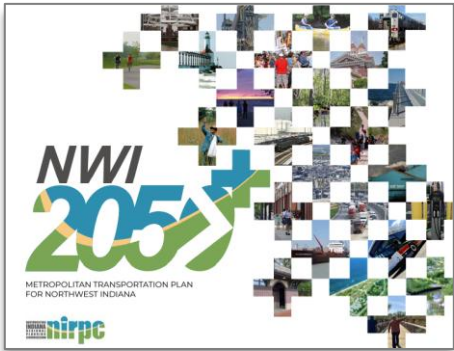




2027 MTP Update

Transportation Committee
04/07/2026

Background



- Carry over vision and major goals of *NWI 2050+*
- Maintain the horizon year of 2050
- Maintain organization of *NWI 2050+*
- Incorporate new data and public and stakeholder feedback
 - Update all federal and regional performance measures and indicators
- Update technical components of plan: socioeconomic forecasts, financial plan, air quality conformity
- Focus on specific implementation actions including regionally significant projects

Draft Project Timeline

*Public engagement strategy still in development

Q1-2026			Q2-2026			Q3-2026			Q4-2026			Q1-2027			Q2-2027		
JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE

Regional Profile and Performance	Assessment and Analysis	Plan Recommendations						Plan Preparation and Adoption					
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Regional Profile and Performance Report
Existing Conditions and Performance Measures

Goals Synthesis and Regional Plan Summary

Implementation Action Areas Assessment
Internal and stakeholder review of implementation actions

Public Meetings and Engagement
Identify broad level priorities and potential new implementation actions

Transportation Investments
Establish investment priorities
Update project selection criteria

Finalize Implementation Actions
Link implementation to theme and goal area

Socioeconomic Forecast
Update population and employment projections

Solicit projects

Financial Plan
Estimate available revenues
Demonstrate fiscal constraint

Analyze projects

Develop project list

NWI 2050+ UPDATE
Develop public comment draft
Public comment period
Final Plan Development
Final Plan Adoption

Draft Project Timeline

*Public engagement strategy still in development

Q1-2026			Q2-2026			Q3-2026			Q4-2026			Q1-2027			Q2-2027		
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Regional Profile and Performance	Assessment and Analysis	Plan Recommendations						Plan Preparation and Adoption					
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Regional Profile and Performance Report
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Regional Profile and Performance			Assessment and Analysis				Plan Recommendations				Plan Preparation and Adoption									
Regional Profile and Performance Report <i>Existing Conditions and Performance Measures</i> <i>Goals Synthesis and Regional Plan Summary</i>			Implementation Action Areas Assessment <i>Internal and stakeholder review of implementation actions</i> Public Meetings and Engagement <i>Identify broad level priorities and potential new implementation actions</i> Transportation Investments <i>Establish investment priorities</i> <i>Update project selection criteria</i>				Finalize Implementation Actions <i>Link implementation to theme and goal areas</i> Socioeconomic Forecast <i>Update population and employment projections</i>				Financial Plan <i>Estimate available revenues</i> <i>Demonstrate fiscal constraint</i> Solicit projects <i>Analyze projects</i> <i>Develop project list</i>				NWI 2050+ UPDATE <i>Develop public comment draft</i> <i>Public comment period</i> <i>Final Plan Development</i> <i>Final Plan Adoption</i>					

Regional Profile and Performance Report
Existing Conditions and Performance Measures

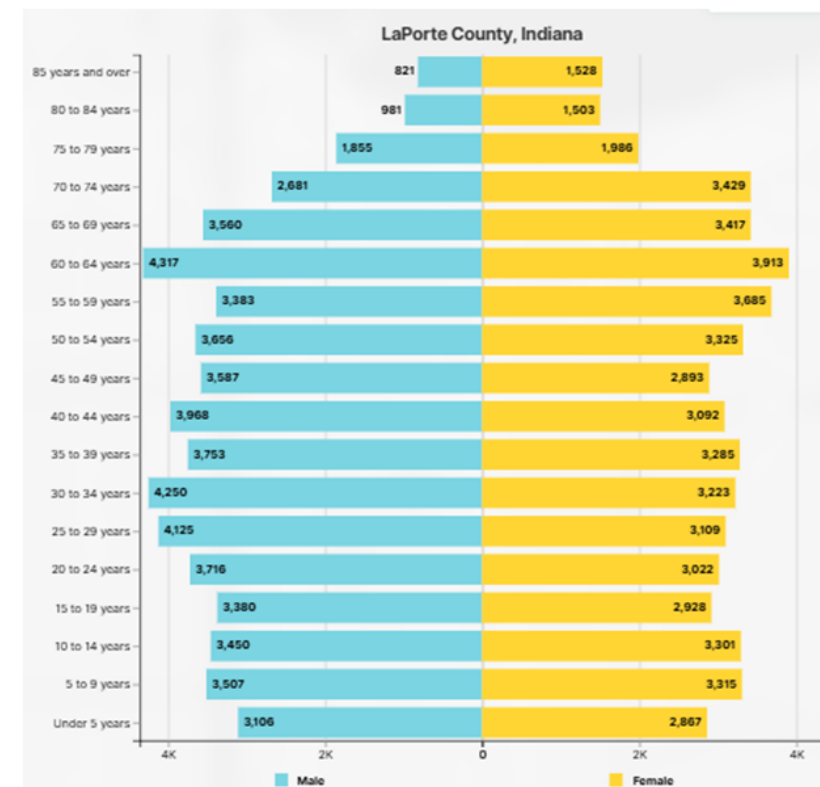
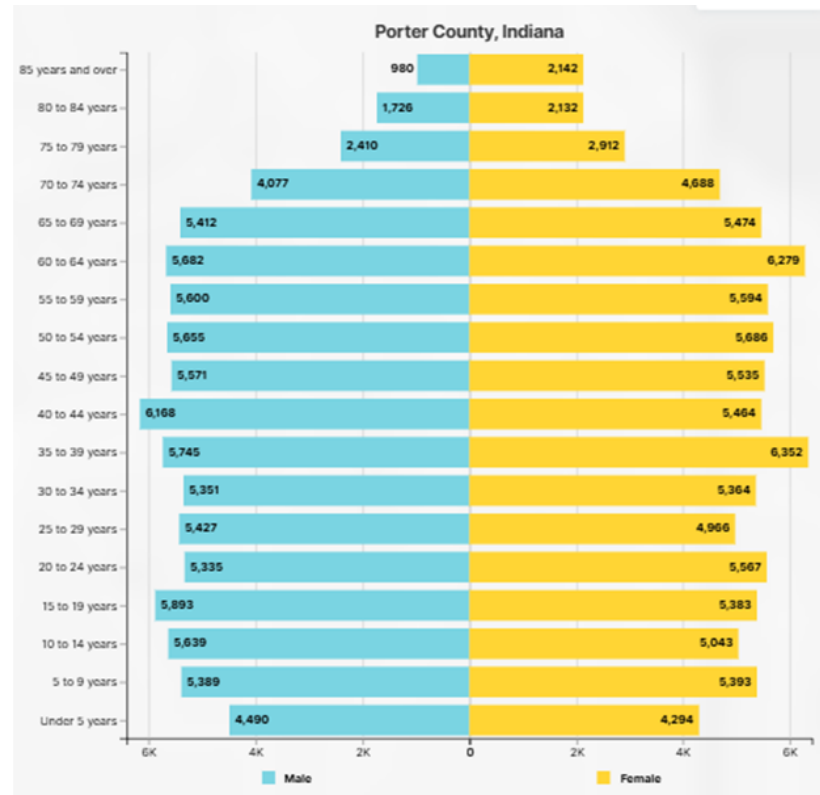
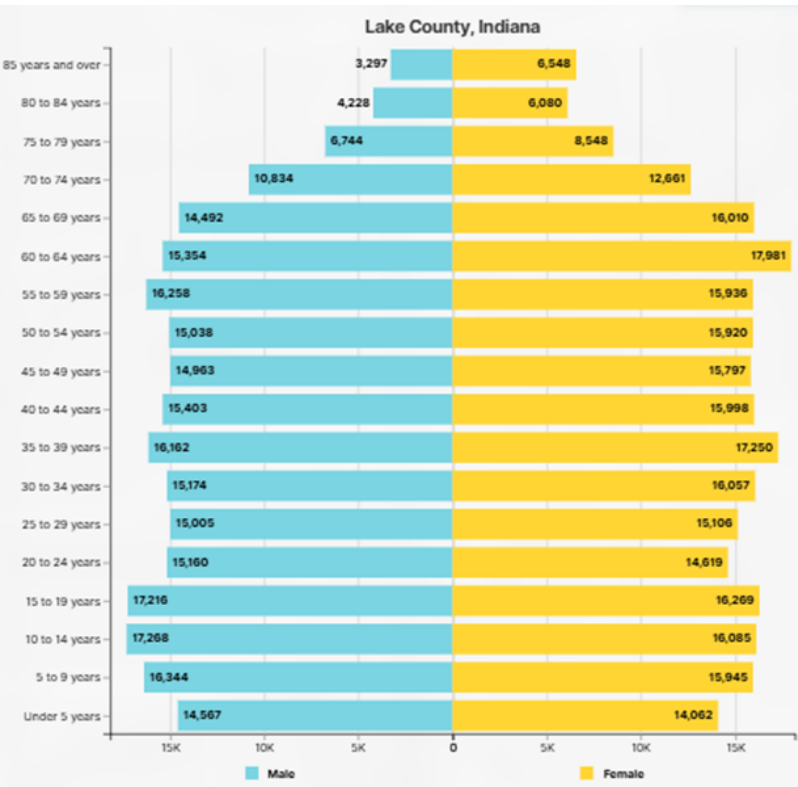
Goals Synthesis and Regional Plan Summary

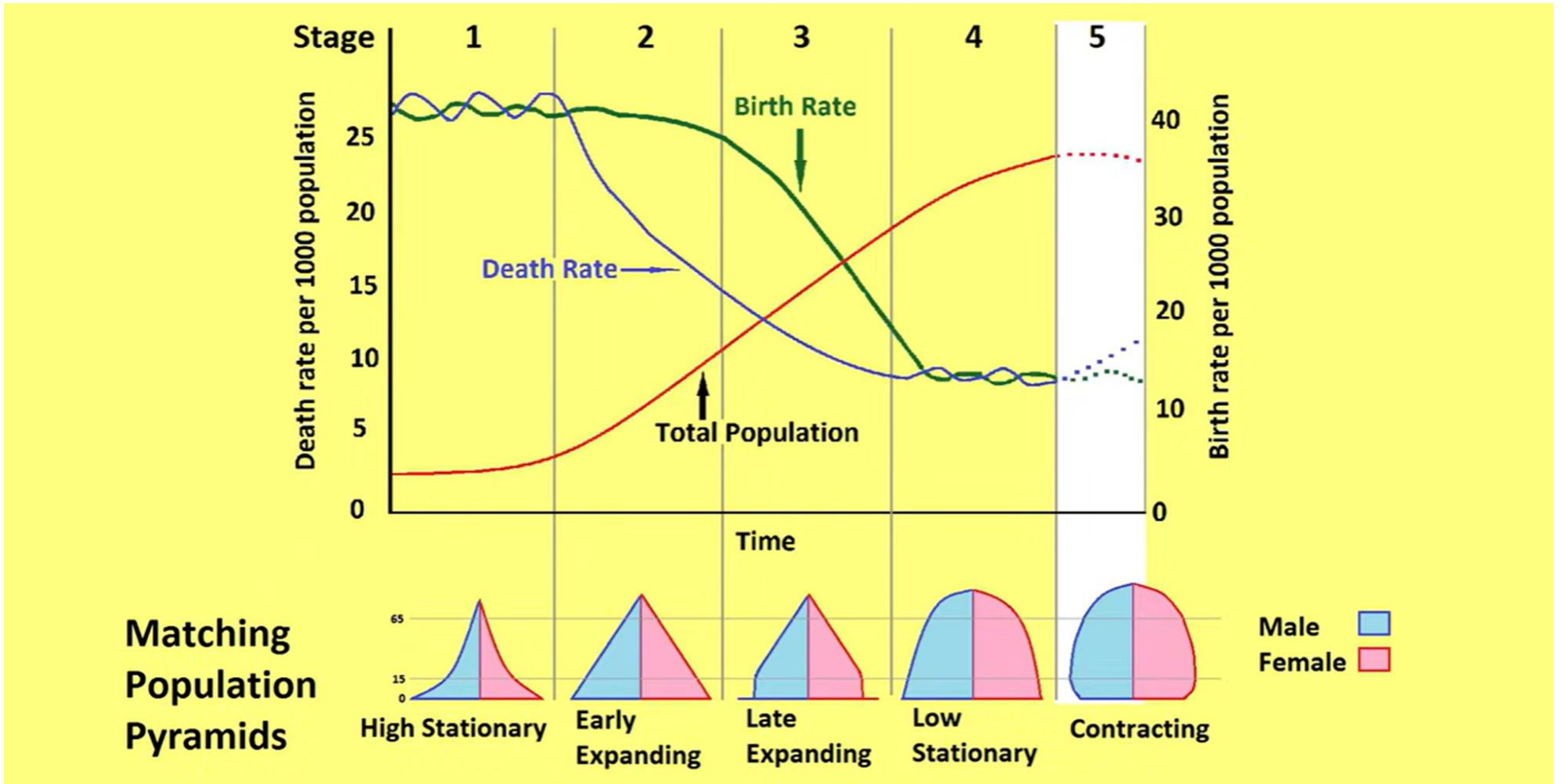
For review and analysis
→



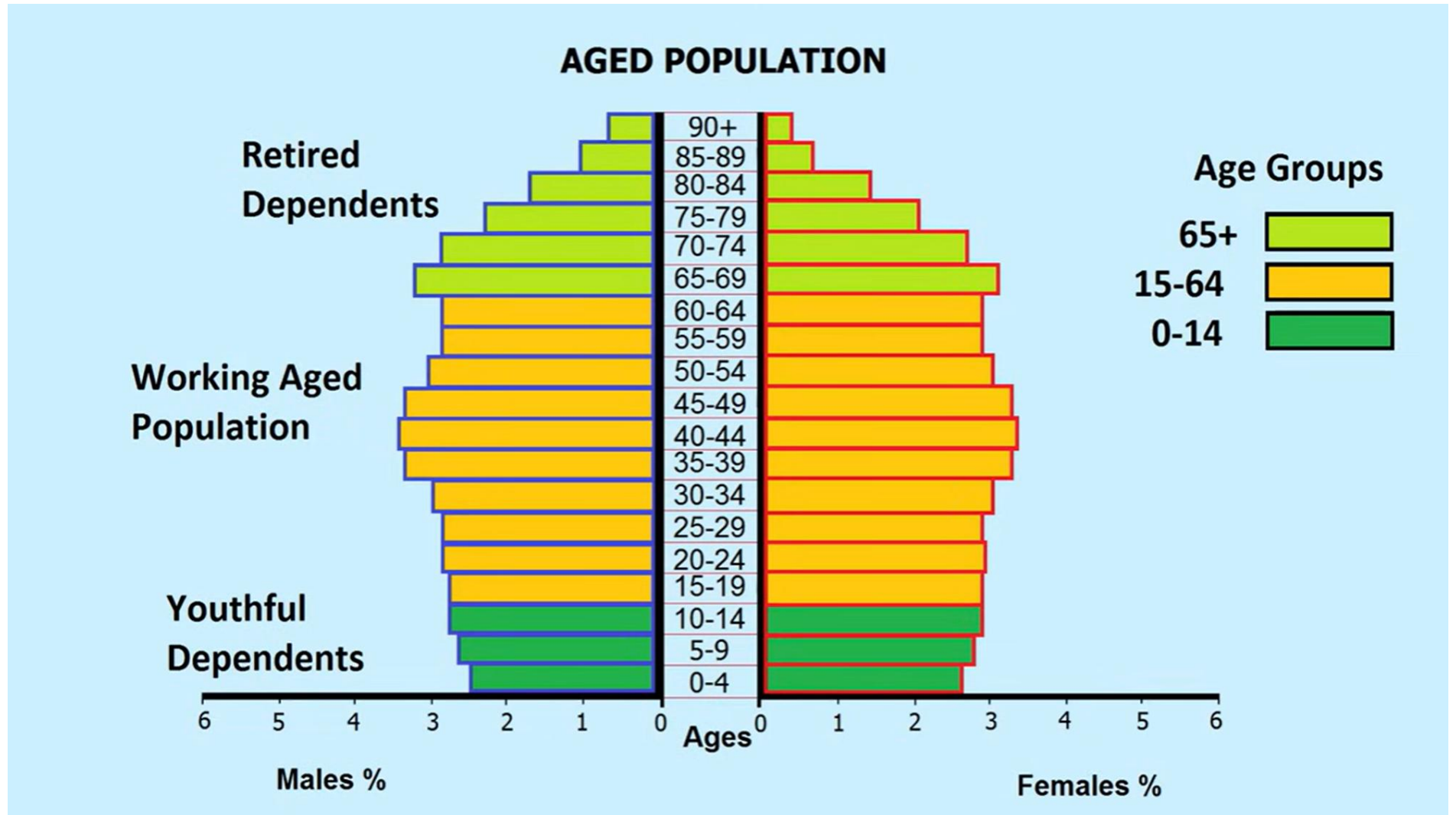
Demographics

Age Distribution

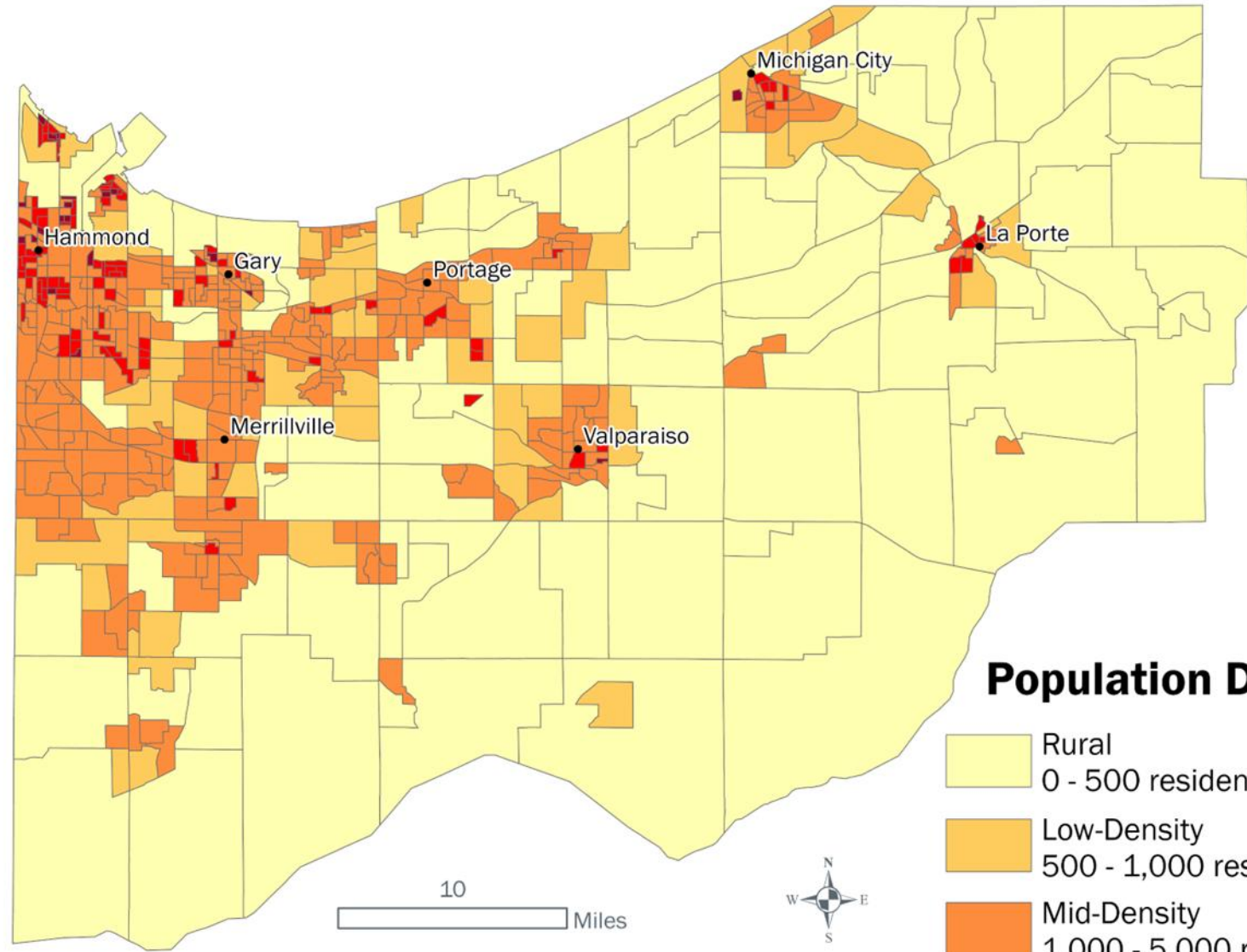




Demographic Transition Model



Demographic Transition Model



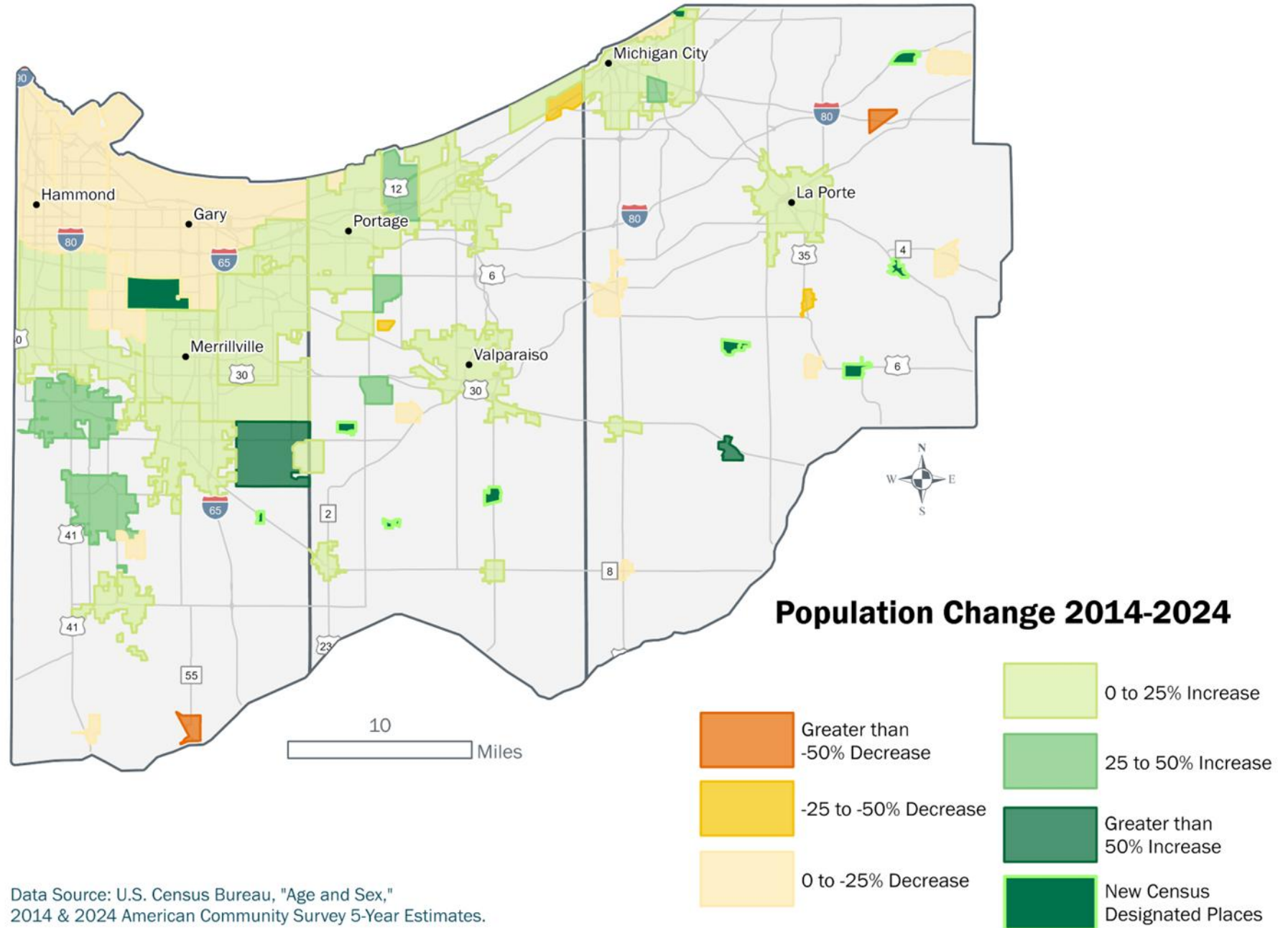
Population Density

- Rural
0 - 500 residents per mile
- Low-Density
500 - 1,000 residents per sq. mile
- Mid-Density
1,000 - 5,000 residents per sq. mile
- Urban
5,000 - 10,000 residents per sq. mile
- Urban Core
25,000+ residents per sq. mile

10 Miles



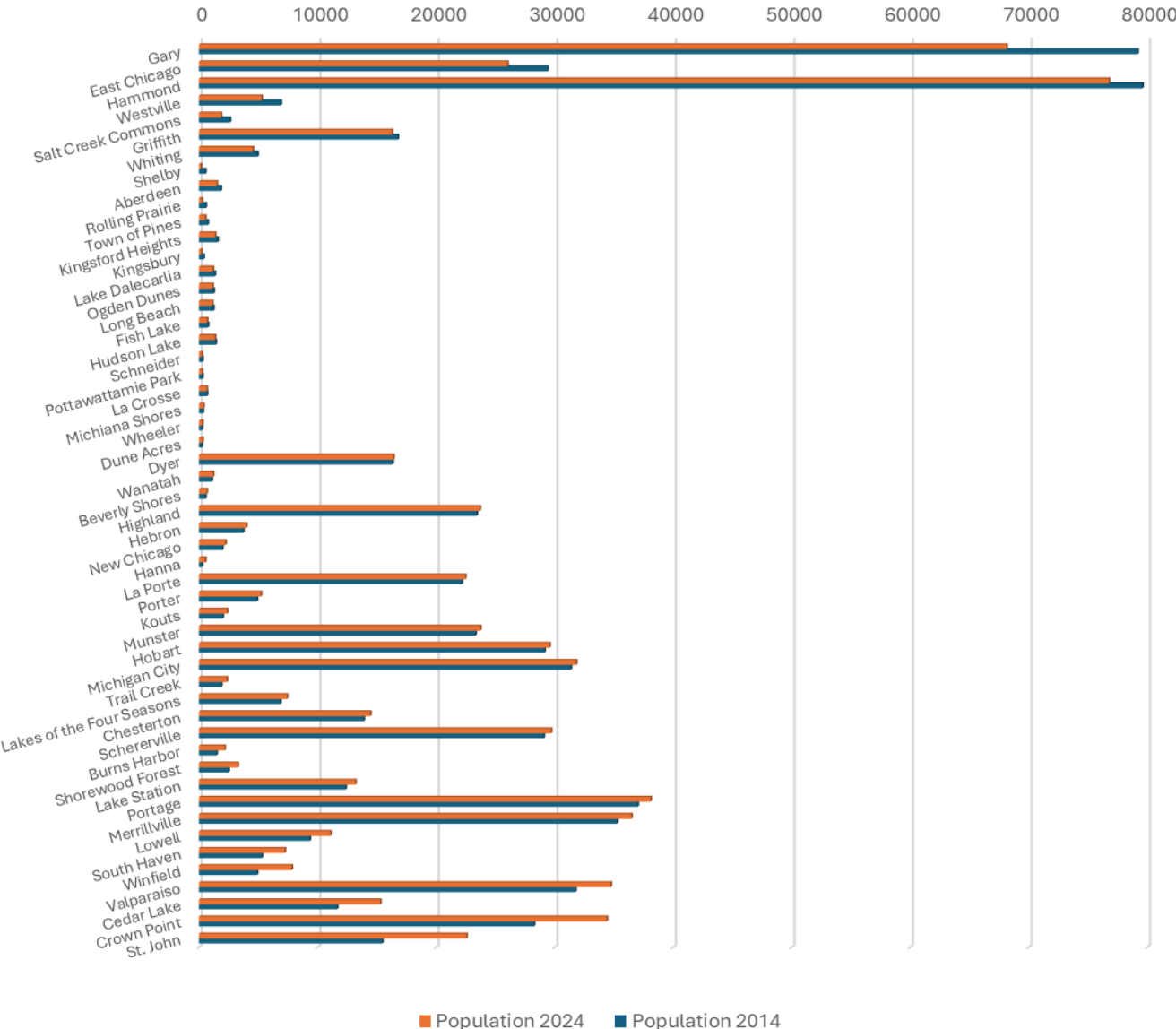
Data Source: U.S. Census Bureau, "Age and Sex,"
 2024 American Community Survey 5-Year Estimates.



Data Source: U.S. Census Bureau, "Age and Sex,"
2014 & 2024 American Community Survey 5-Year Estimates.



Northwest Indiana Population Change



Areas with the Most **Total** Population Gains

1. St. John
(+15,456 people)
2. Crown Point
(+6,134 people)
3. Cedar Lake
(+3,642 people)

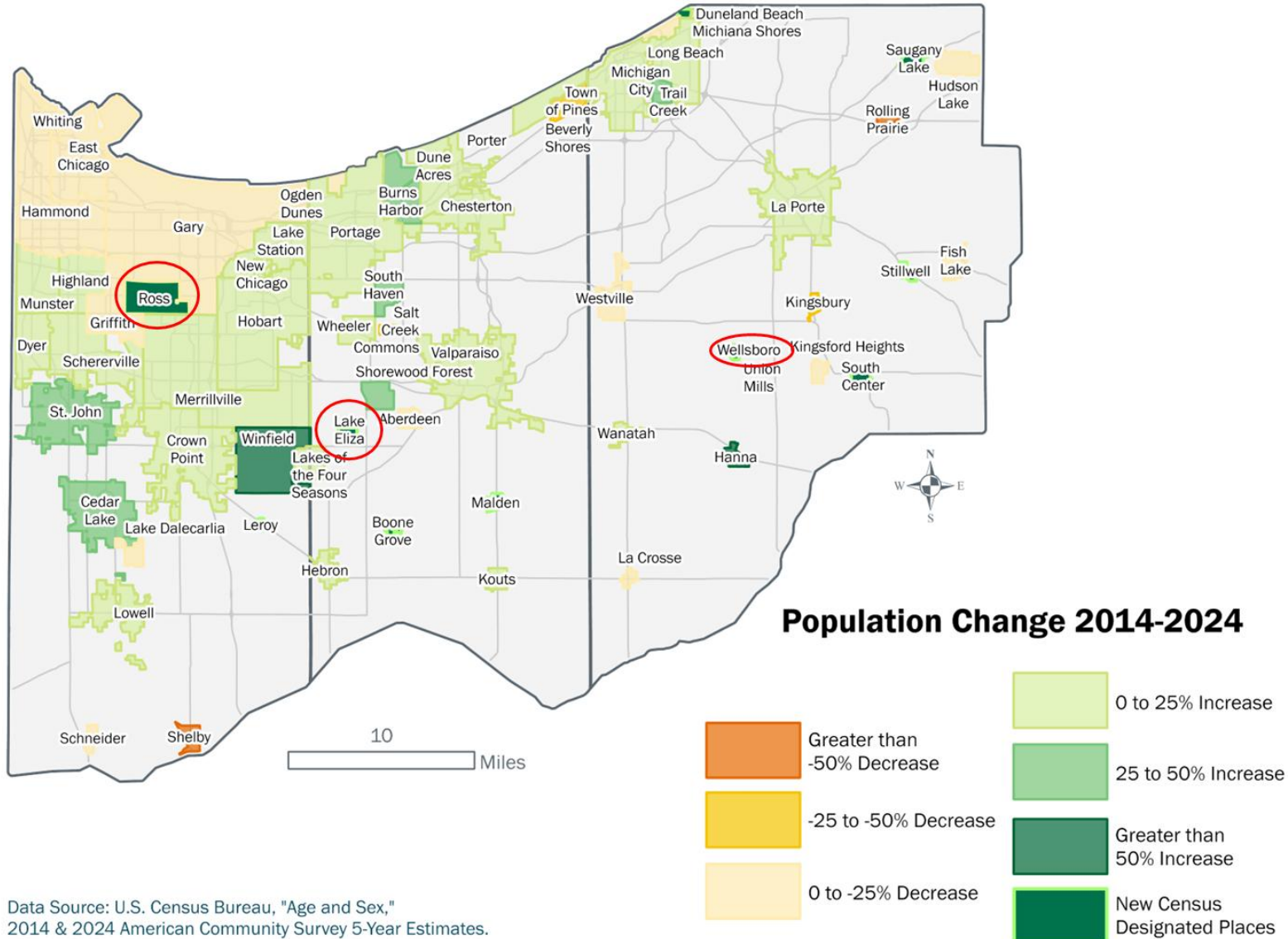
Areas with the Most **Total** Population Loss

1. Gary
(-11,052 people)
2. East Chicago
(-3,365 people)
3. Hammond
(-2,817 people)

Locations with the Greatest Increase in **Percentage** of Population

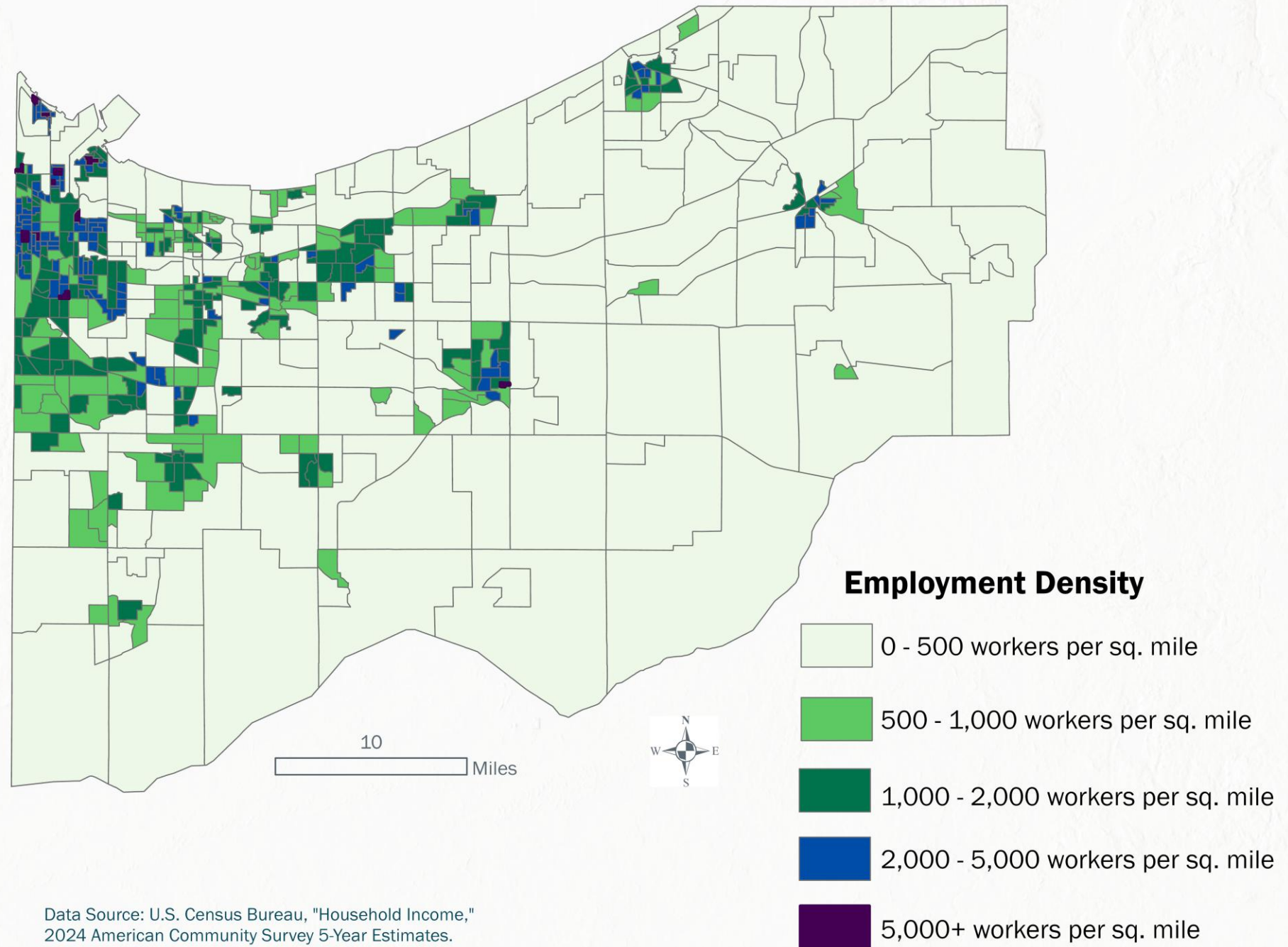
Locations with the Greatest Decrease in **Percentage** of Population

Place	Population Change (%) 2014-2024	Place	Population Change (%) 2014-2024
Hanna	116%	Shelby	-69%
Winfield	60%	Rolling Prairie	-58%
St. John	46%	Kingsbury	-45%

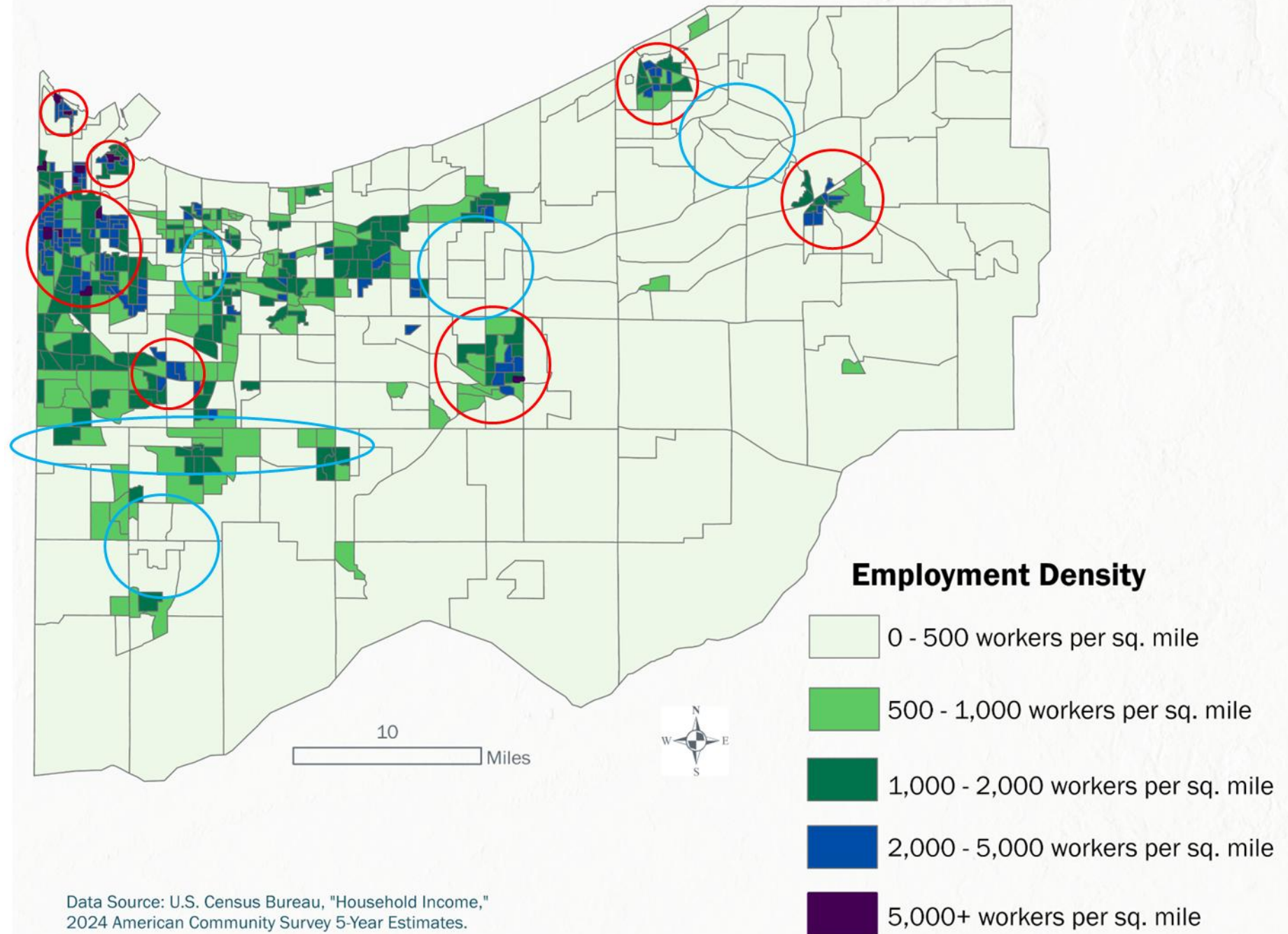


New Census Designated Places:

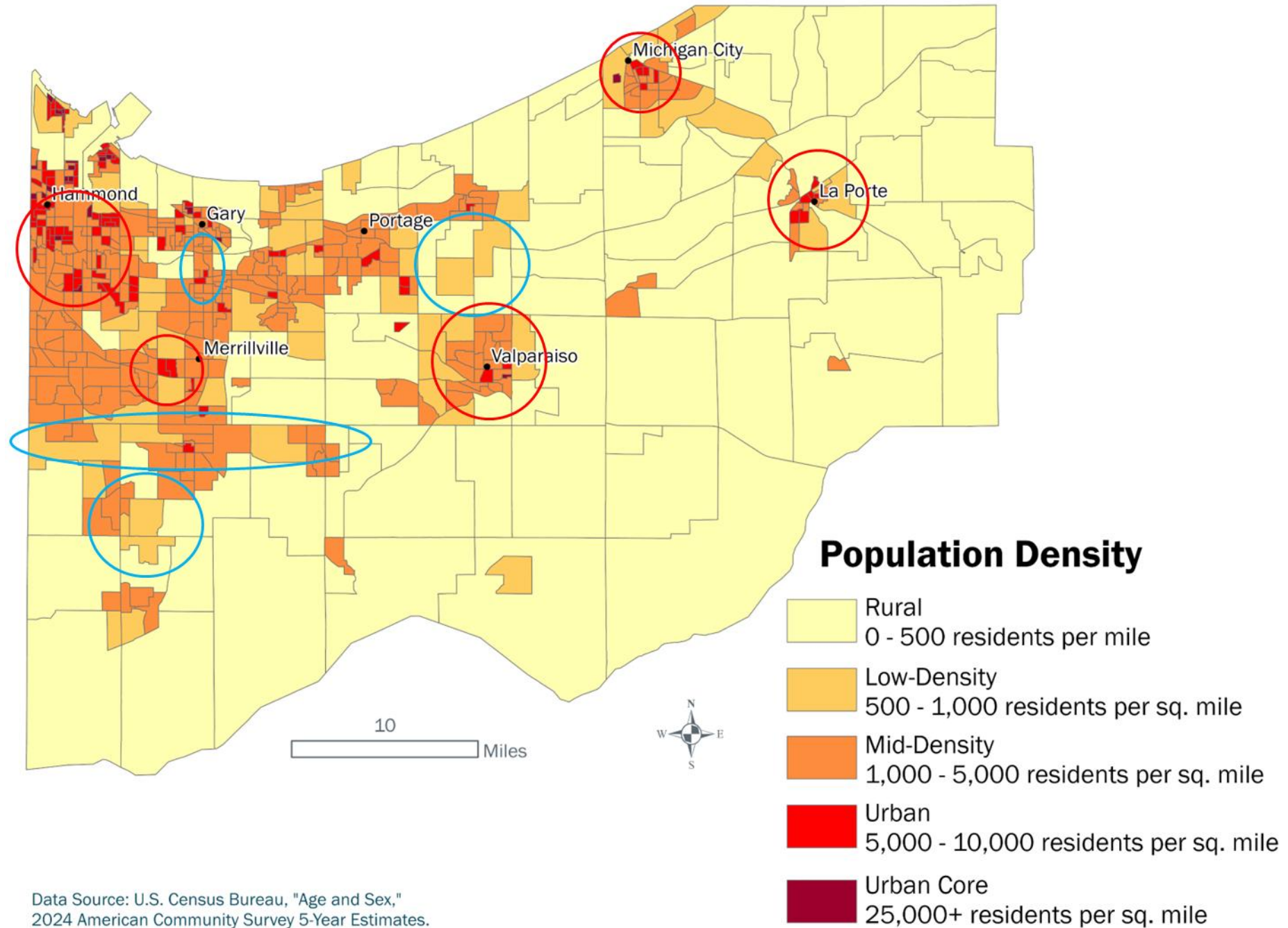
1. **Boone Grove** – 110 (people/sq. mile)
2. **Duneland Beach** – 400 (people/sq. mile)
3. **Lake Eliza** – 1,002 (people/sq. mile)
4. **Leroy** – 385 (people/sq. mile)
5. **Malden** – 194 (people/sq. mile)
6. **Ross** – 1,188 (people/sq. mile)
7. **Saugany Lake** – 270 (people/sq. mile)
8. **South Center** – 120 (people/sq. mile)
9. **Stillwell** – 22 (people/sq. mile)
10. **Union Mills** – 368 (people/sq. mile)
11. **Wellsboro** - 1,874 (people/sq. mile)



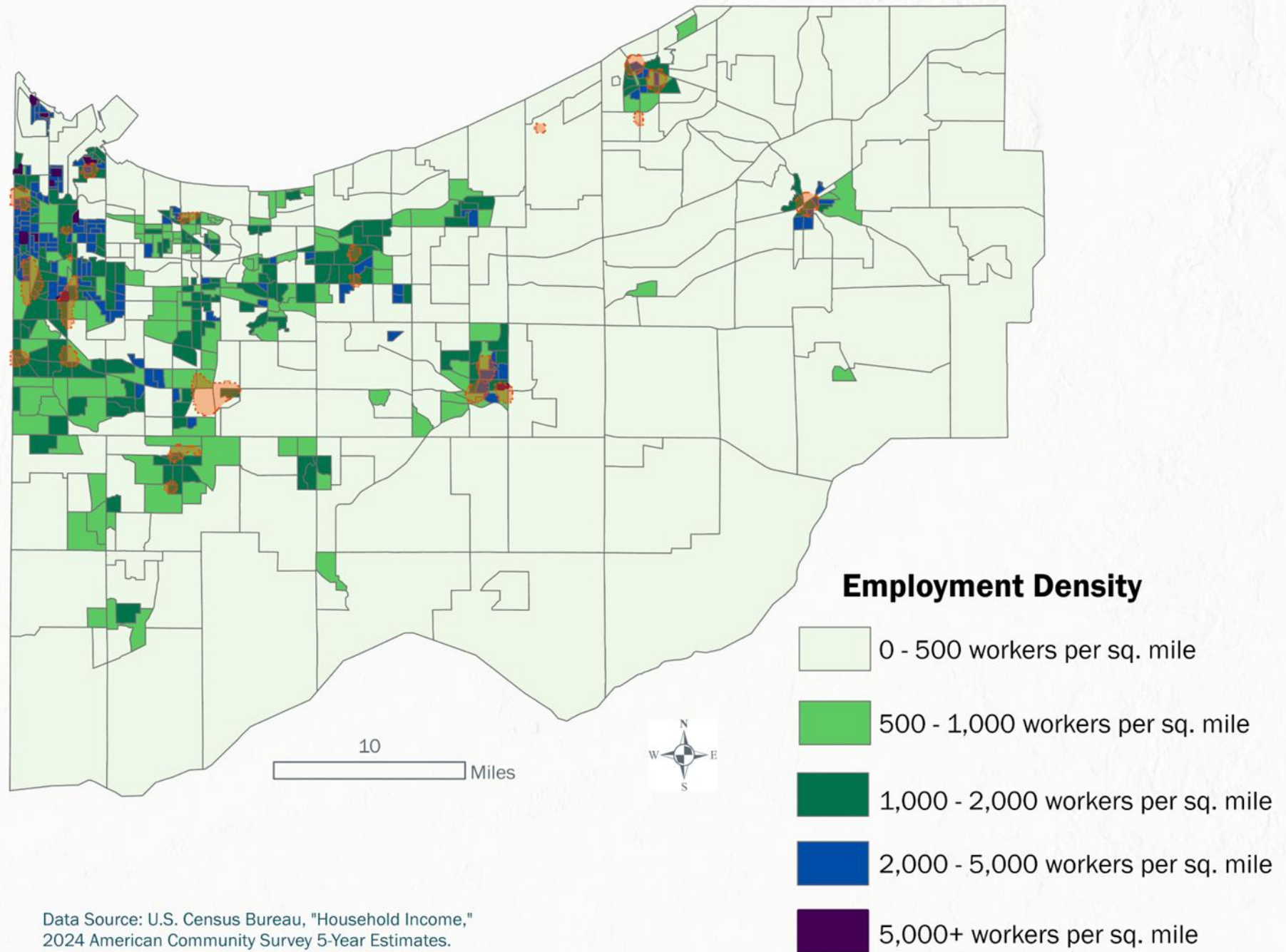
Data Source: U.S. Census Bureau, "Household Income,"
2024 American Community Survey 5-Year Estimates.



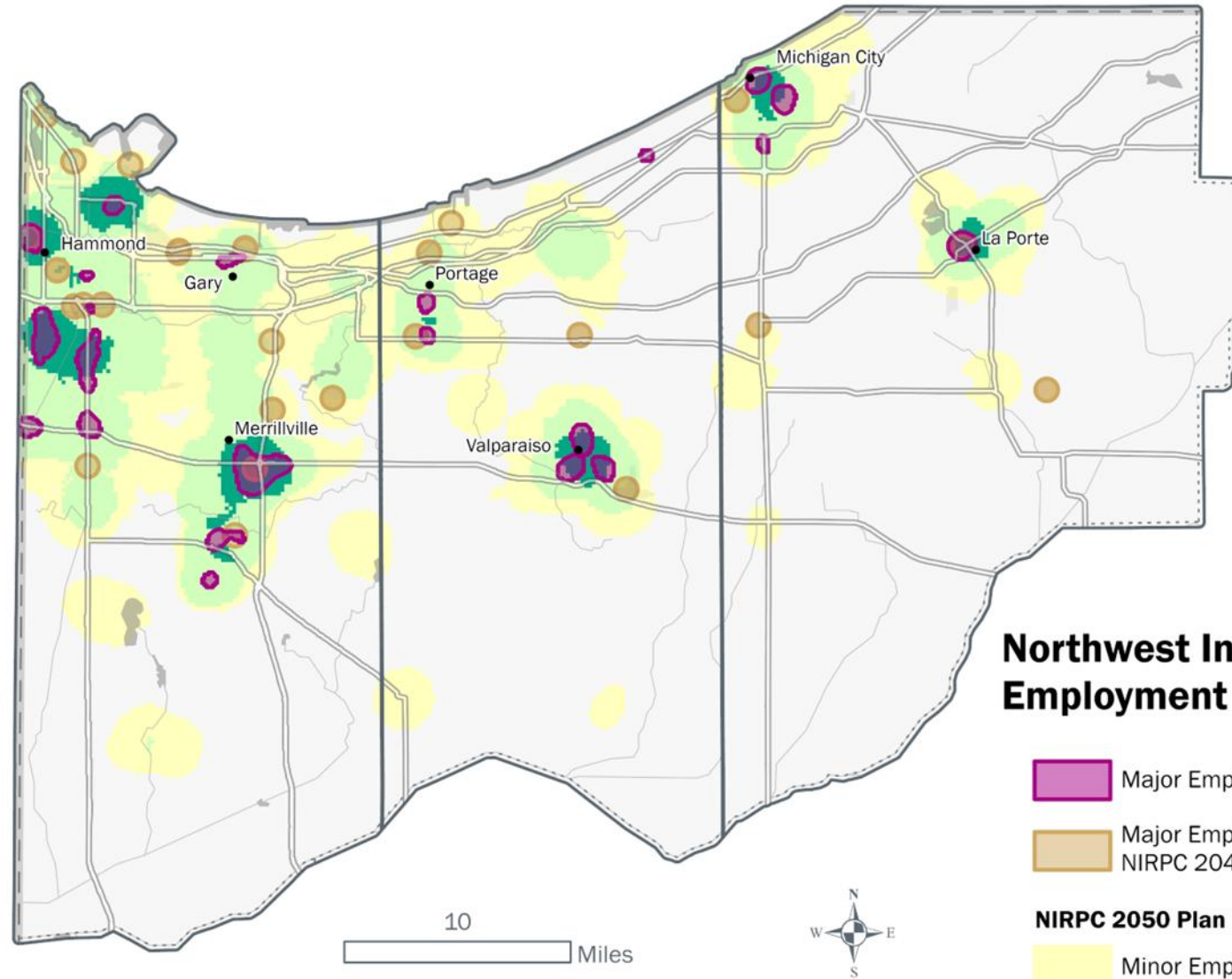
Data Source: U.S. Census Bureau, "Household Income,"
2024 American Community Survey 5-Year Estimates.



Data Source: U.S. Census Bureau, "Age and Sex,"
 2024 American Community Survey 5-Year Estimates.



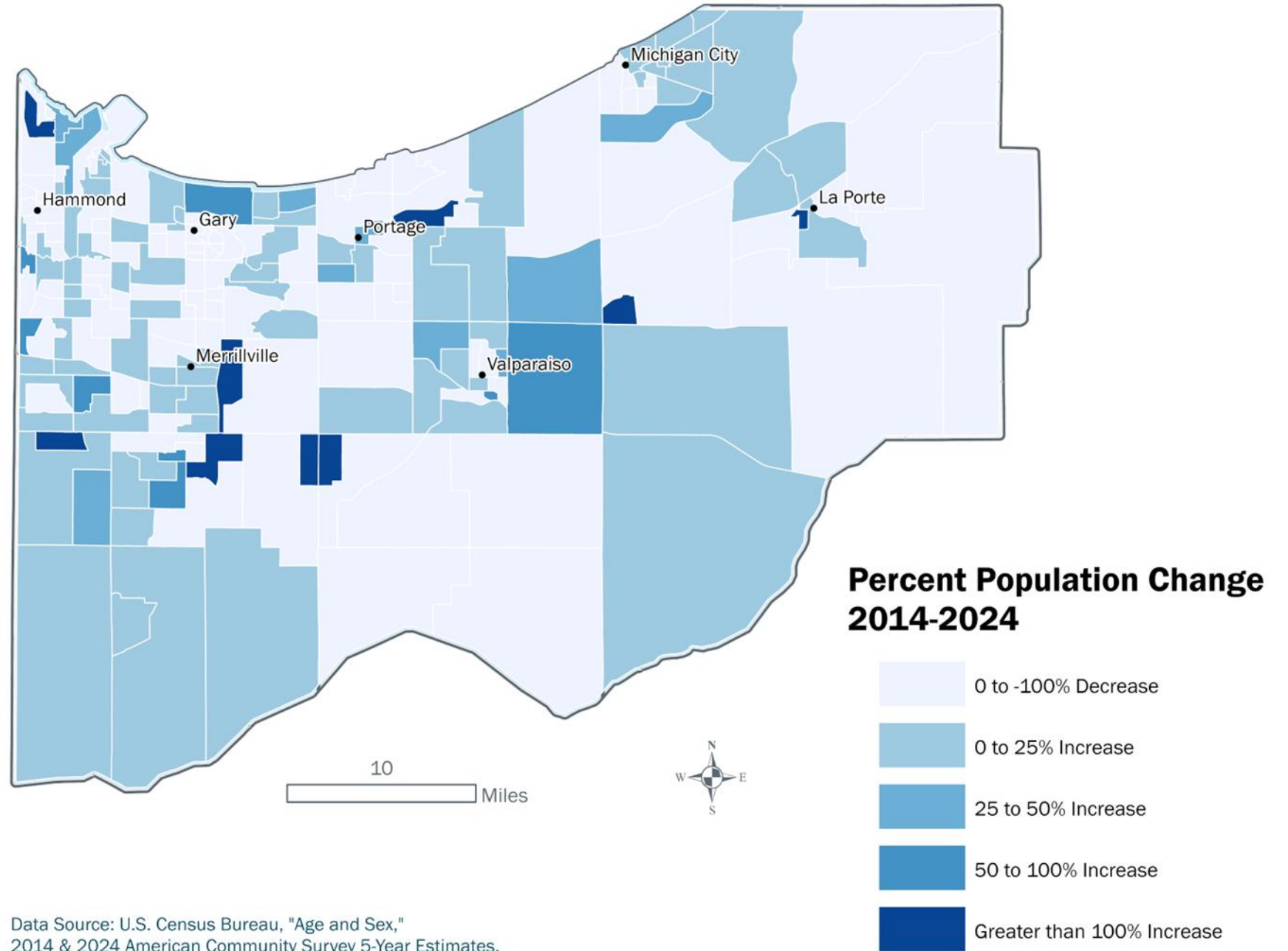
Data Source: U.S. Census Bureau, "Household Income,"
2024 American Community Survey 5-Year Estimates.



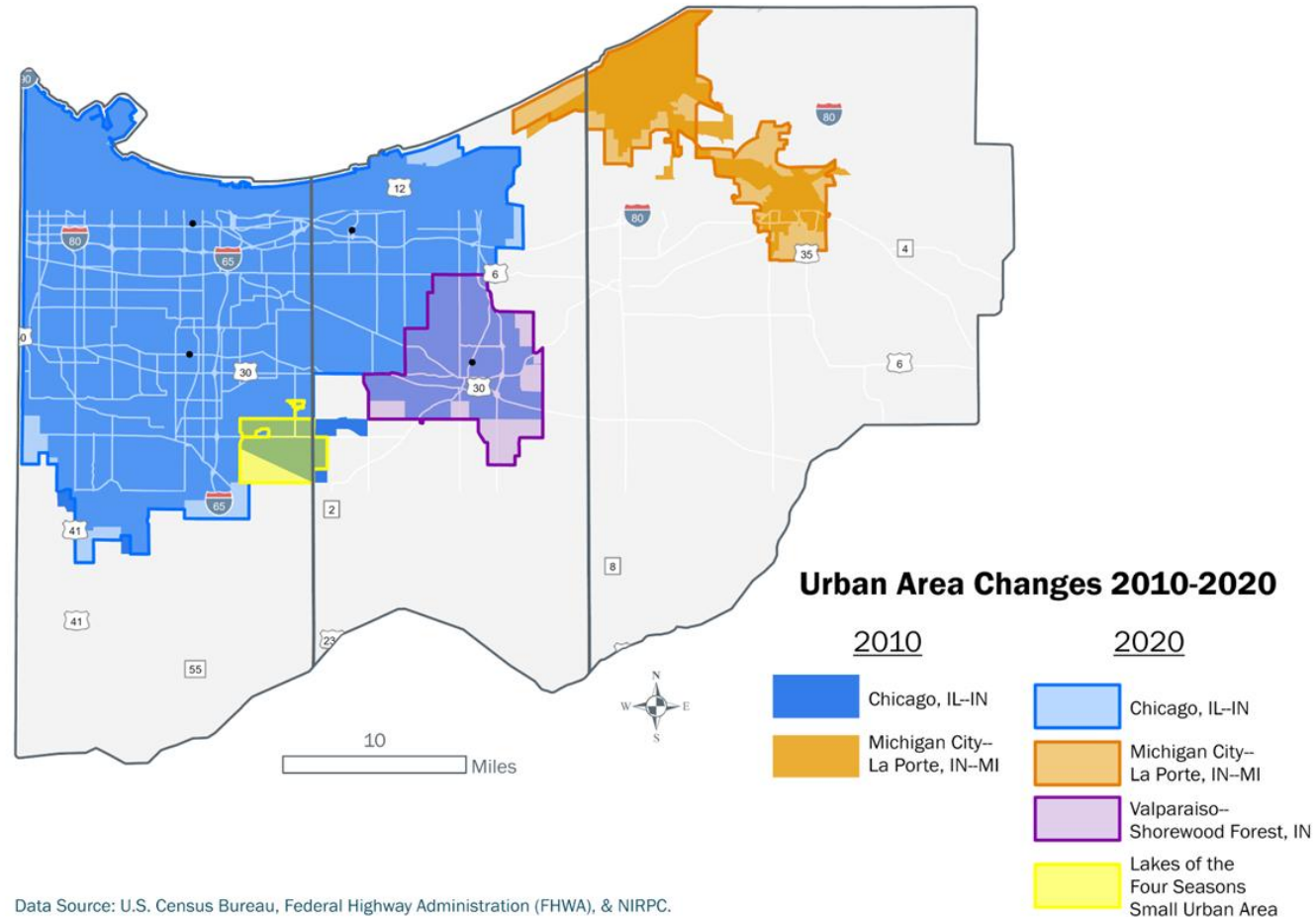
Northwest Indiana Major Employment Centers Over Time

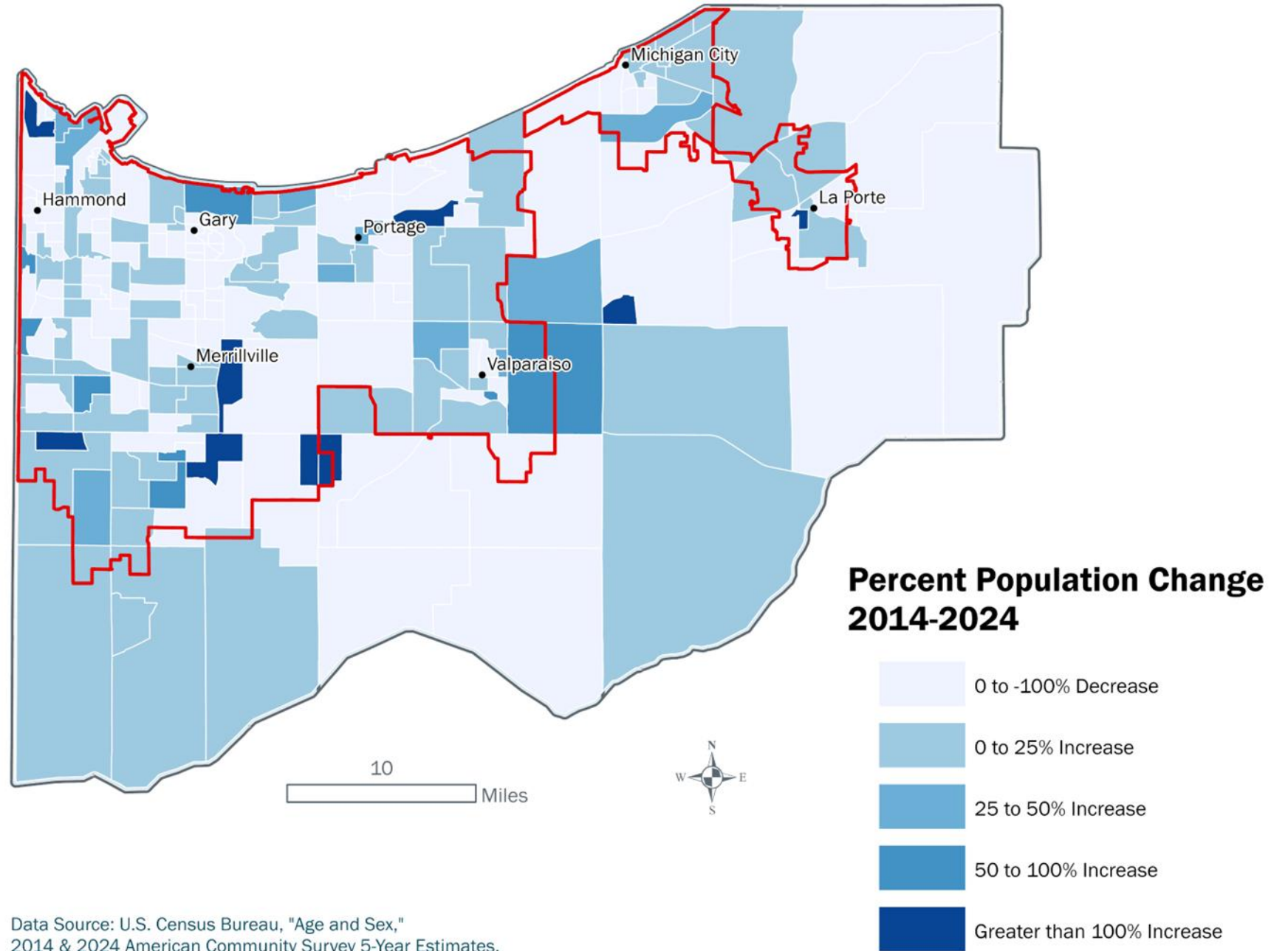
- Major Employment Centers 2023
- Major Employment Centers NIRPC 2040 Plan
- NIRPC 2050 Plan Major Employment Centers**
- Minor Employment Area
- Moderate Employment Area
- Major Employment Area

Data Source: NIRPC 2040 Plan, NIRPC NWI 2050 Plan, and Data Axle (2023).

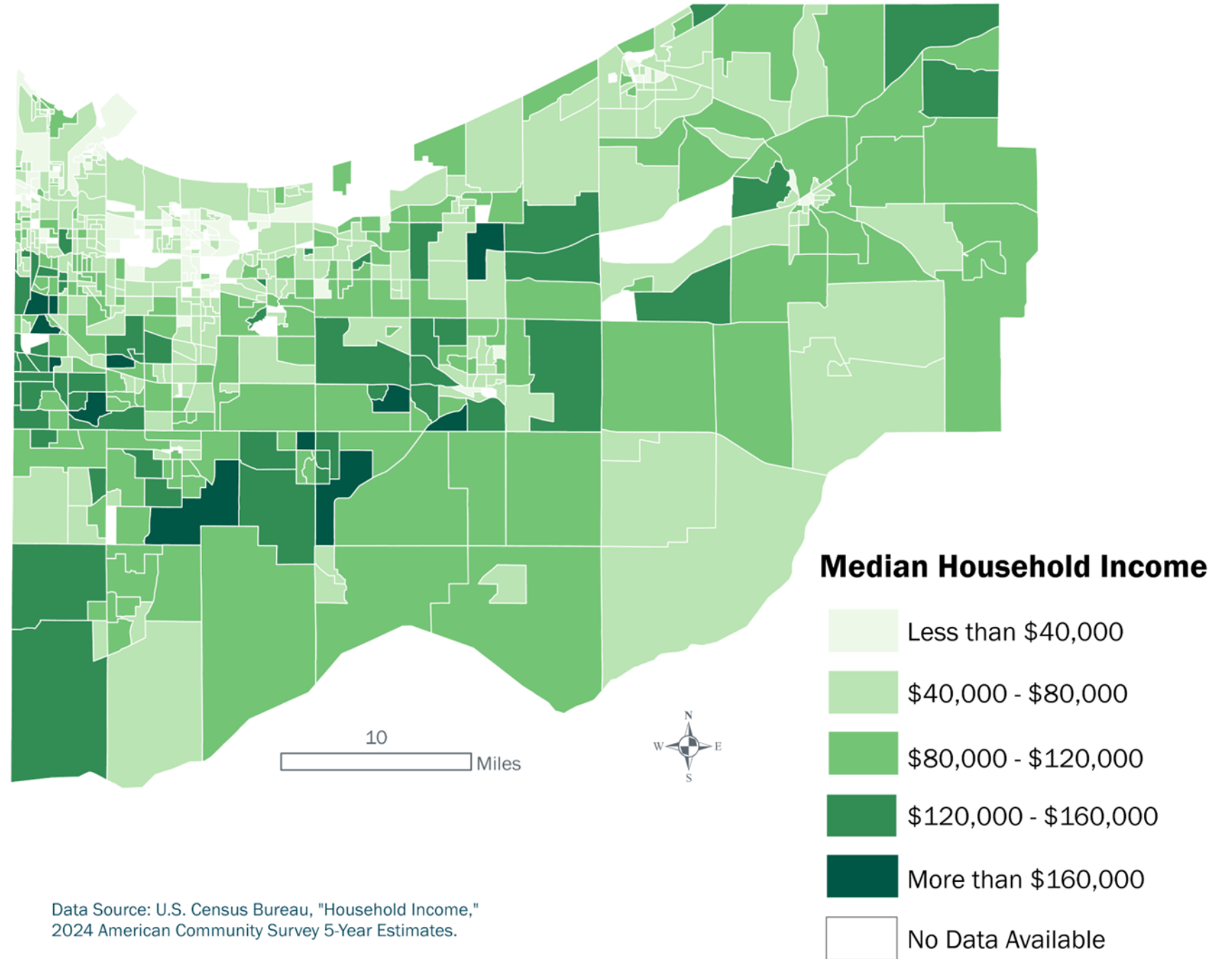


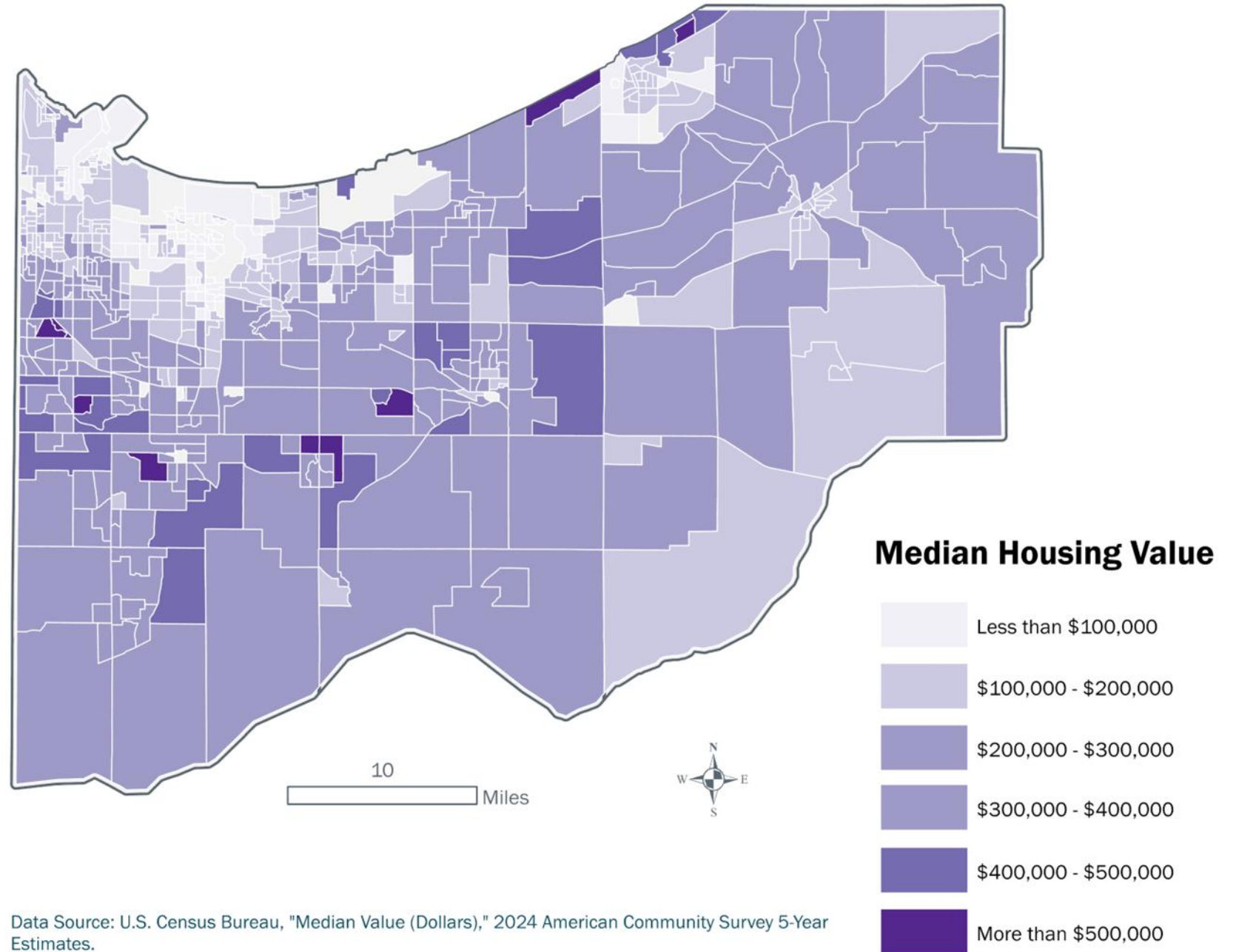
Population Changes Similarly Follow Changes to the Census Designated Urban Areas



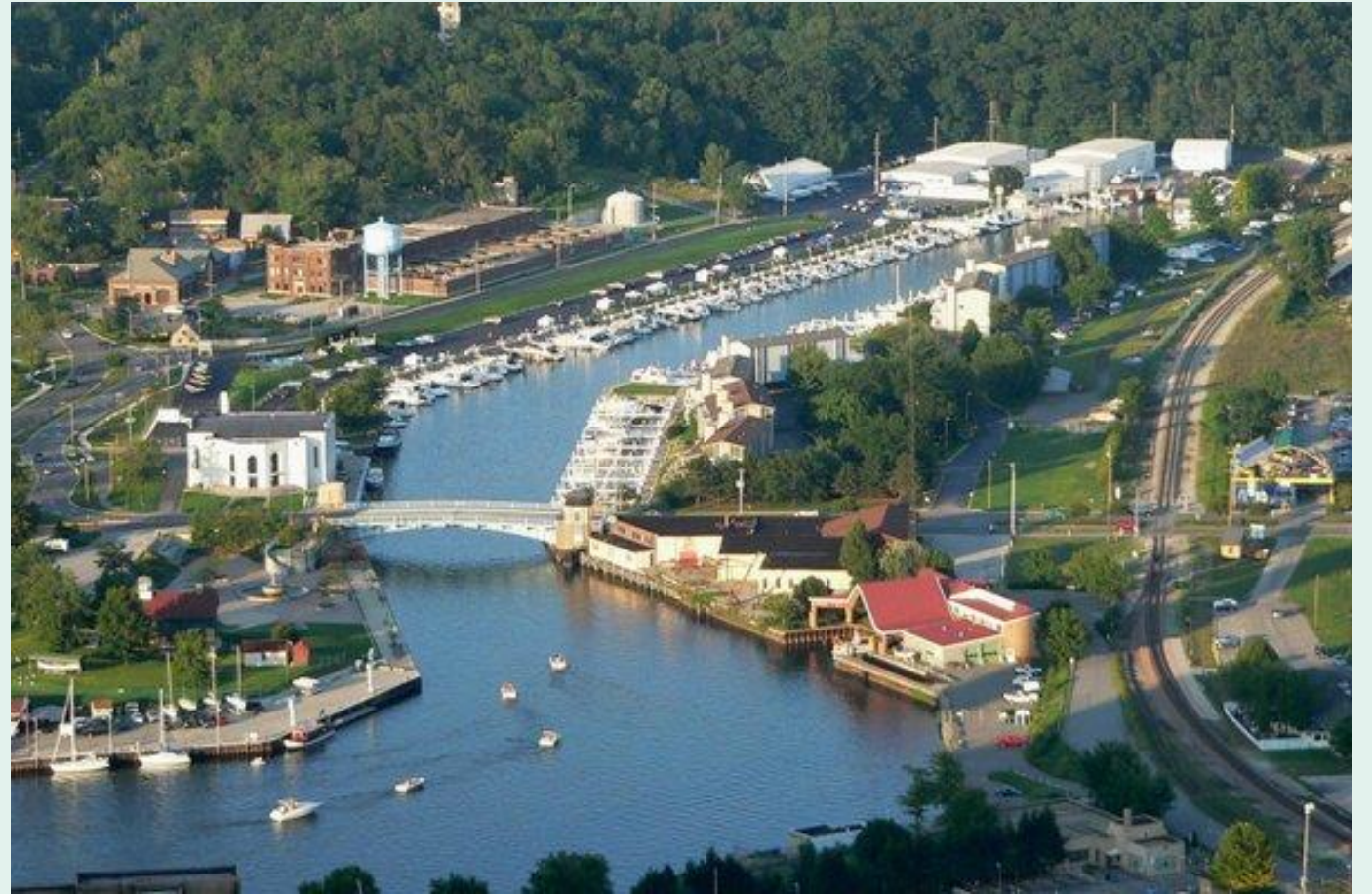


Data Source: U.S. Census Bureau, "Age and Sex,"
2014 & 2024 American Community Survey 5-Year Estimates.





Data Source: U.S. Census Bureau, "Median Value (Dollars)," 2024 American Community Survey 5-Year Estimates.



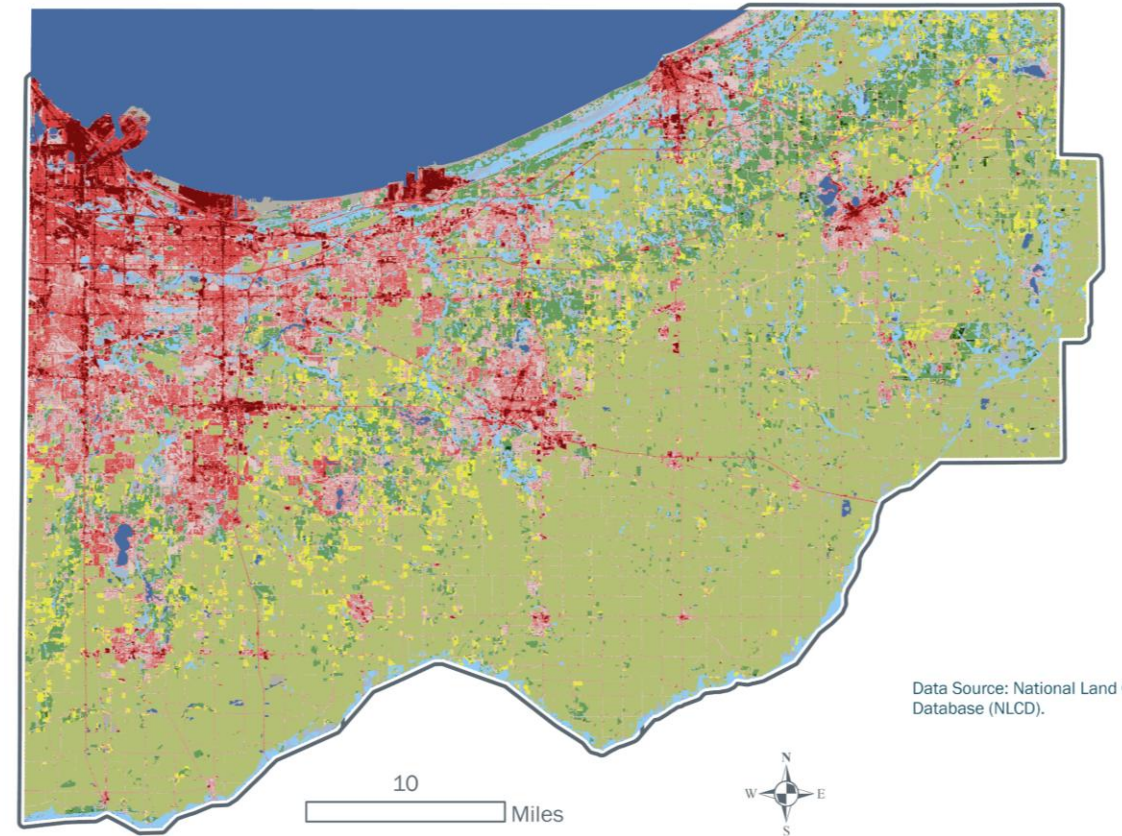
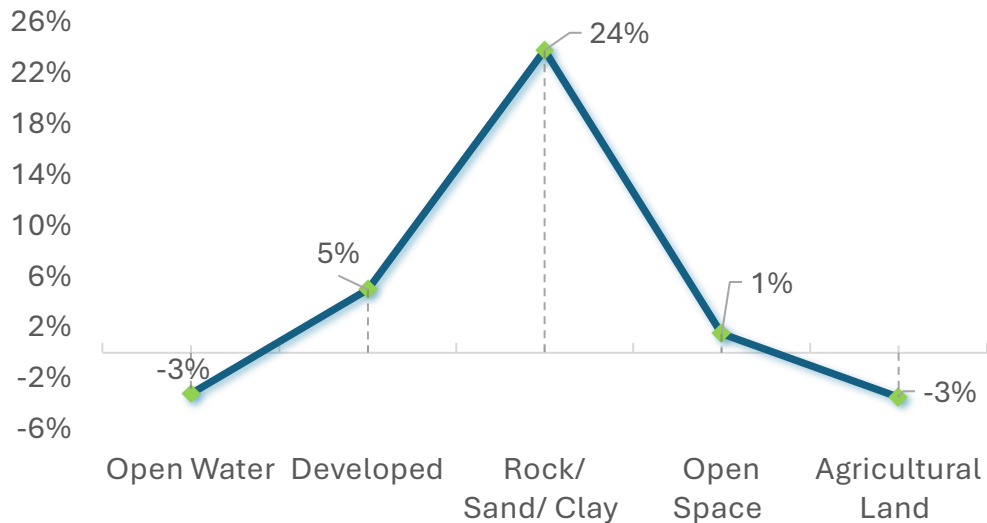
Land Use & Housing

Land Cover- Developed Land

Performance Measure: Track developed land in the last ten years.

To track new developments built within the urban area or in the unincorporated

2014-2024 % Change of Land Cover



Data Source: National Land Cover Database (NLCD).

Regional Land Cover 2024

Land Cover Types

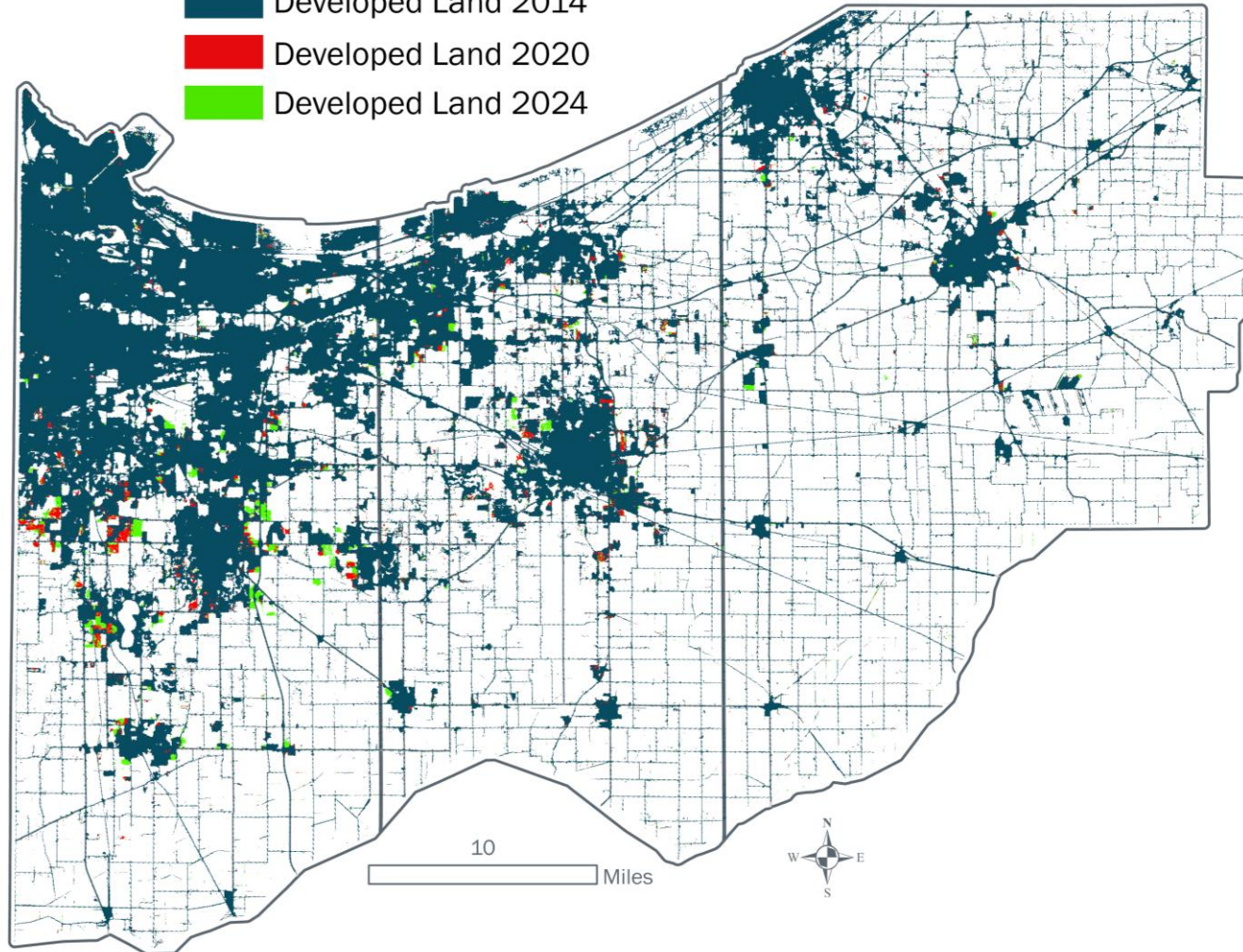
- | | | | |
|------------------|------------------------------|-----------------------------|------------------------------|
| Deciduous Forest | Open Water | Developed, Open Space * | Barren Land (Rock/Sand/Clay) |
| Evergreen Forest | Woody Wetlands | Developed, Low Intensity | Shrub/Scrub |
| Mixed Forest | Emergent Herbaceous Wetlands | Developed, Medium Intensity | Grassland/Herbaceous |
| | | Developed, High Intensity | Pasture/Hay |
| | | | Cultivated Crops |

* "Developed Open Space" in land cover classification (NLCD) includes areas with less than 20% constructed materials and managed vegetation like lawns, parks, golf courses, and cemeteries.

Developed Land Cover Growth Since 2014

Data Source: National Land Cover Database
(NLCD).

- Developed Land 2014
- Developed Land 2020
- Developed Land 2024



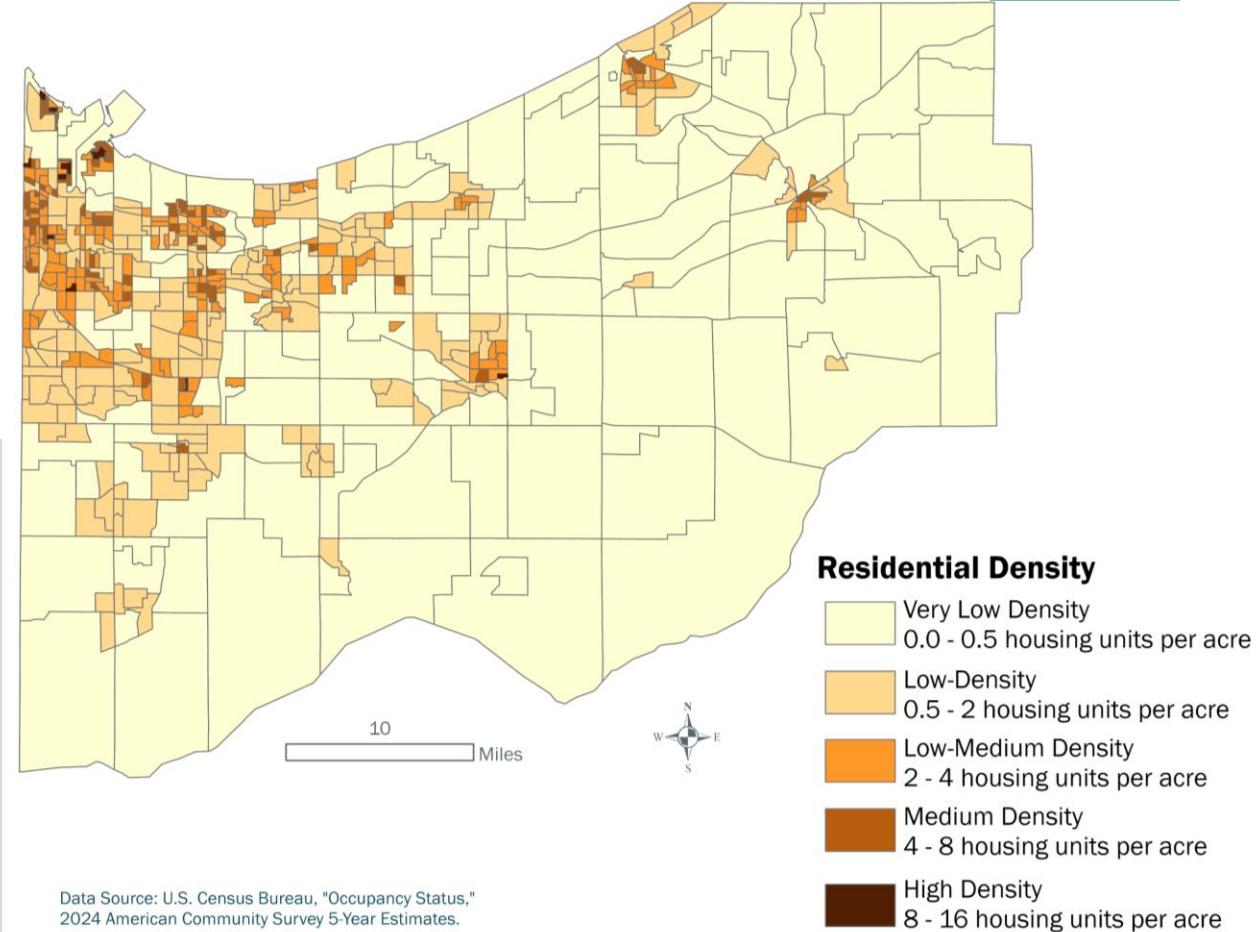
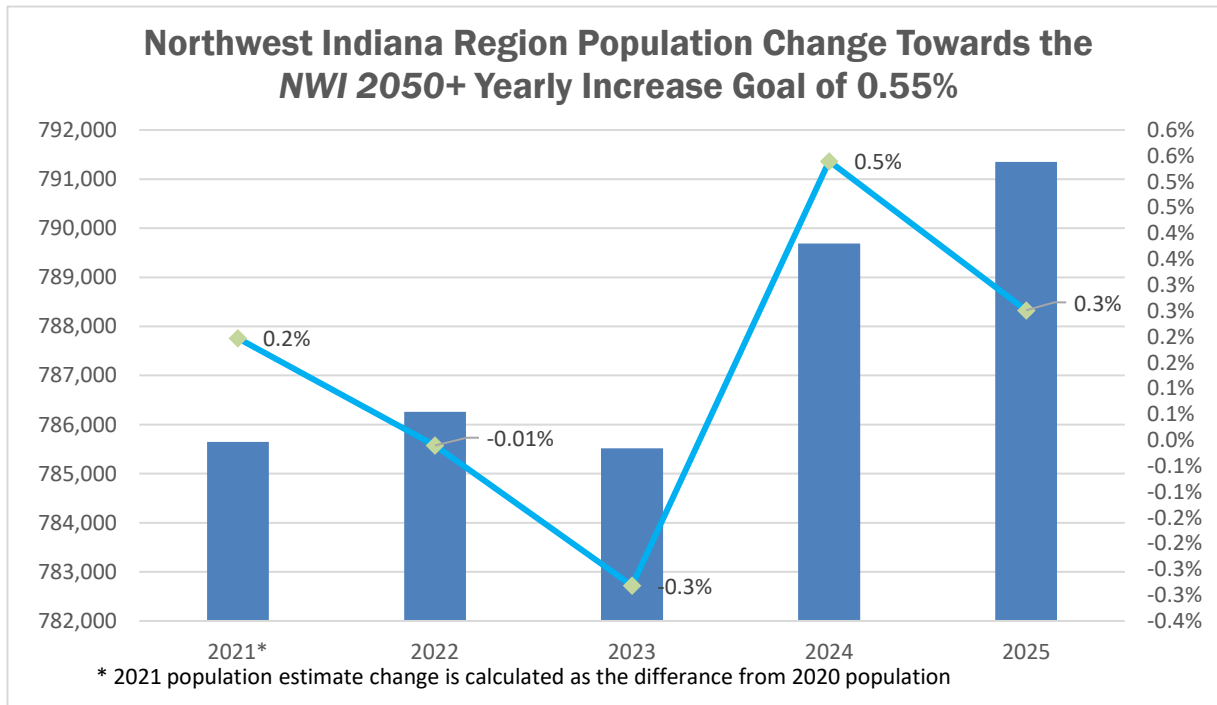
Total developed land in 10
years is about **13,000 acres**
(20 square mile)



Population Increase

Performance Measure: Population increases towards the NWI 2050+ goal.

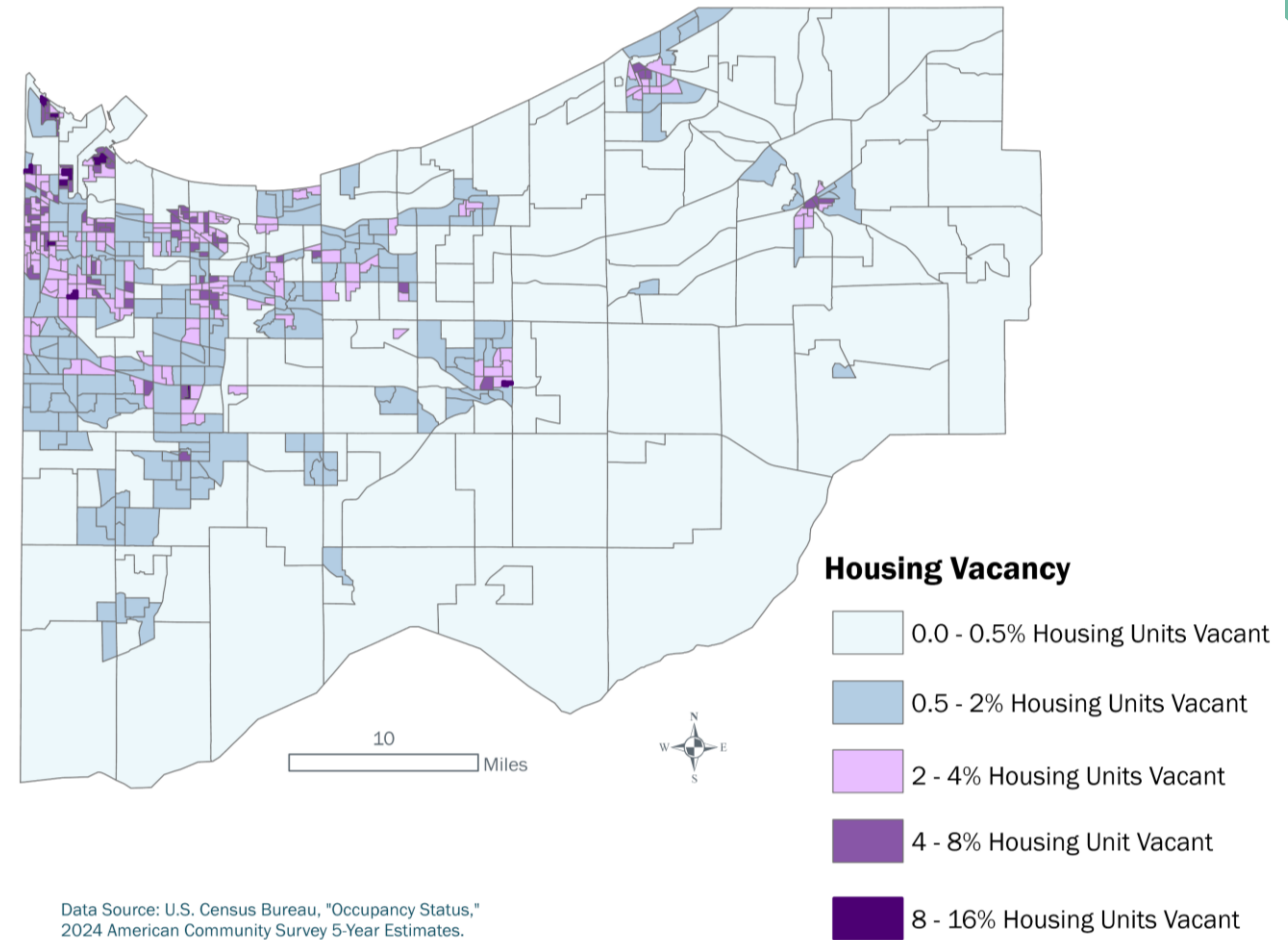
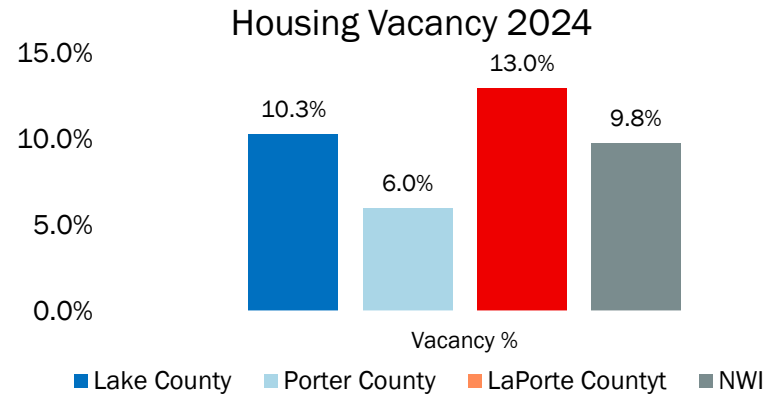
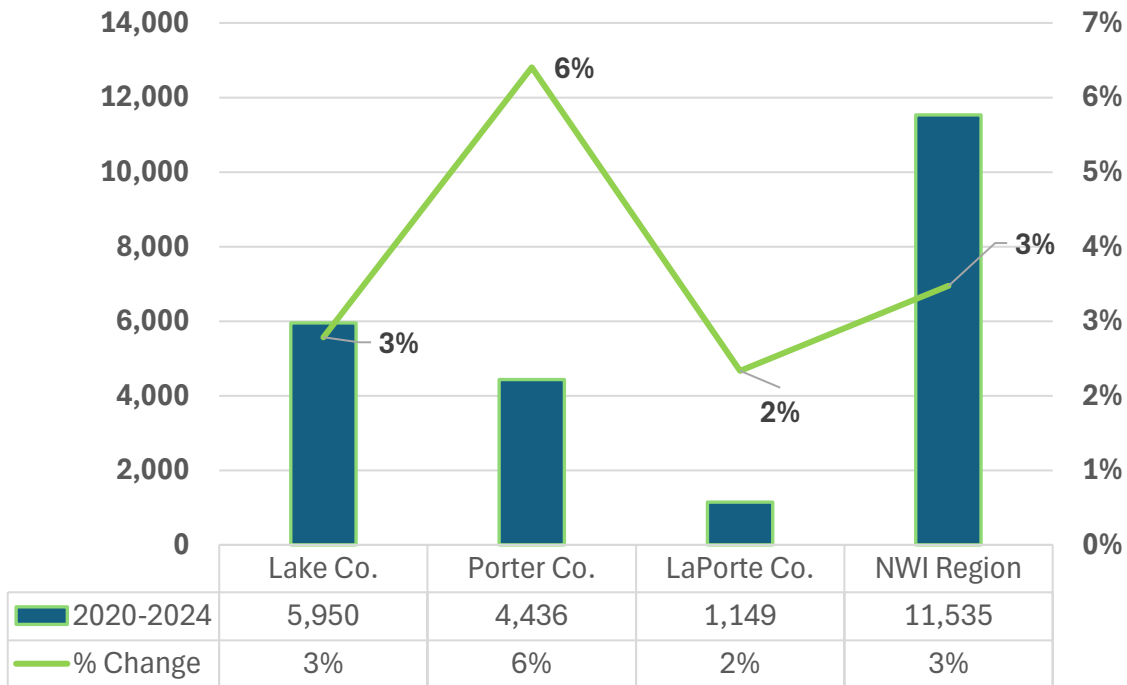
According to the NWI 2050+, the population yearly growth rate goal is a 0.55%.



Housing Changes 2014 - 2024

Performance Measure: Housing increases towards the NWI 2050+ goal.

According to the 2050+, the housing yearly growth rate goal is a 4% .

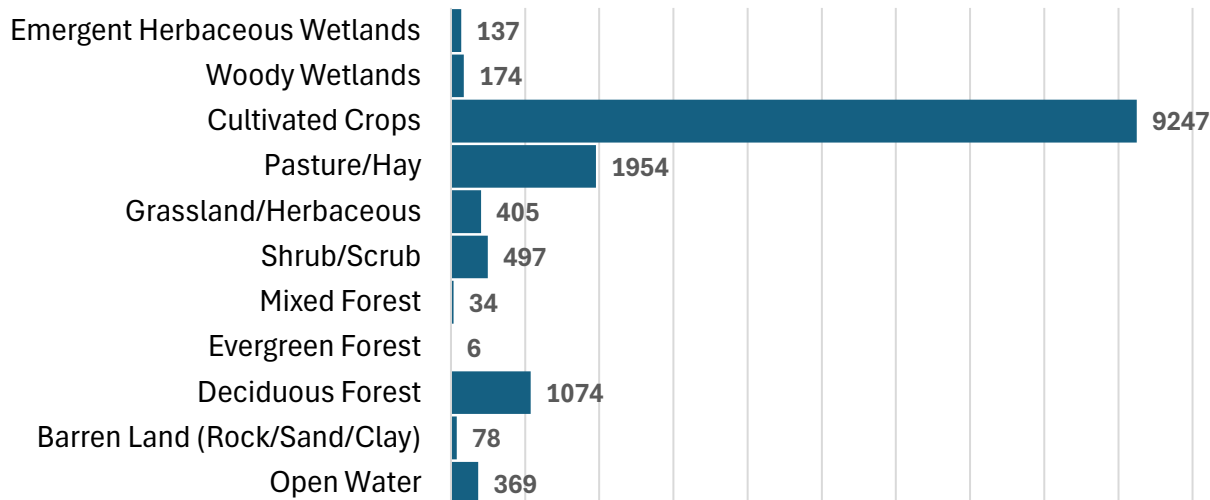


Agricultural & Open Space

Performance Measure: Track loss of agricultural land and open space.

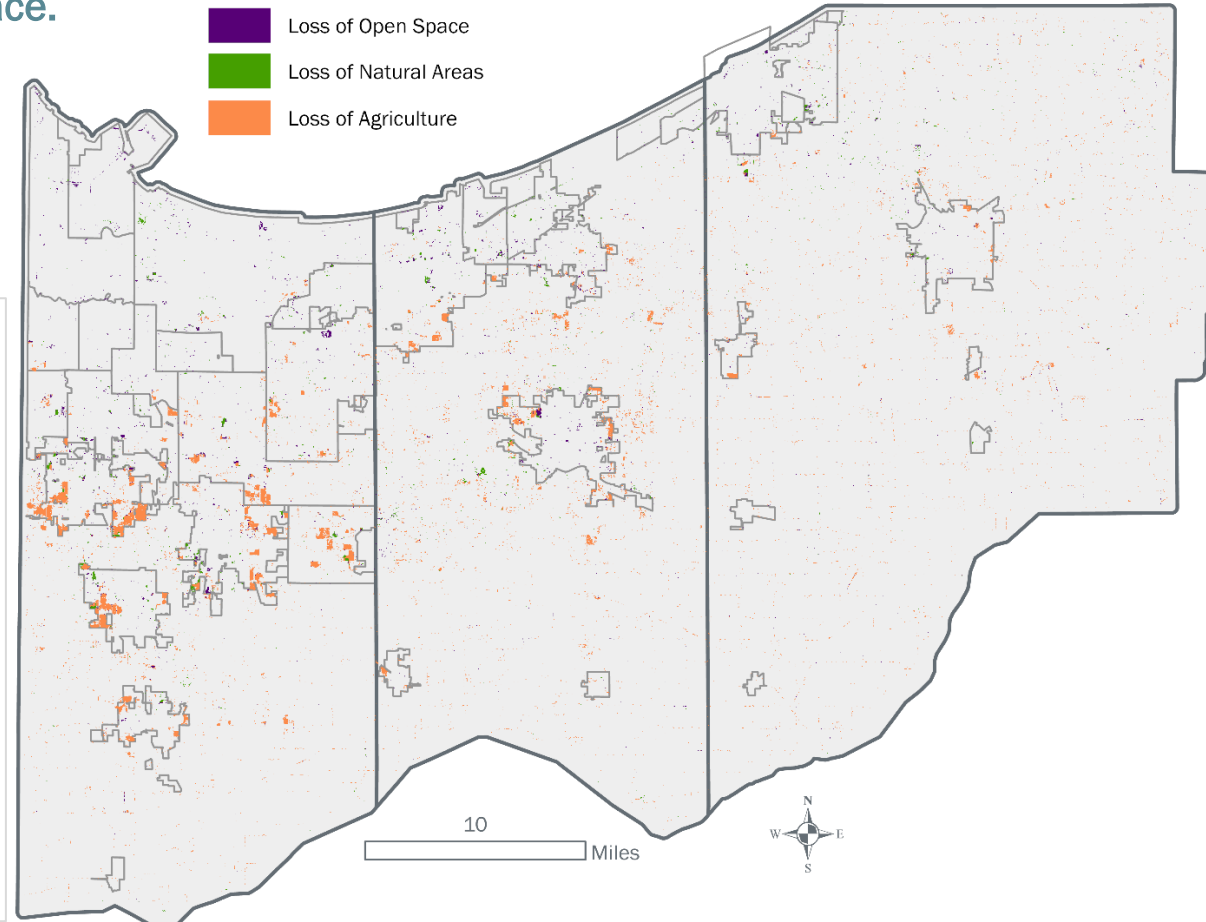
- Explore suburbanization and nonfarm developments in agricultural areas
- Assess if open space and forest land have decreased
- Impact of Deforestation
- Affects diverse wildlife and habitats
- Influences drainage and soil erosion patterns

Land Cover Type Changed to Developed Land 2014- 2024



**Land Cover Change
2014 - 2024**

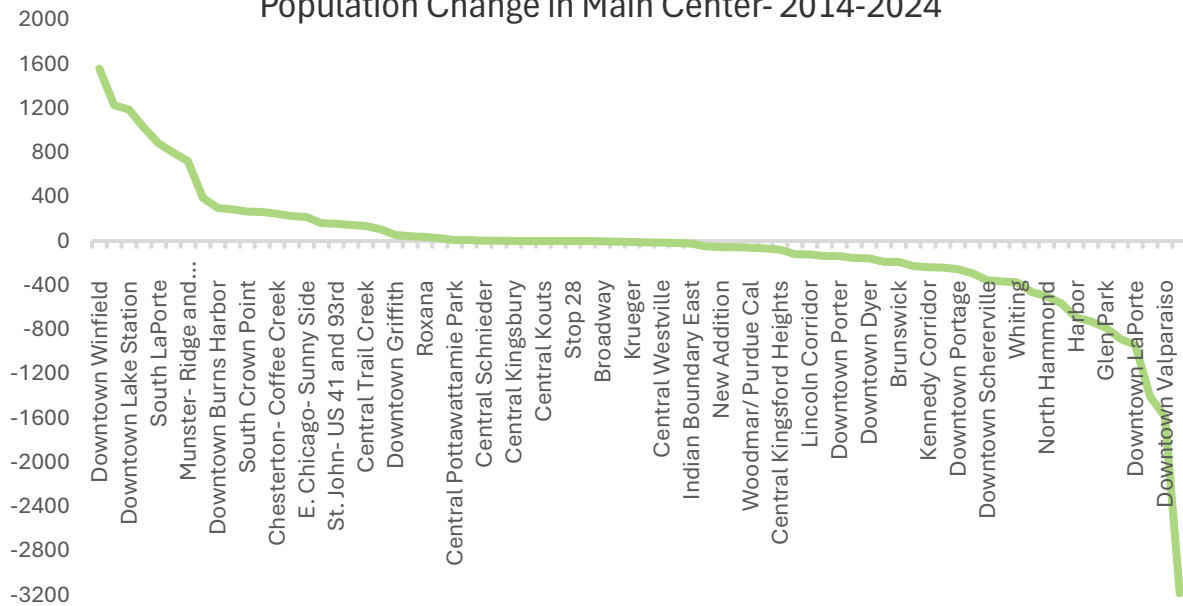
Data Source: National Land Cover Database (NLCD)



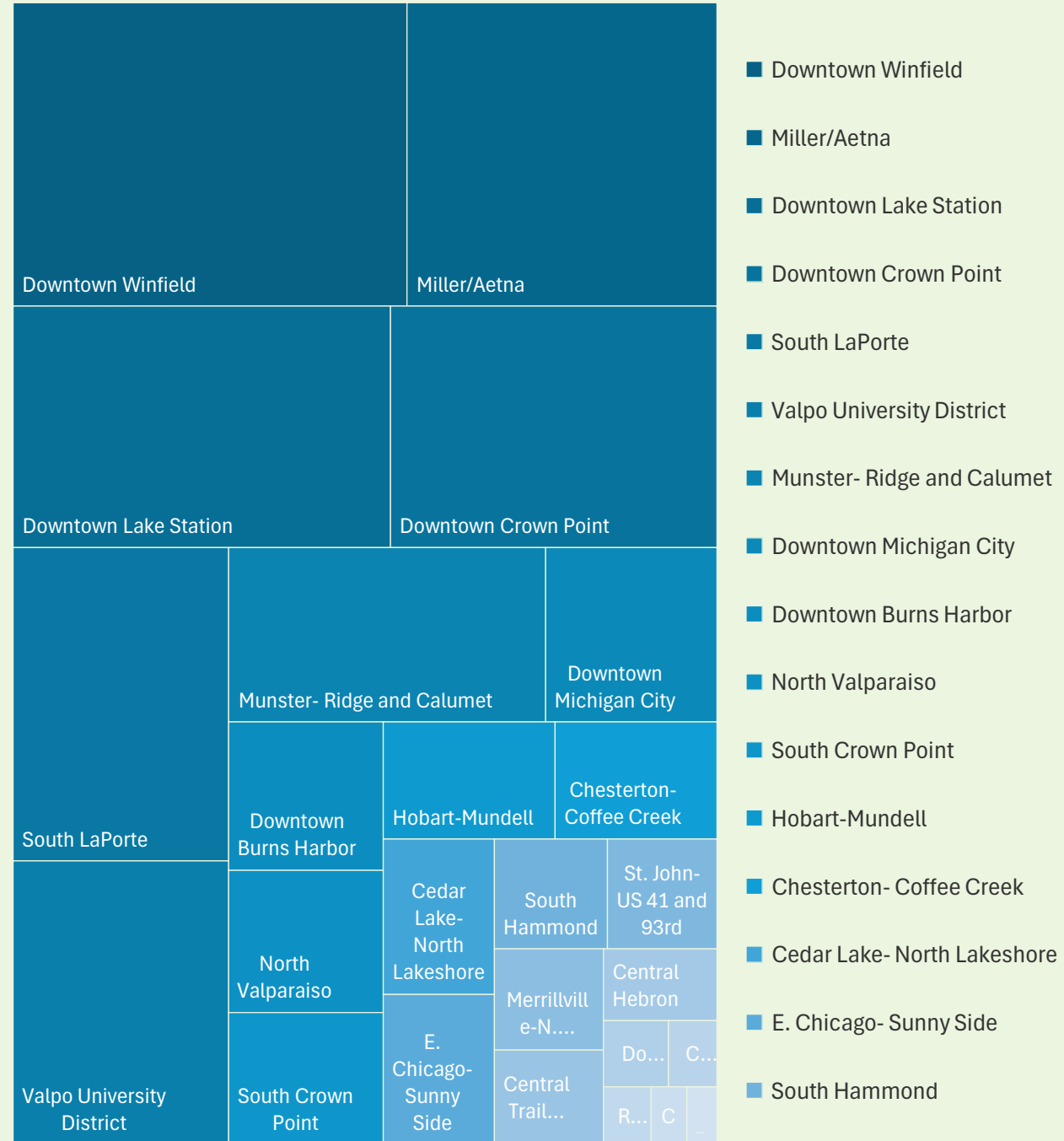
Performance Measure: Population changes in Main Centers

- NWI residents living in “Main Centers” (denser downtowns and community centers) will have better access to nearby opportunities through increased mobility options while reducing environmental impact.

Population Change in Main Center- 2014-2024

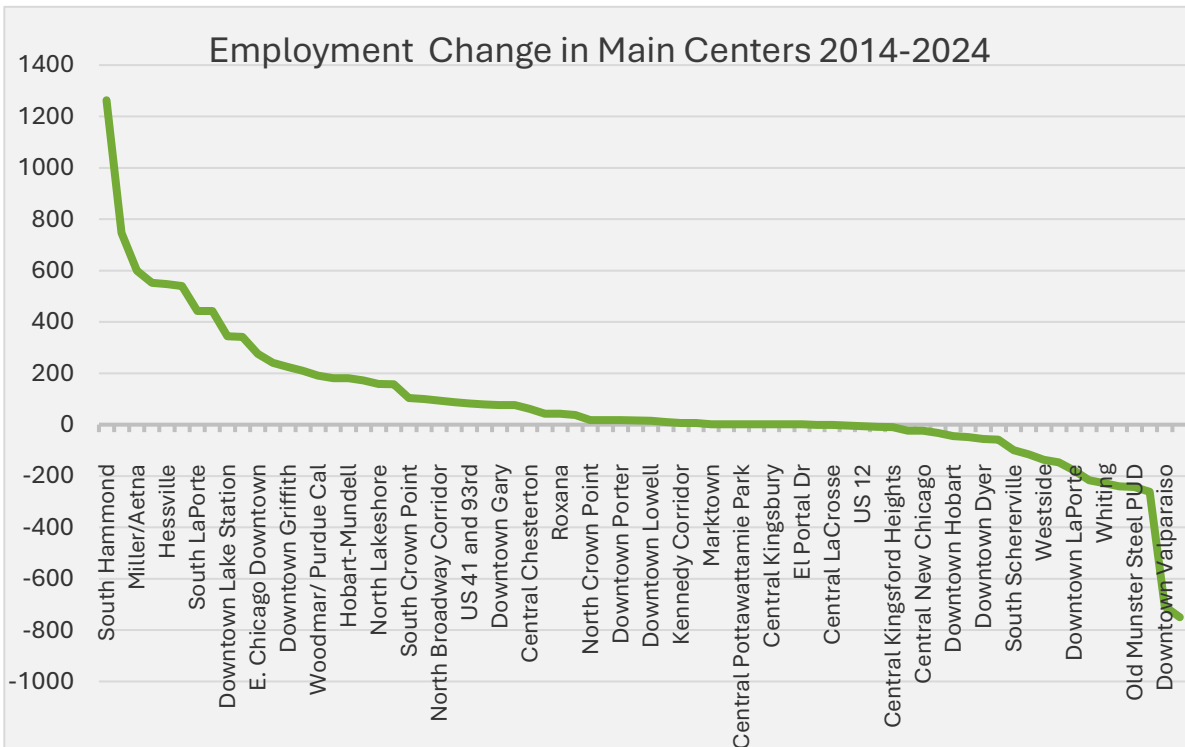


Population Change in Main Center Top-Down, 2014-2024

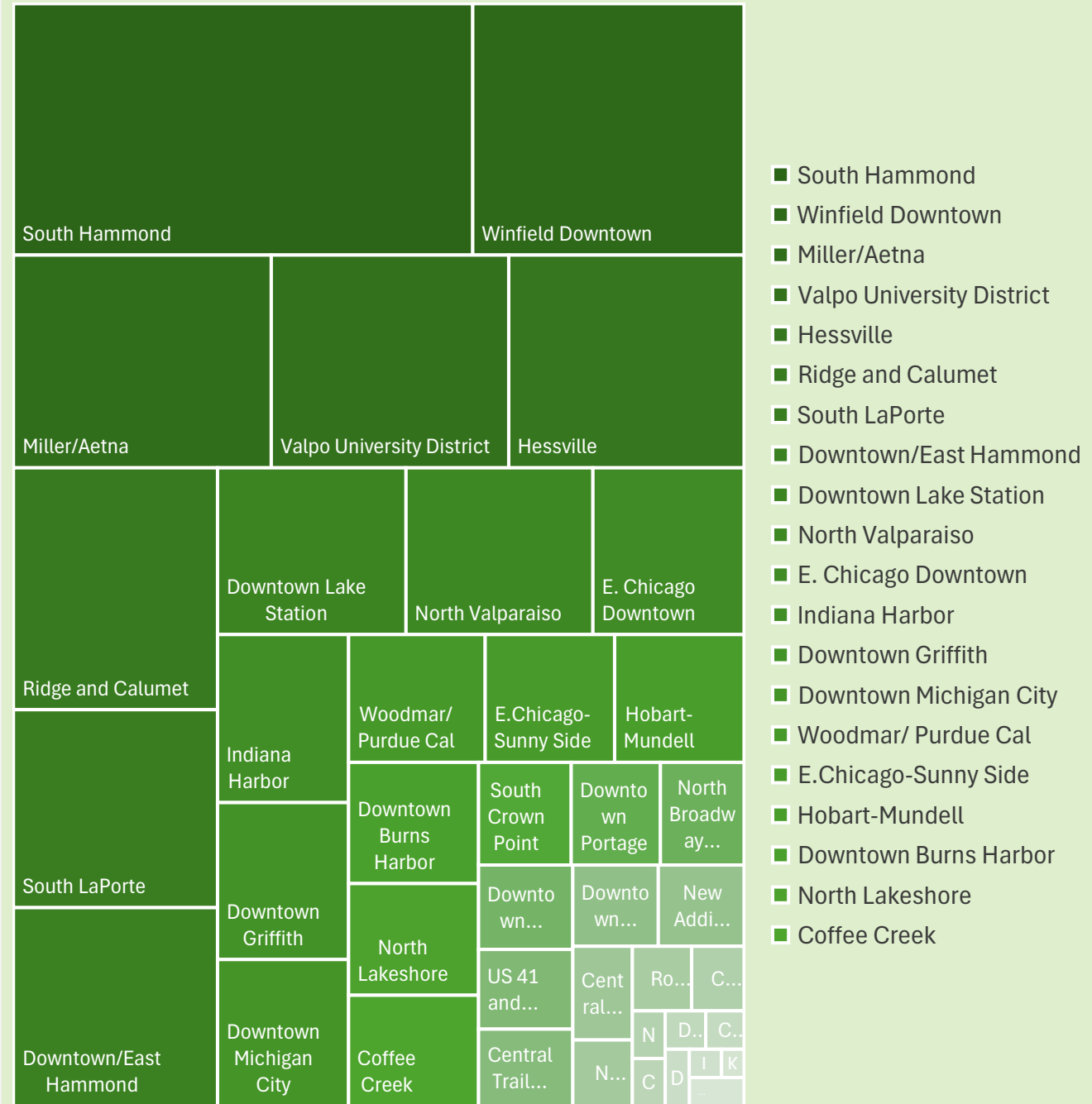


Performance Measure: Employment changes in Main Centers

- NWI workers in “Main Centers” will enjoy easier access to their workplaces and nearby opportunities, with more transportation options, while reducing environmental impact.



Employment Change in Main Centers 2014-2024



The housing price-to-income ratio is a common measure of housing affordability, comparing housing costs to people's incomes.

Income-Based Housing Cost

Performance Measure: Percent of Households Burdened by Housing Costs (>30% of household income spent on housing)

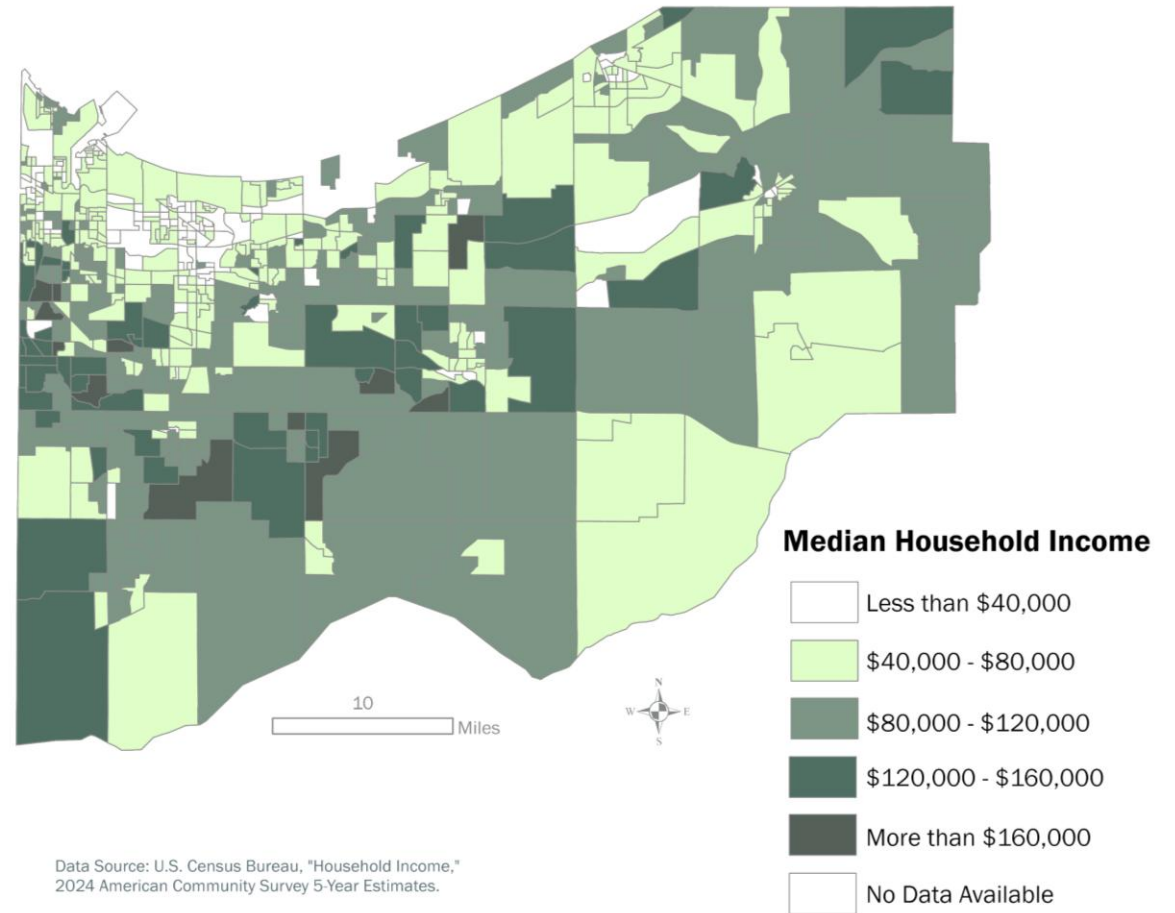
- Approximately 26.5% of homeowners with mortgages in Indiana spend 30% or more of their household income on housing costs. About half of lower-income households spend more than 30% of their income on food due to supply shortages and rising prices.

Indiana State	Lake County	Porter County	LaPorte County
26.5%	21%	22%	21%

Homeowners pay more that 30% of their income in mortgage payments

Indiana State	Lake County	Porter County	LaPorte County
47%	51%	49%	45%

Renters pay more that 30% of their income in rent



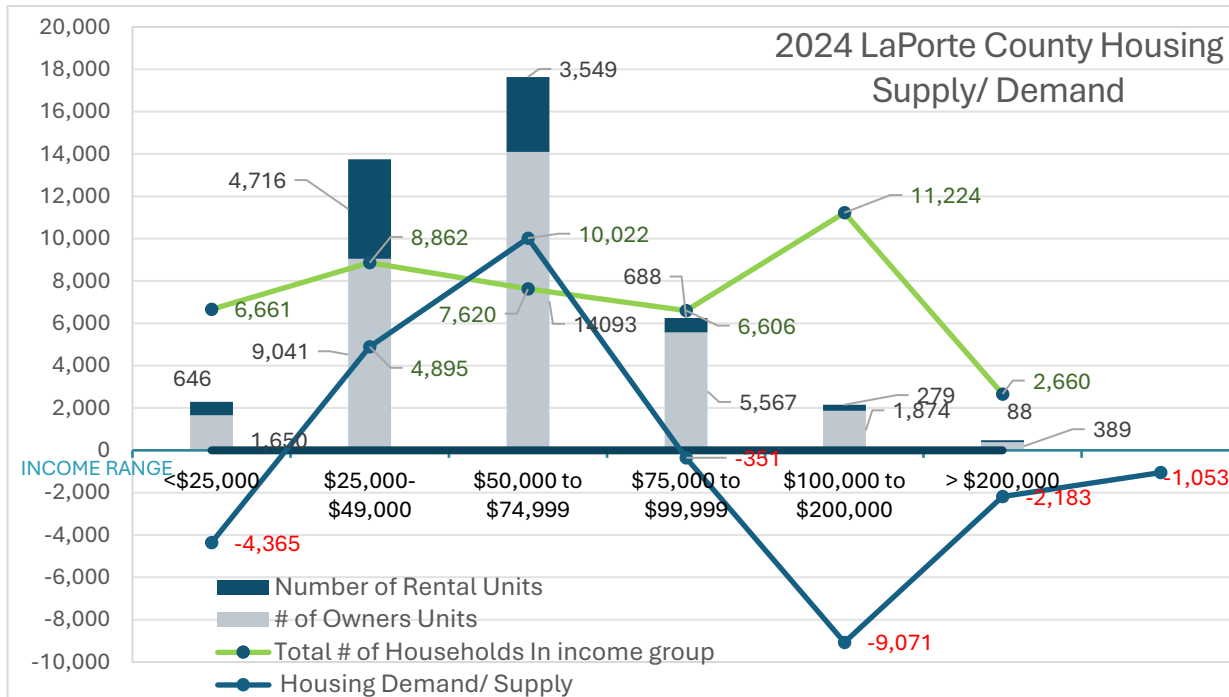
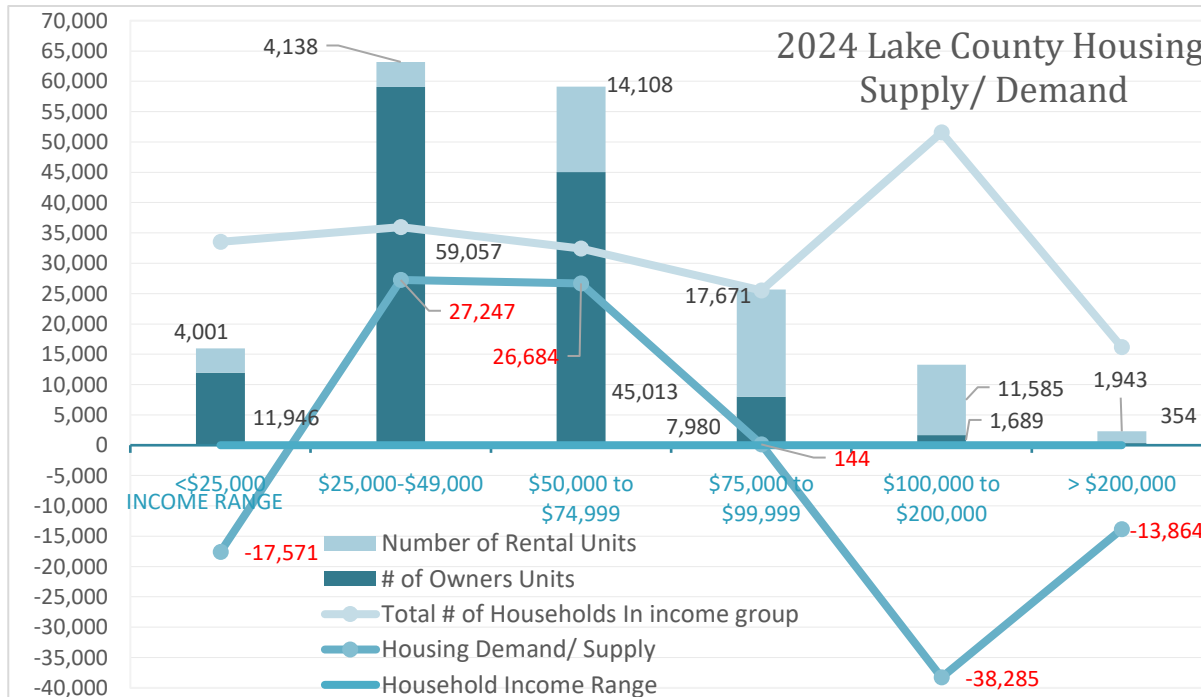
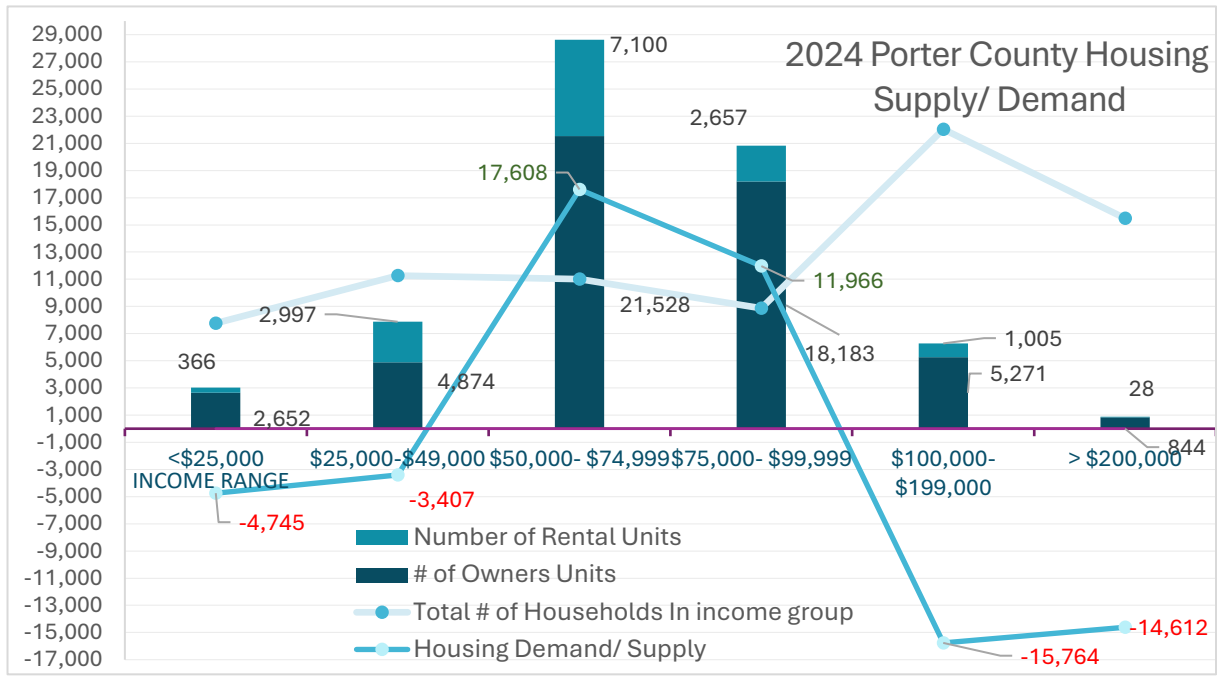
The lack of multifamily developments in Northwest Indiana is problematic, as there is little available inventory in the rent ranges that are in demand.

Northwest Indiana continued to face an income-based housing shortage, with a deficit estimated at over 25,652 units.

Housing Supply & Demand

Performance Measure: Housing stock vs. demand (affordability-based prices)

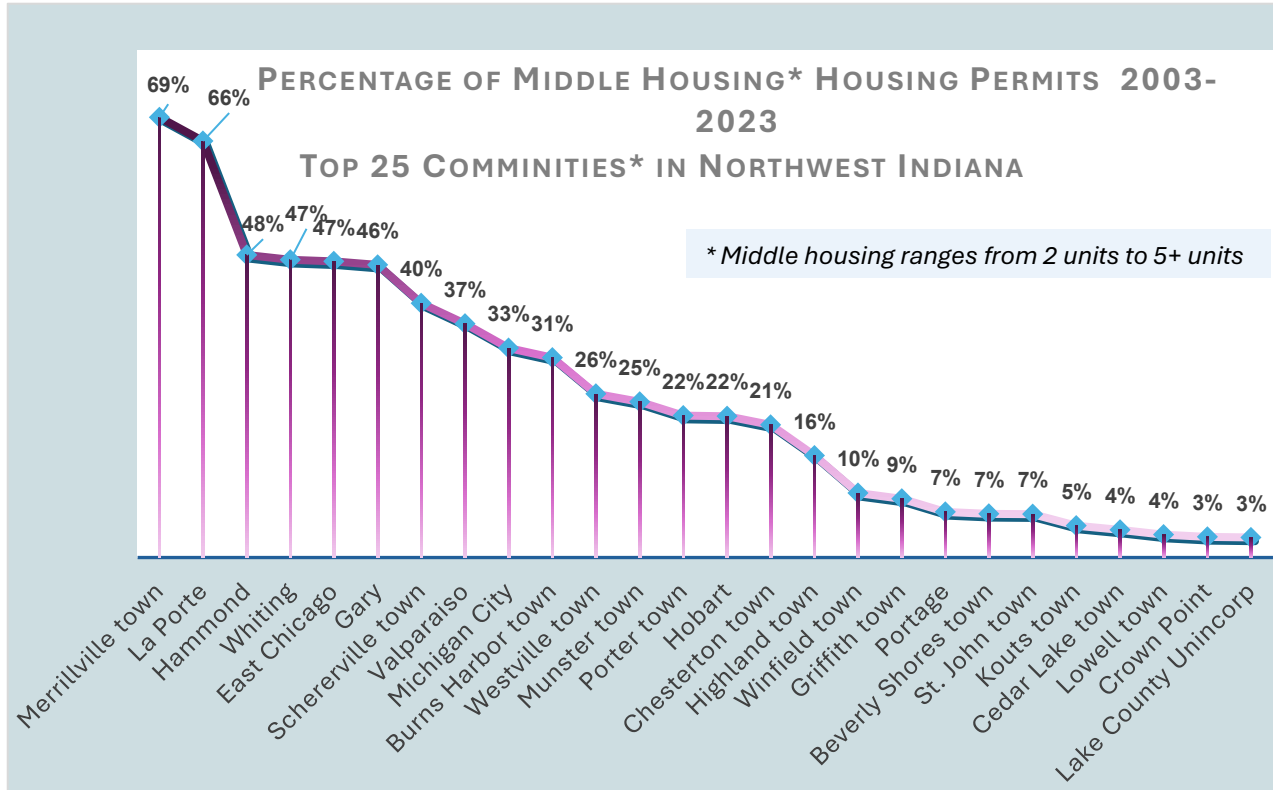
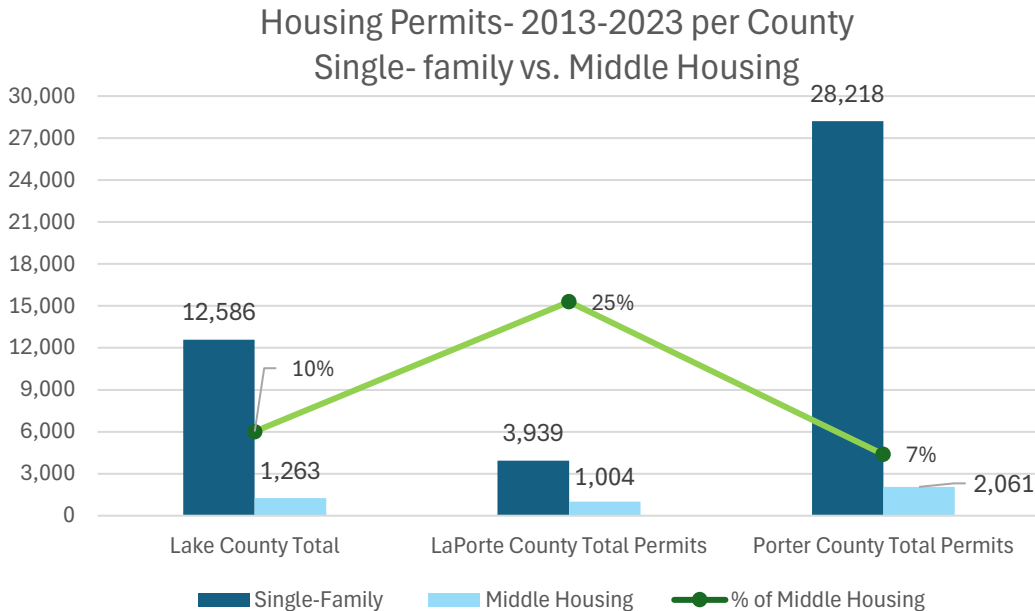
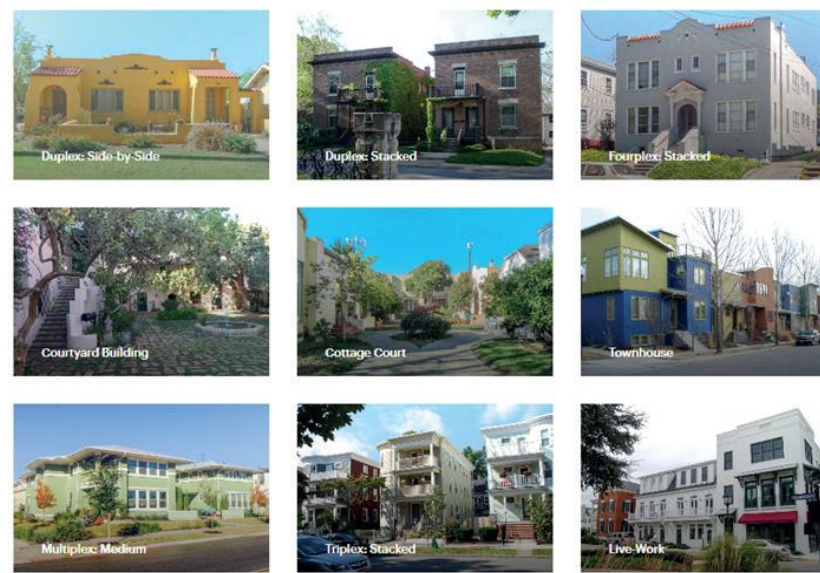
Supply and affordability are problematic in NWI, as there is little available inventory in affordable rent ranges in demand. The high cost of single-family homes has driven interest in smaller housing options.



Middle Housing Development

Performance Measure: Track the middle housing development in the last 10 years.

- NWI 2050+ states that single-family housing makes up 85%. We need to promote missing-middle housing and create new land-use categories for higher densities and smaller buildings in walkable areas.



Thank you
