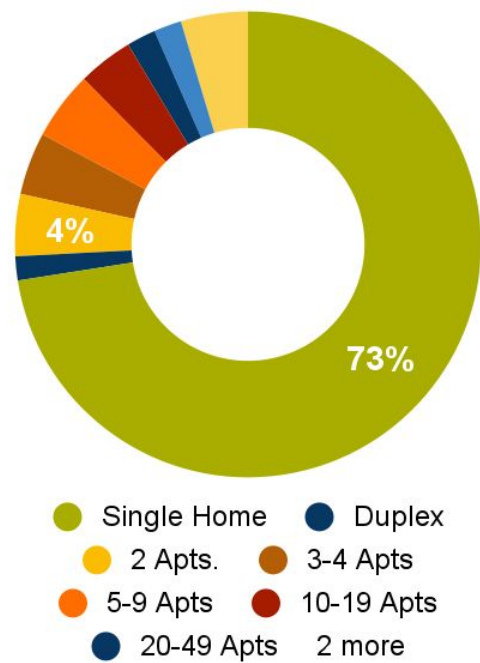
HOUSING TRENDS

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HOUSING TYPOLOGY | 73% of homes in Delaware County are single-family, while 23% are multifamily. The share of multifamily housing has increased by 233 homes since 2010.

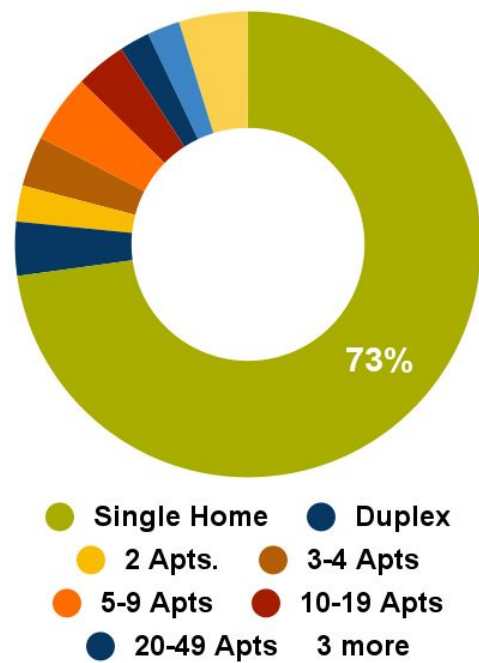
Housing Typology

Delaware County | 2019



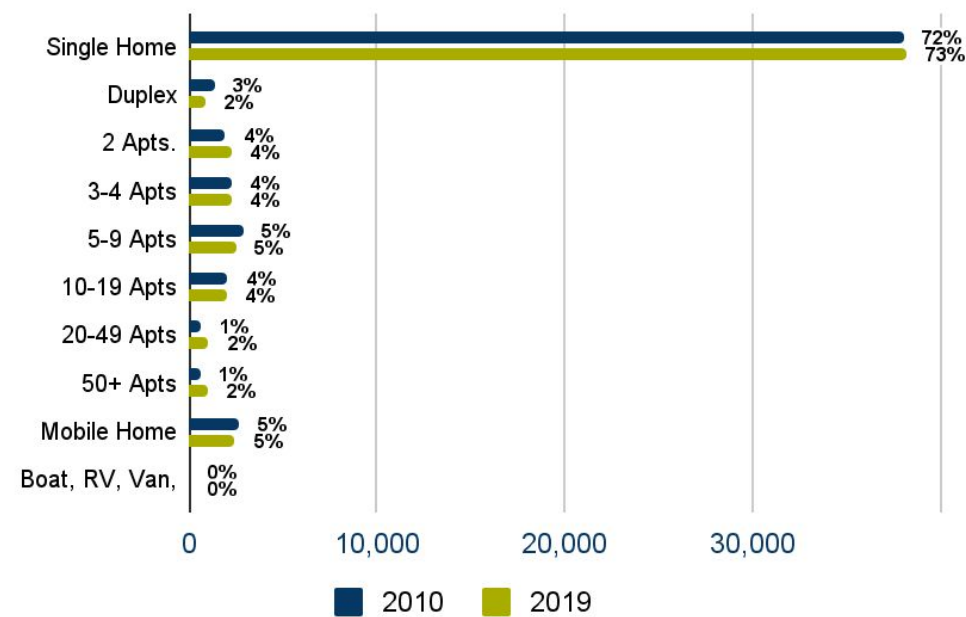
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Delaware County | 2010, 2019



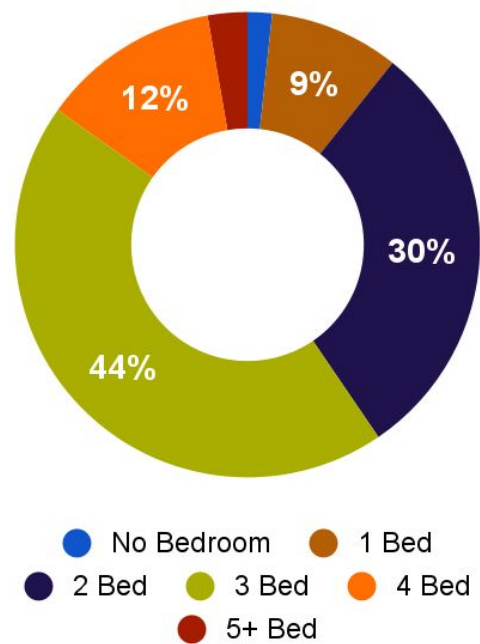
Source: ACS 2010-2019 5-year estimates

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HOUSING TYPOLOGY | Most units in Delaware County are 2.34, with 60% of units 3 bedroom or more.

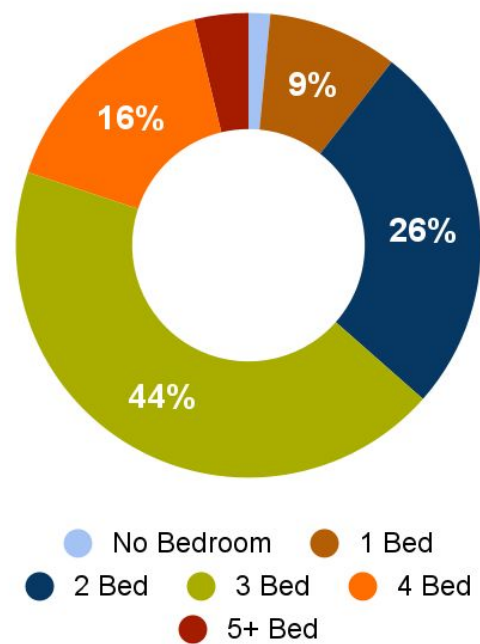
Housing Stock by Bedrooms

Delaware County | 2019



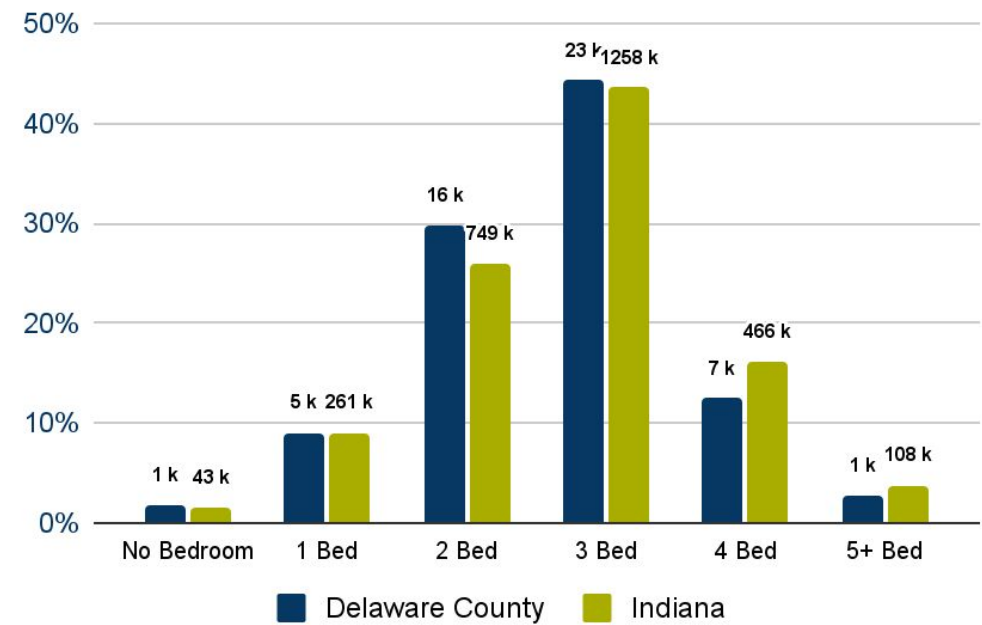
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

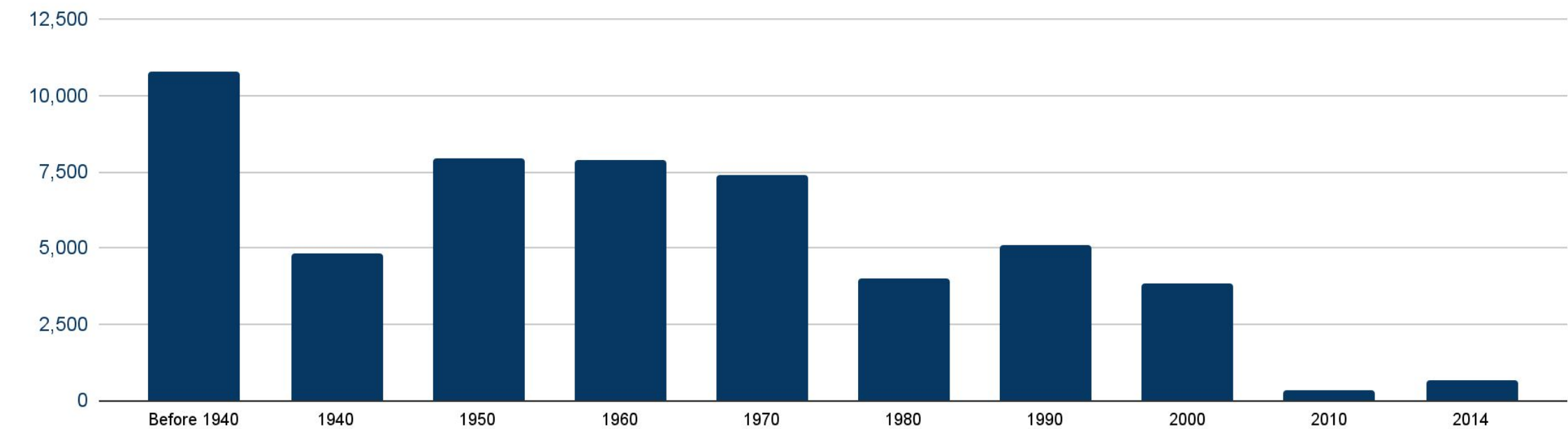
Delaware County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 91% of homes were built before 1990, with most homes built in 2014.

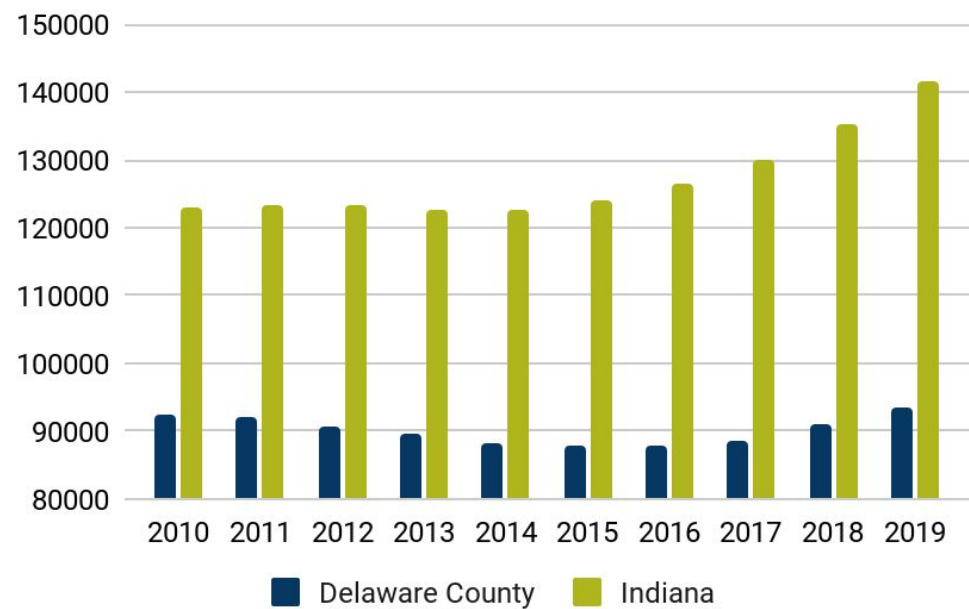
Homes by Year Built
Delaware County | 2019



Source: ACS 2010-2019 5-year estimates

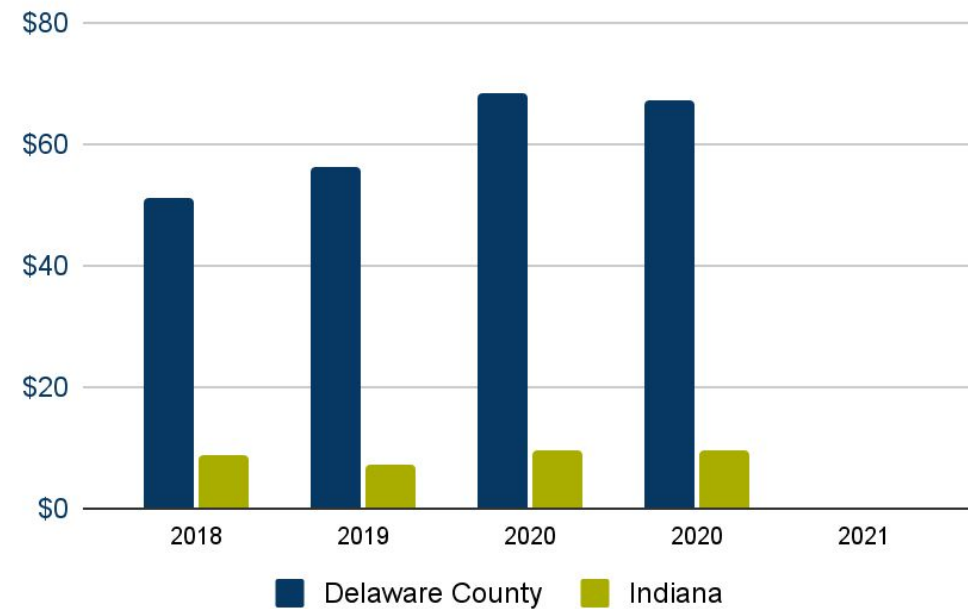
MEDIAN LISTING PRICE | Homes in Delaware County have a median listing price of \$93,600, compared to \$141,700 statewide. Home prices have increased by 1% since 2010.

Median Listing Price
Delaware County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



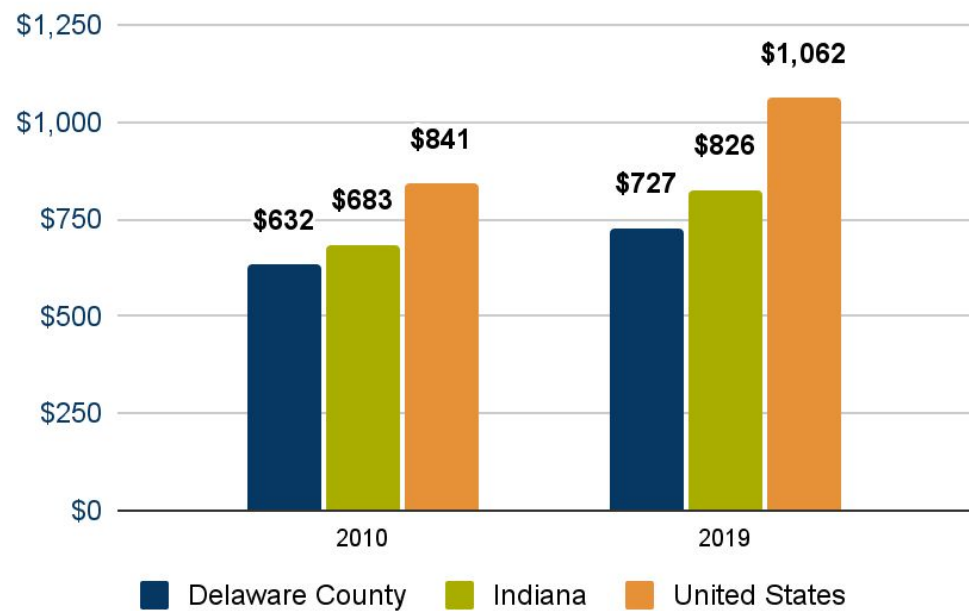
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 15% since 2010, with average rents at \$727.

Median Rent

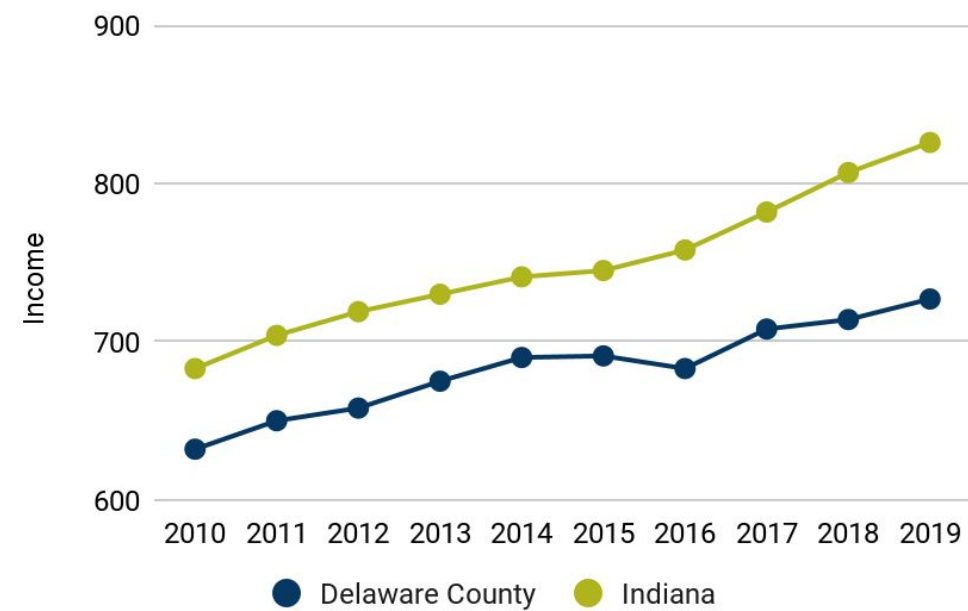
Delaware County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Delaware County, Indiana | 2010 - 2019



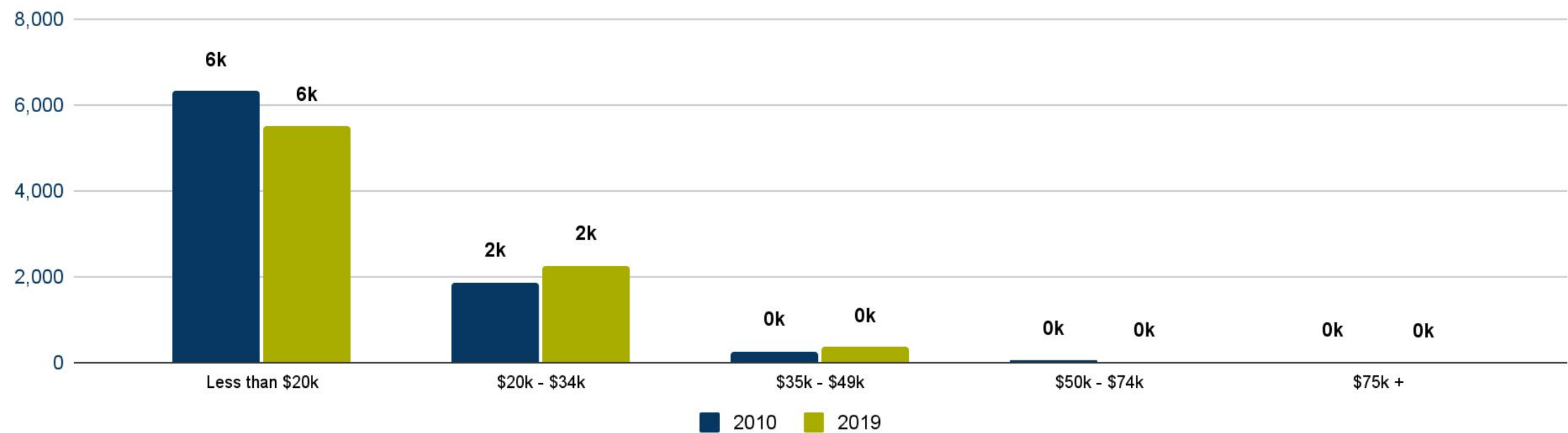
Source: ACS 2010-2019 5-year estimates

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

COST BURDEN | 54% of households are housing cost burdened in Delaware County, down -7% since 2010. 68% of households earning below \$50,000 are housing cost burdened.

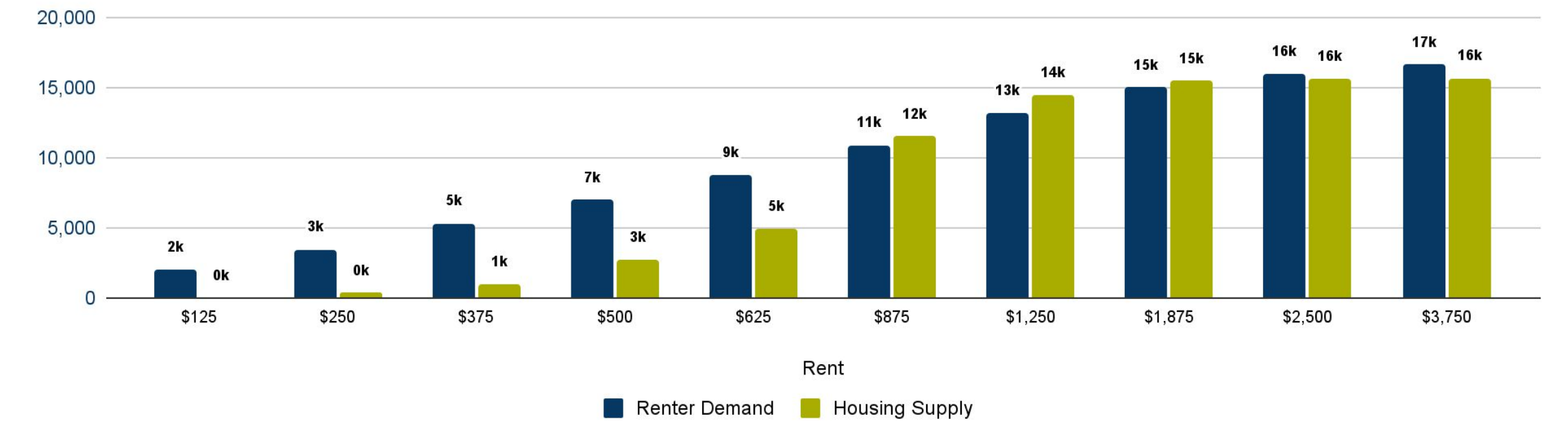
Renter Housing Cost Burden
Delaware County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 16000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

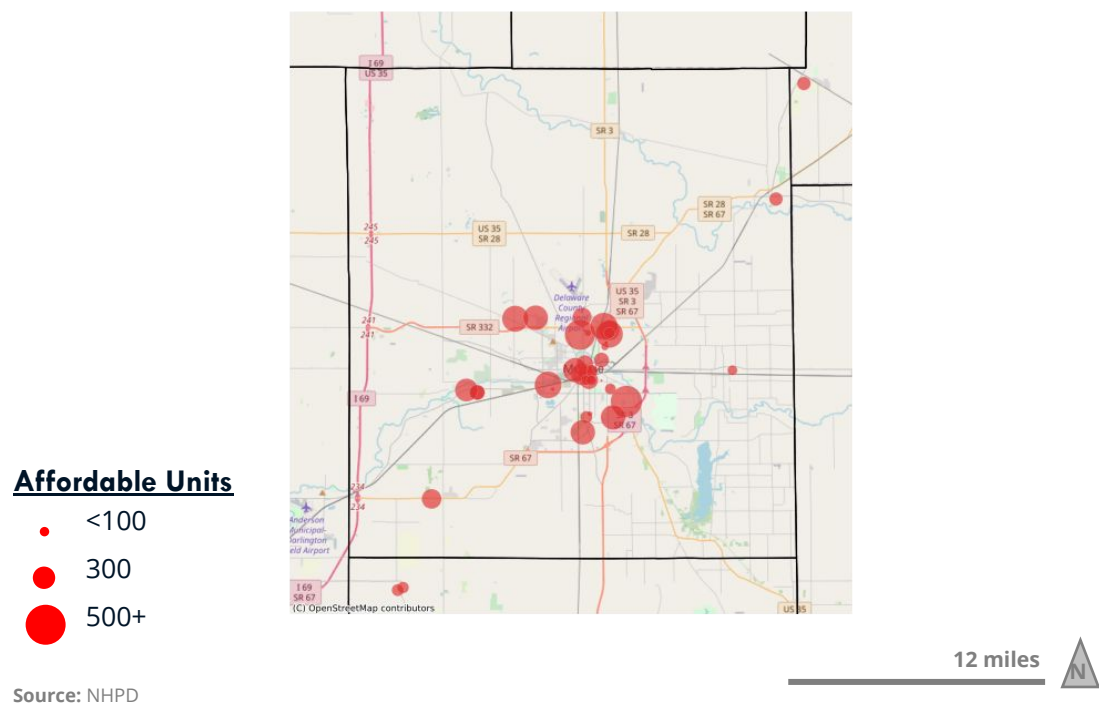
Cumulative Housing Gap
Delaware County, Indiana | 2010-2019



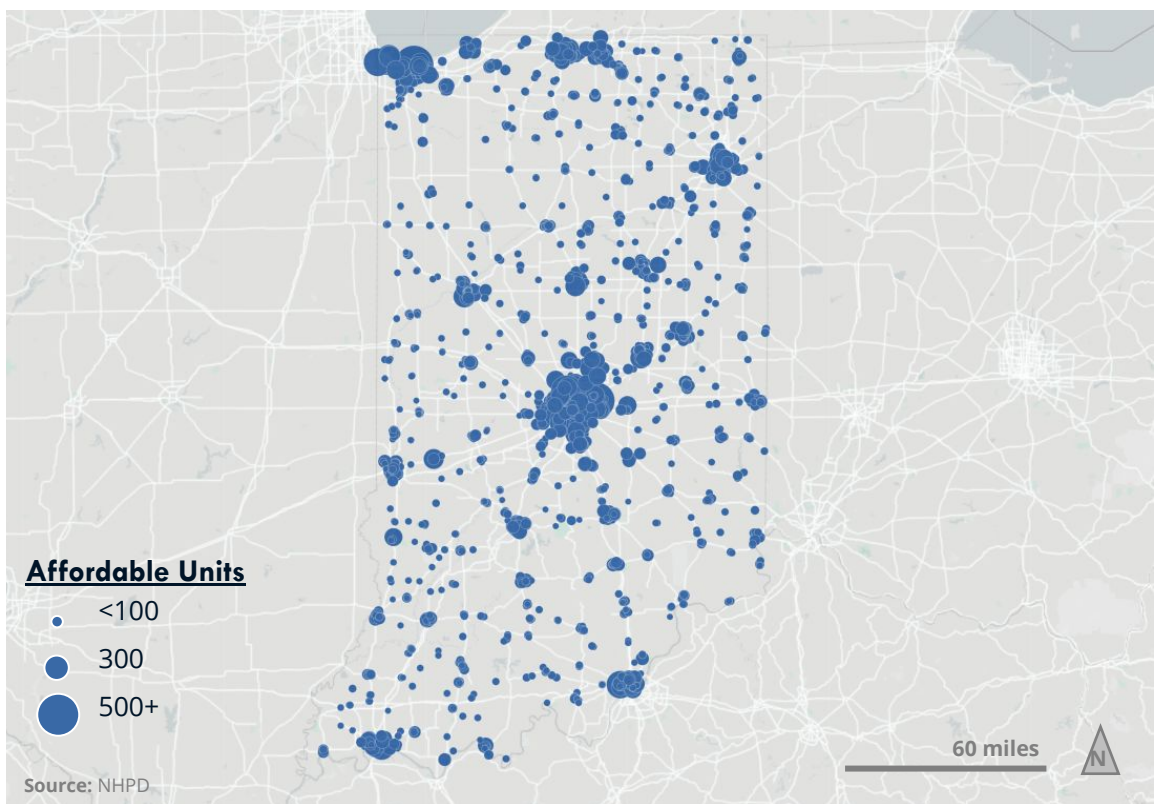
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Delaware County | 2020



Affordable Housing Inventory
State of Indiana | 2020

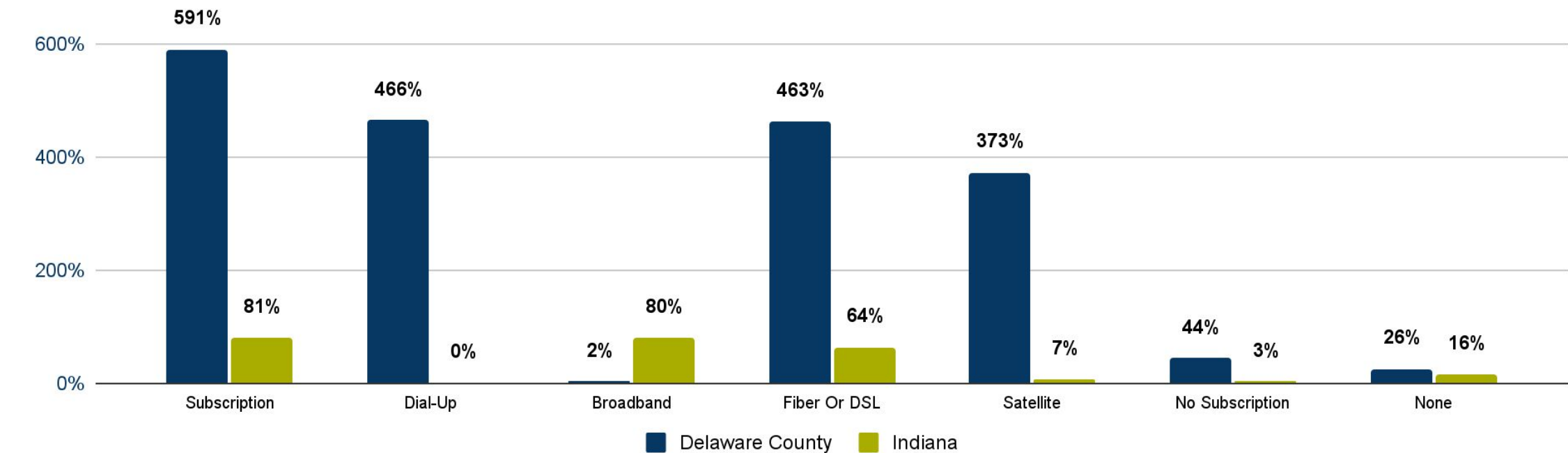


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HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access Delaware County | 2017-2020



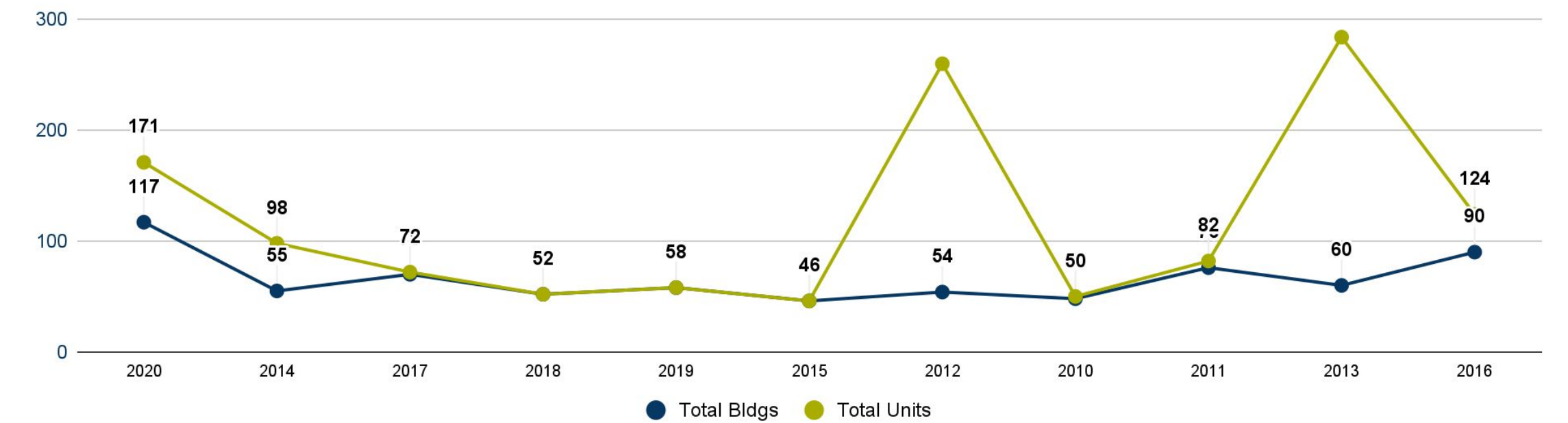
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 90 new housing starts in 2016 in Delaware County, with 726 total building permits authorized since 2020.

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



Source: St. Louis Fed.

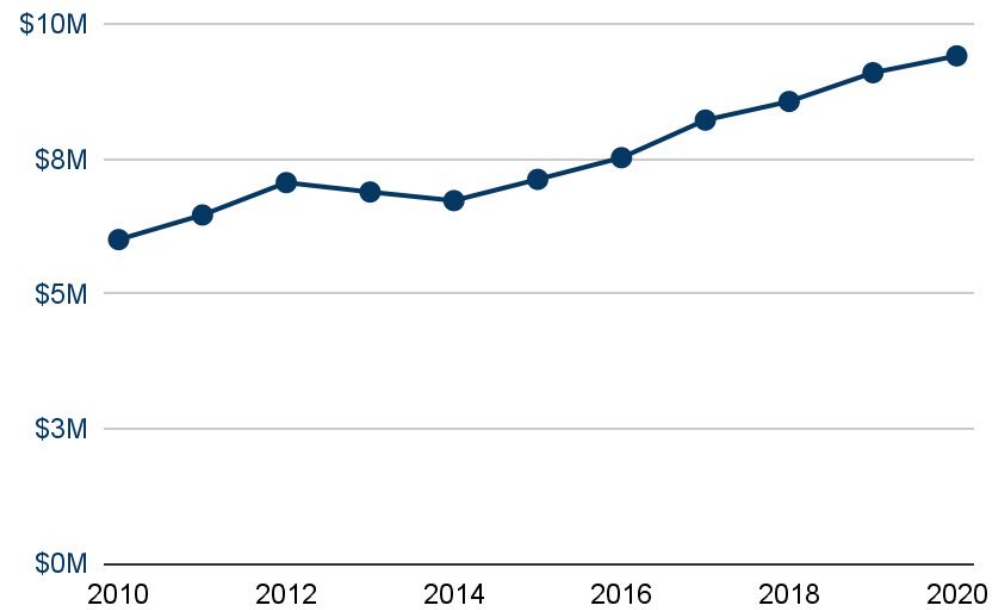
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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