

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR BARTHOLOMEW COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

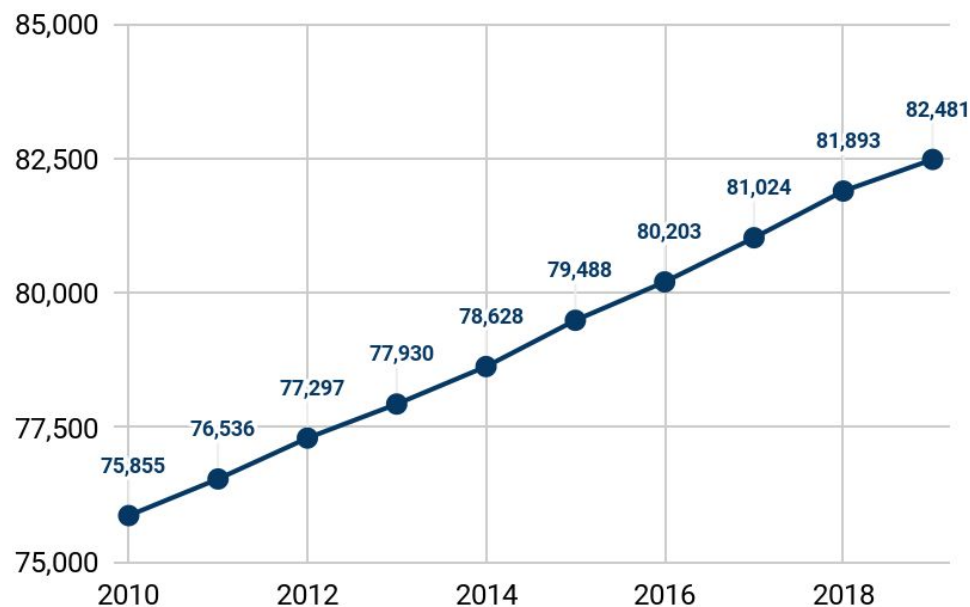
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

DEMOGRAPHIC TRENDS

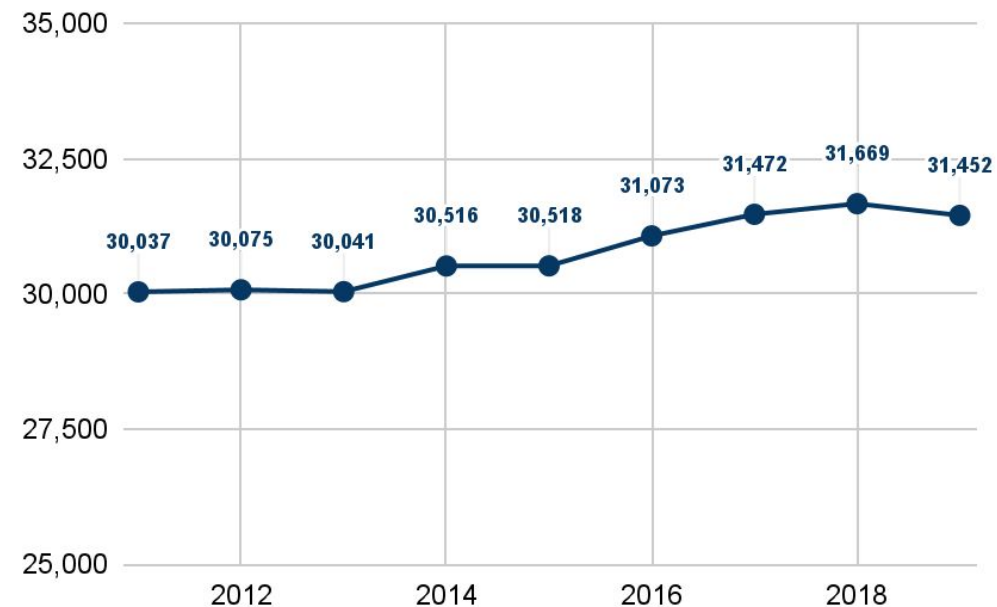
POPULATION | Bartholomew County's population has increased by 8.74% (6,626 people) between 2010-2019. In the same time period, the total number of households increased by 5.35% (1,596 households).

Resident Population
Bartholomew County | 2010-2019



Source: FRED, U.S. Census Bureau

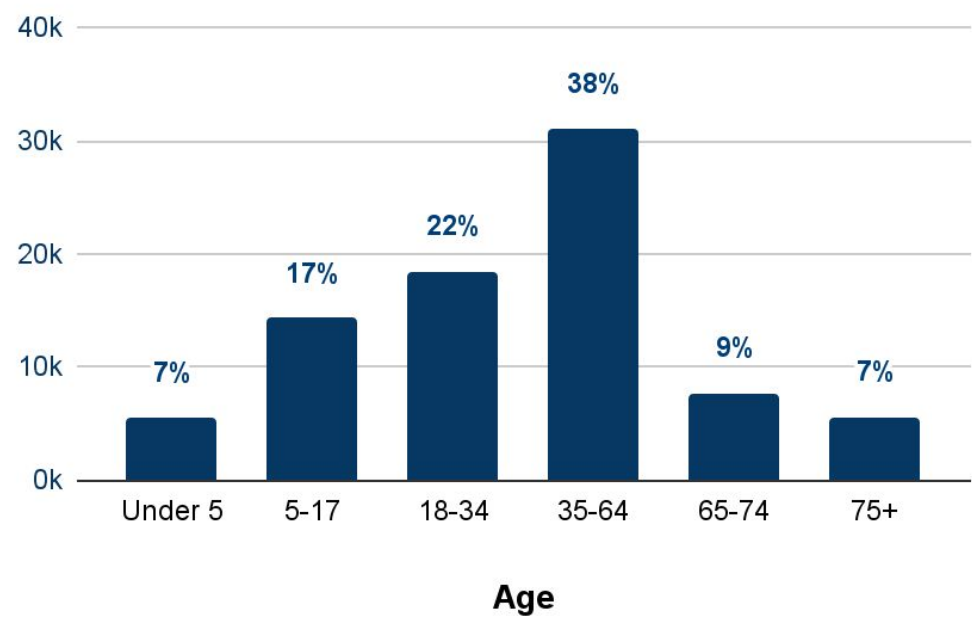
Households
Bartholomew County | 2010-2019



Source: FRED, U.S. Census Bureau

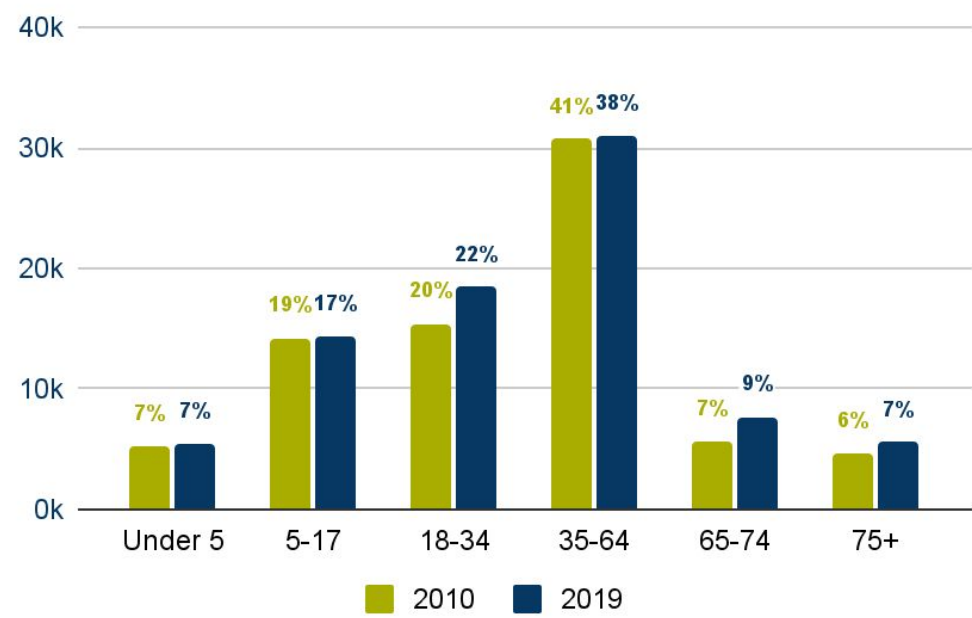
AGE | 16% of people in Bartholomew County are above the age of 65, while 24% are below 18.

Population by Age
Bartholomew County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Bartholomew County | 2010, 2019

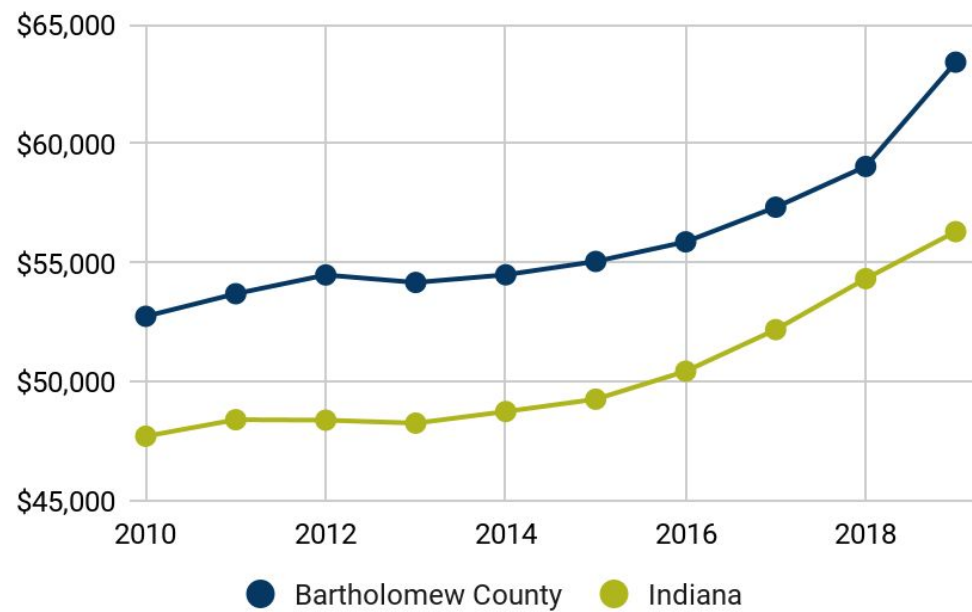


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Bartholomew County had a median income of \$63,431 in 2019, up 20% since 2010. 26% of households have incomes below \$35,000, while 27% have incomes above \$100,000.

Median Income

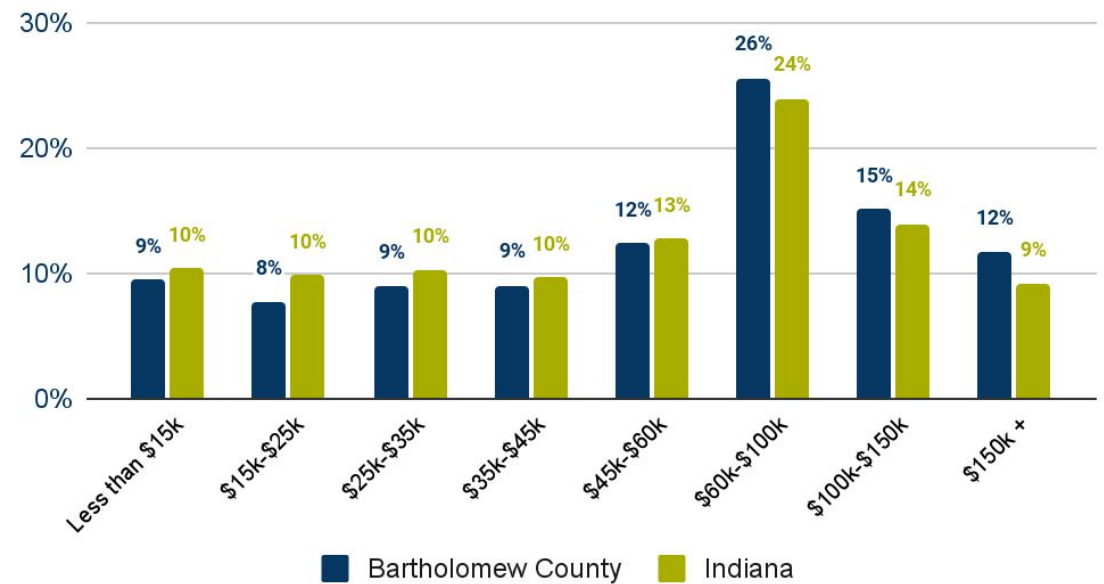
Bartholomew County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

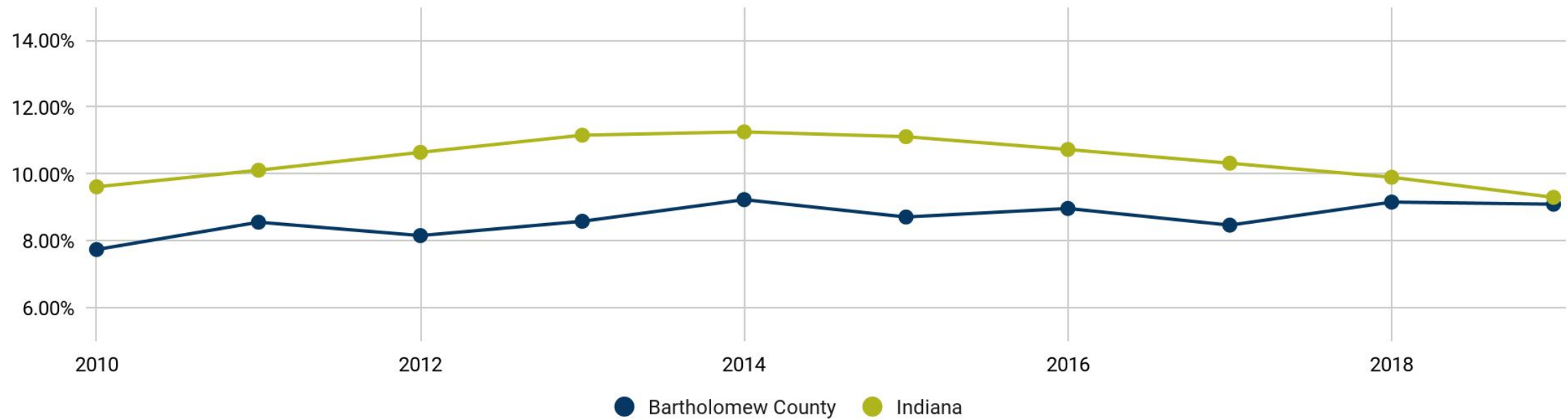
Bartholomew County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.1% of families live in poverty conditions in Bartholomew County, up 1.36 percentage points from 7.7% in 2010.

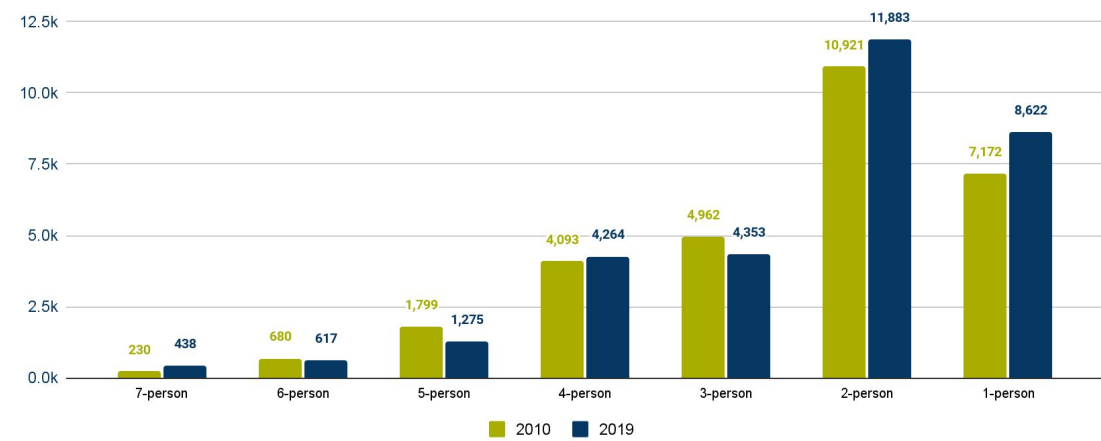
Family Poverty Rate
Bartholomew County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

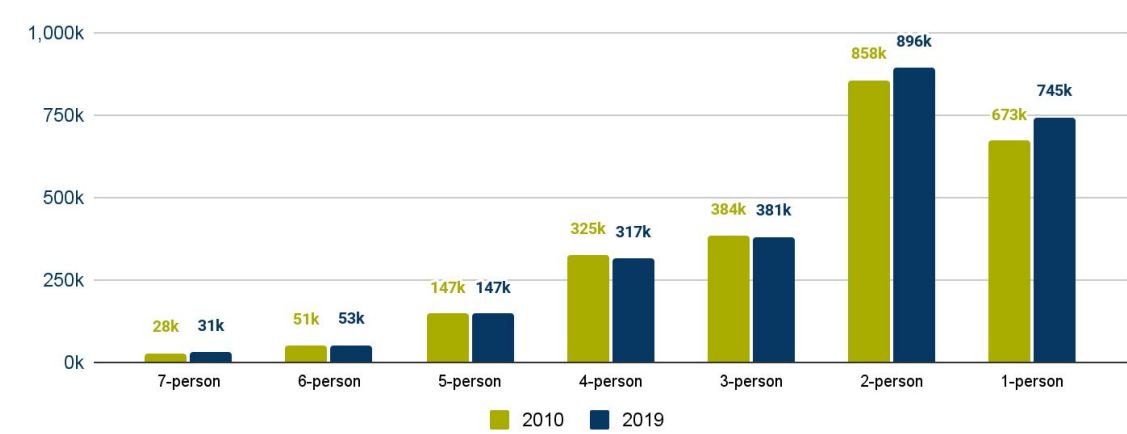
HOUSEHOLD SIZE | The average household size is 2.59 people, compared to 2.52 statewide. The Bartholomew County average household has grown by 0.09 persons since 2010.

Household Size
Bartholomew County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



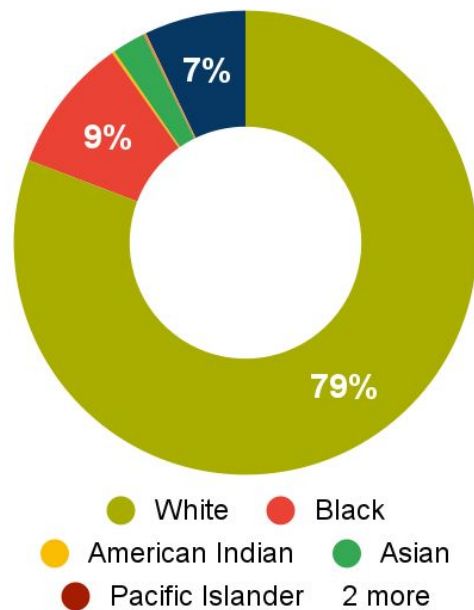
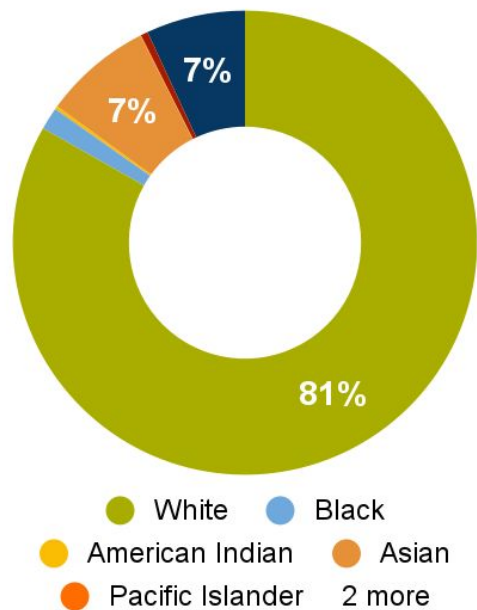
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Bartholomew County is 81% white, 2% Black, 7% Hispanic/Latino, 7% Asian, and 0% other.

Racial/Ethnic Distribution

Bartholomew County | 2019

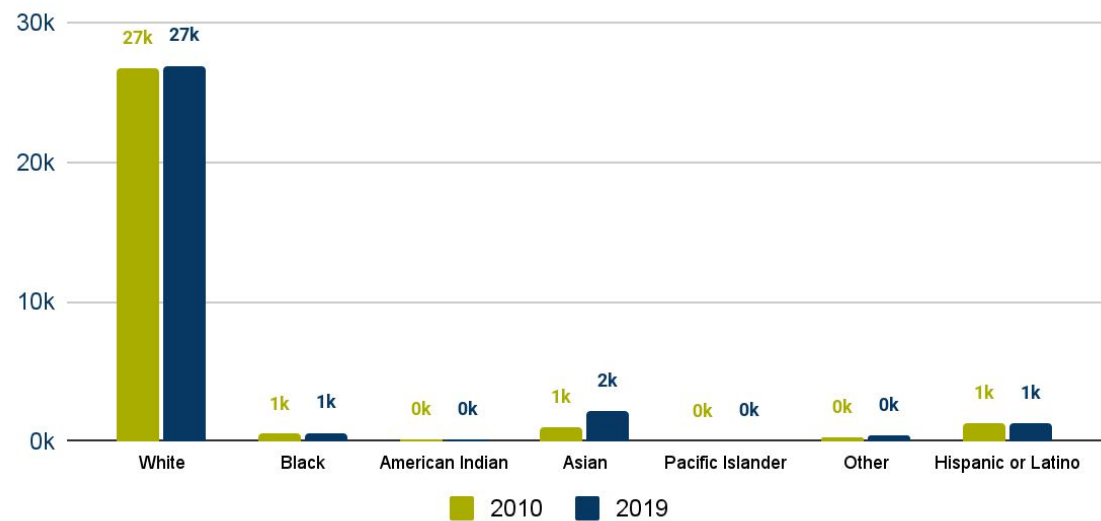
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Bartholomew County | 2010, 2019



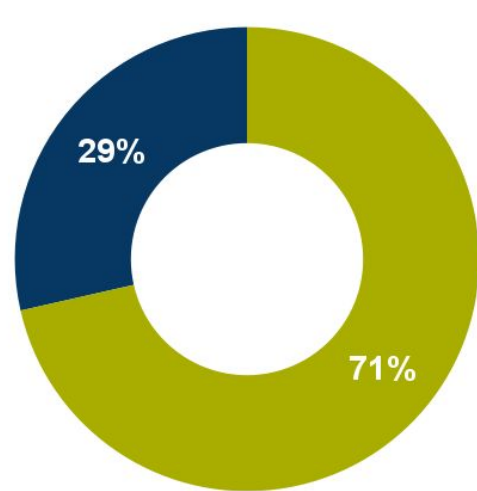
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 29% of households (8,982 households) in Bartholomew County were renters, while 71% (22,470 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Bartholomew County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

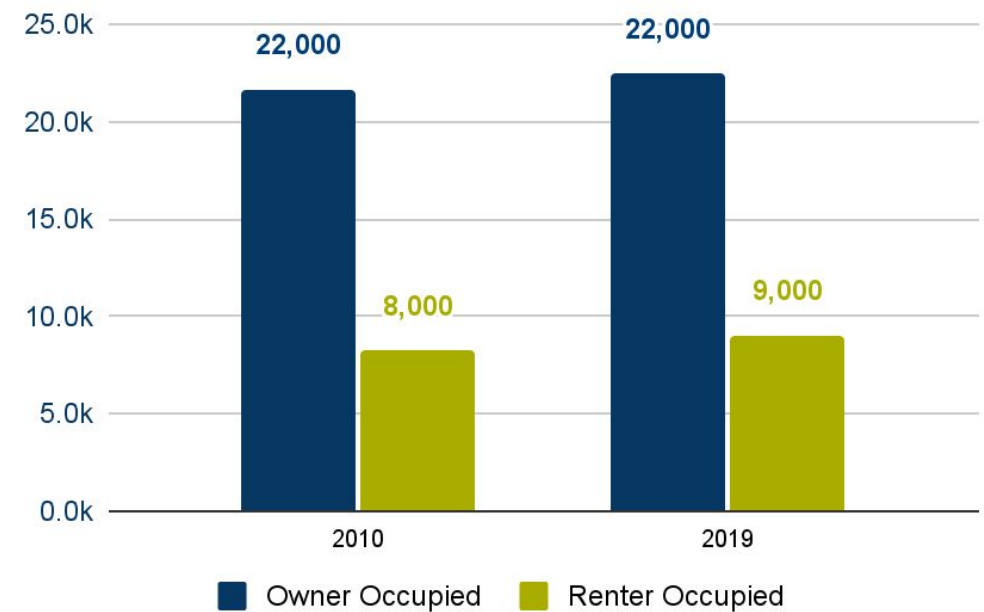
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

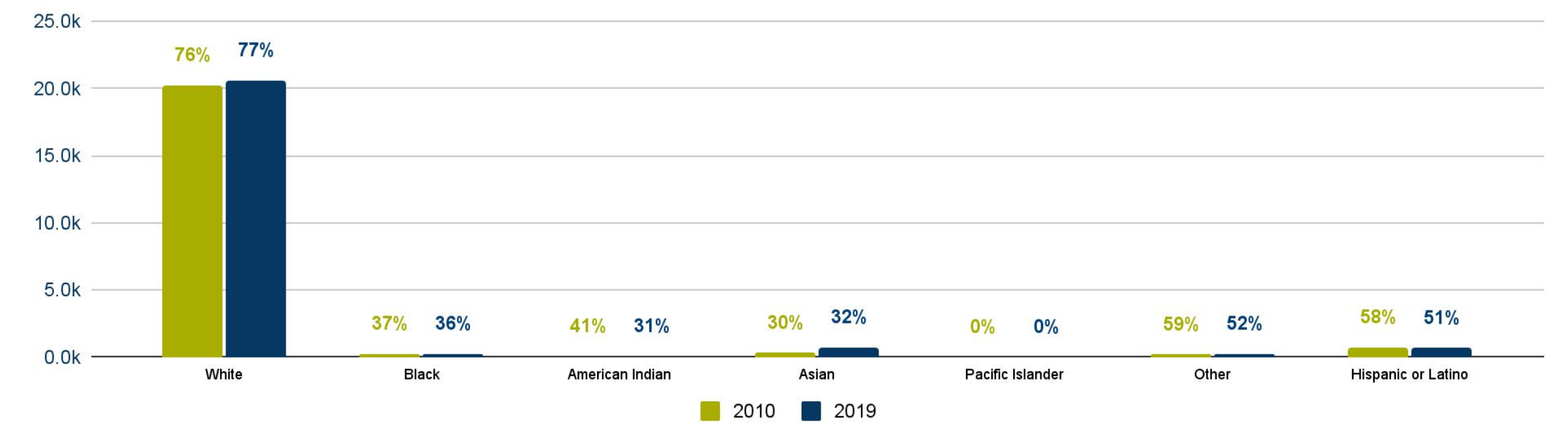
Bartholomew County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 71%, homeownership is 77% among non-Hispanic White households, 36% for Black households, and 51% for Hispanic or Latino households.

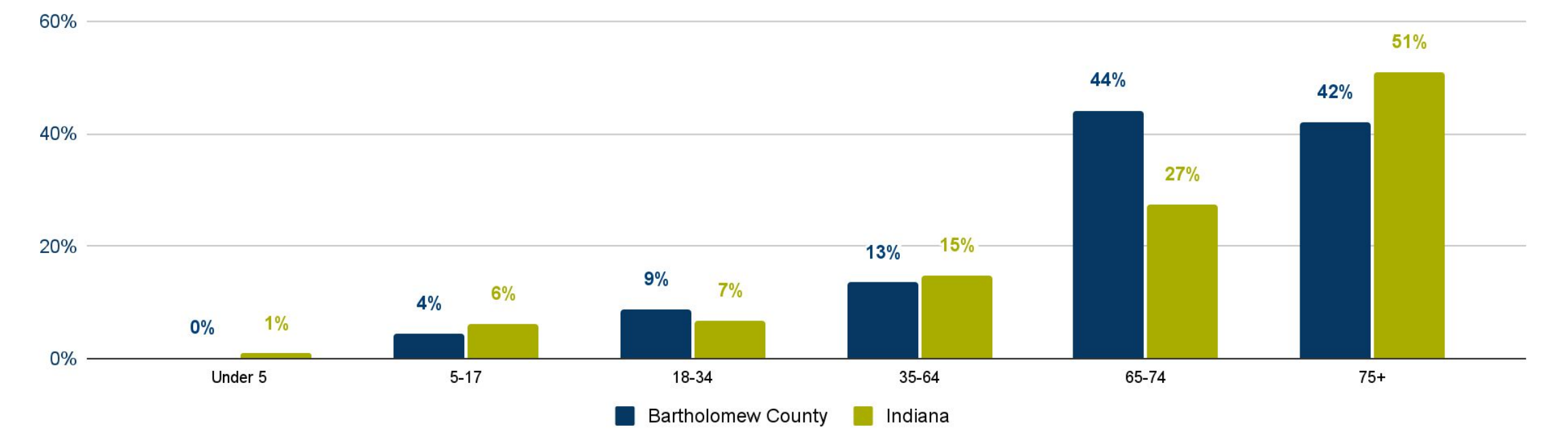
Homeownership by Race
Bartholomew County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Bartholomew County live with a disability. For people above 65, the share increases to 43%.

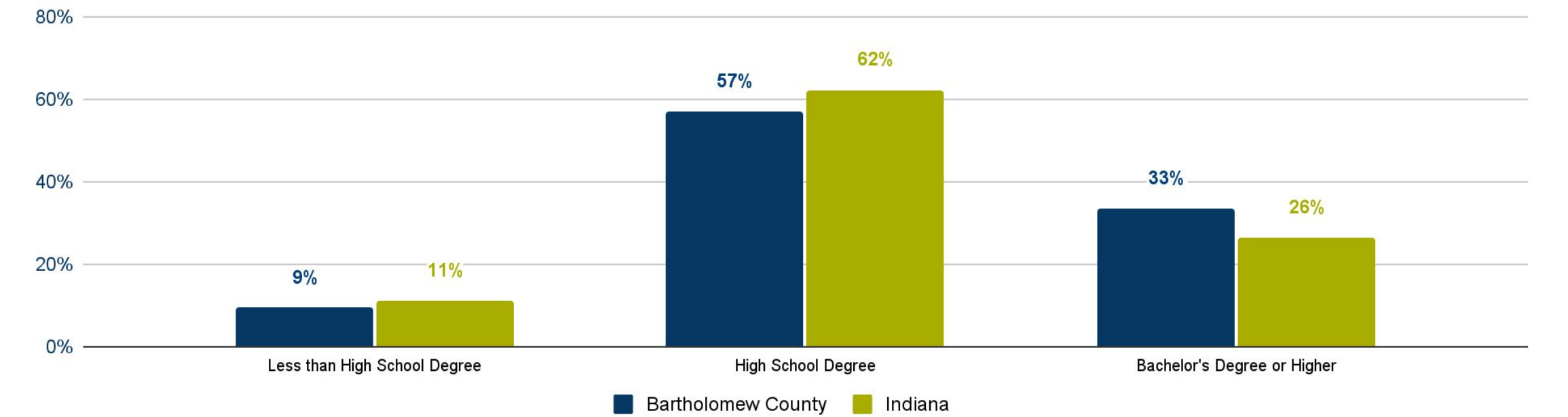
Share of the Population with a Disability by Age
Bartholomew County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Bartholomew County, 57% of the population has at least a high school degree and 33% of the population has at least a Bachelor's degree.

Educational Attainment
Bartholomew County, Indiana | 2019

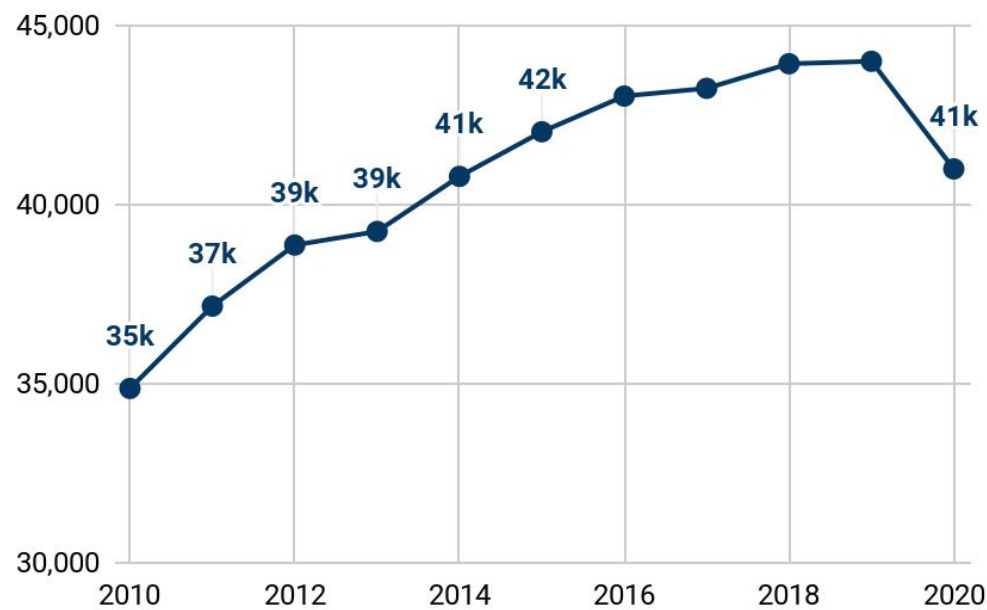


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

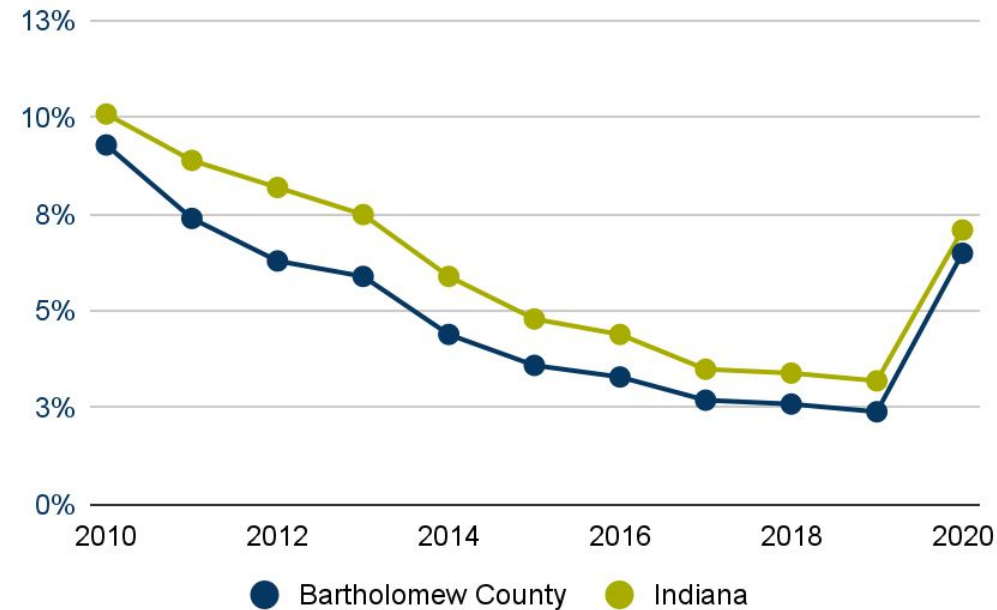
EMPLOYMENT BASE | There are currently 41,000 employed persons in Bartholomew County, up by 17.61% since 2010. The unemployment rate in 2020 was 6.50%, up 4.10 points from 2019.

Total Employment
Bartholomew County | 2010-2019



Source: ACS 2010-2019 5-year estimates

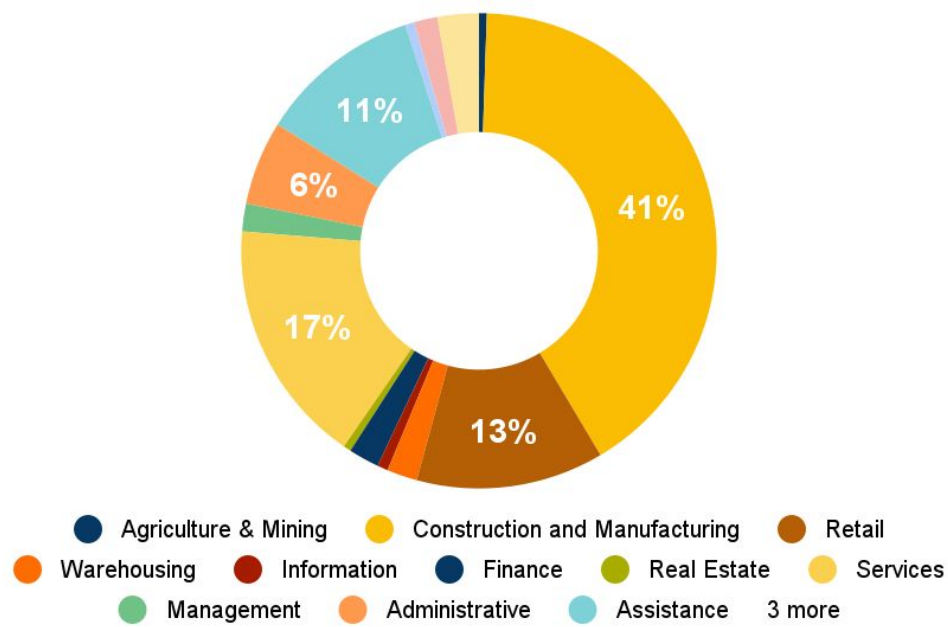
Unemployment Rate
Bartholomew County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Bartholomew County, accounting for 38% of all jobs, followed by Health Care and Social Assistance (11% of all jobs).

Total Jobs by All Industries
Bartholomew County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$45,450
- 2. Trade, transportation, and utilities | \$45,035
- 3. Goods-producing | \$75,944
- 4. Professional and business services | \$61,877
- 5. Education and health services | \$47,269

Source: BLS

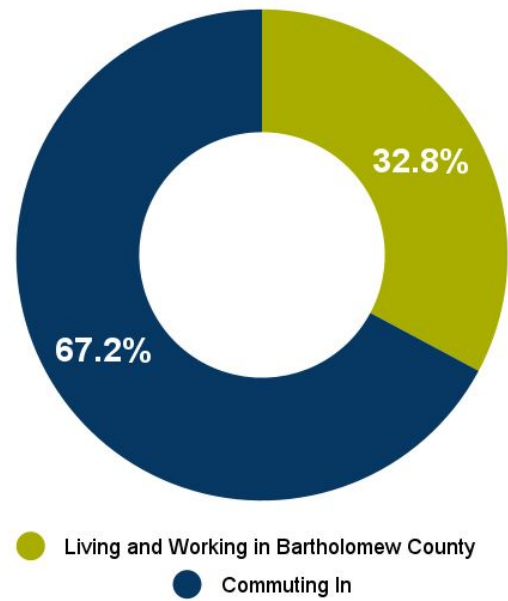
Top 5 Employers

- 1. Fuel Systems Cummins (Columbus)
- 2. Faurecia Gladstone (Columbus)
- 3. Columbus Regional Hospital (Columbus)
- 4. Ntn Driveshaft Inc (Columbus)
- 5. Cummins Inc (Columbus)

Source: BLS

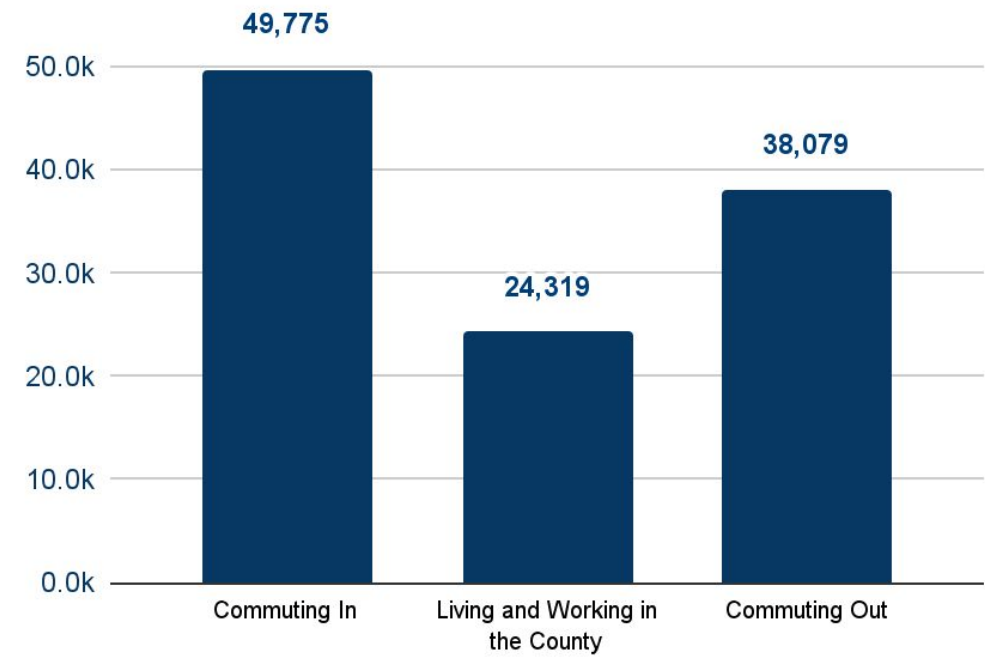
COMMUTER INFLOW / OUTFLOW | 50,000 commuters come into Bartholomew County for their jobs, while 38,000 employees travel outside of Bartholomew County for their jobs.

Employment Inflow
Bartholomew County | 2018



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

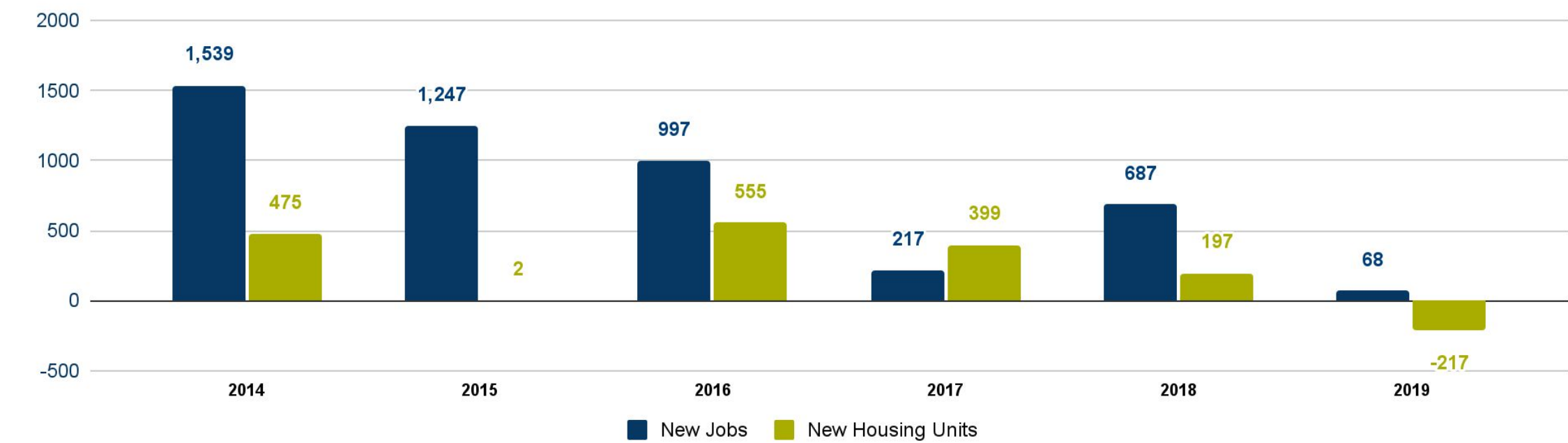
Commuting Patterns
Bartholomew County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Bartholomew County has created 4,755 jobs between 2014-2019 and 1,411 housing units, or 30 units for every 100 jobs created.

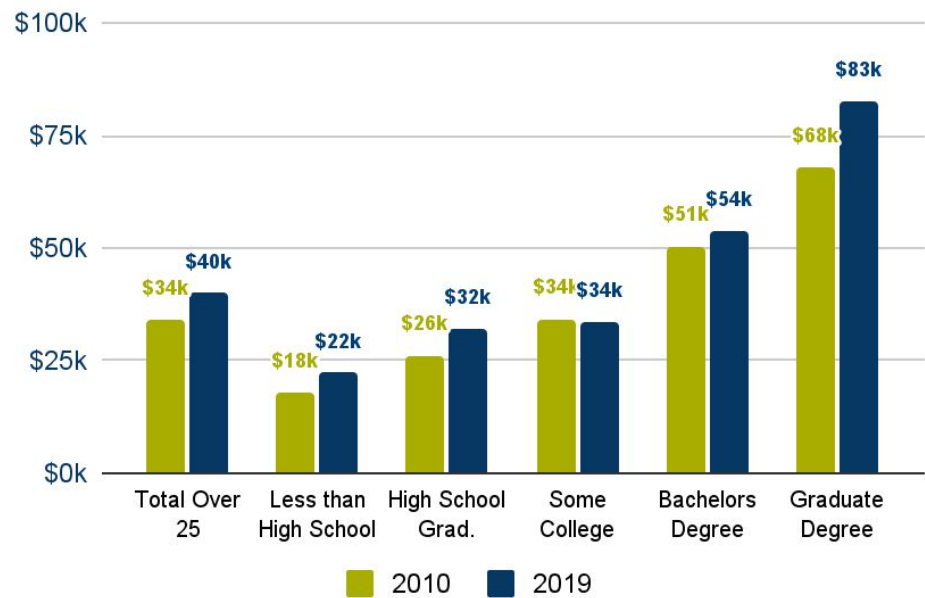
Job Growth and Housing Production
Bartholomew County | Total Jobs, New Jobs



Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

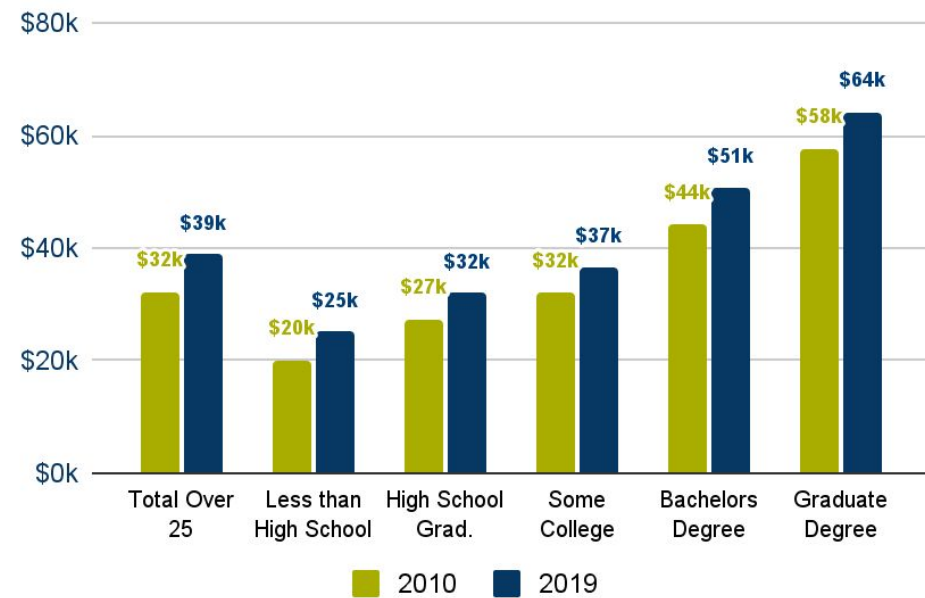
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 17% since 2010 for the total population and increased 23% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Bartholomew County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

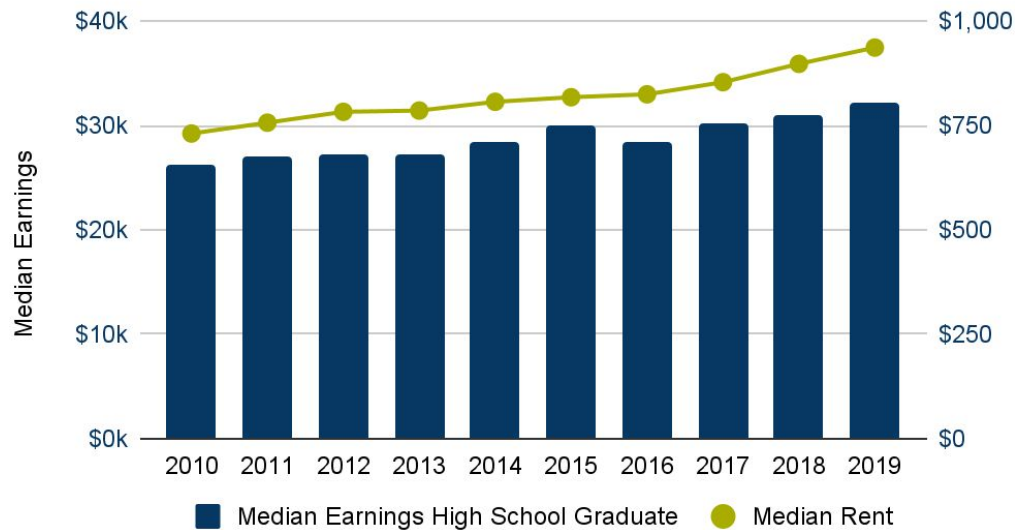
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

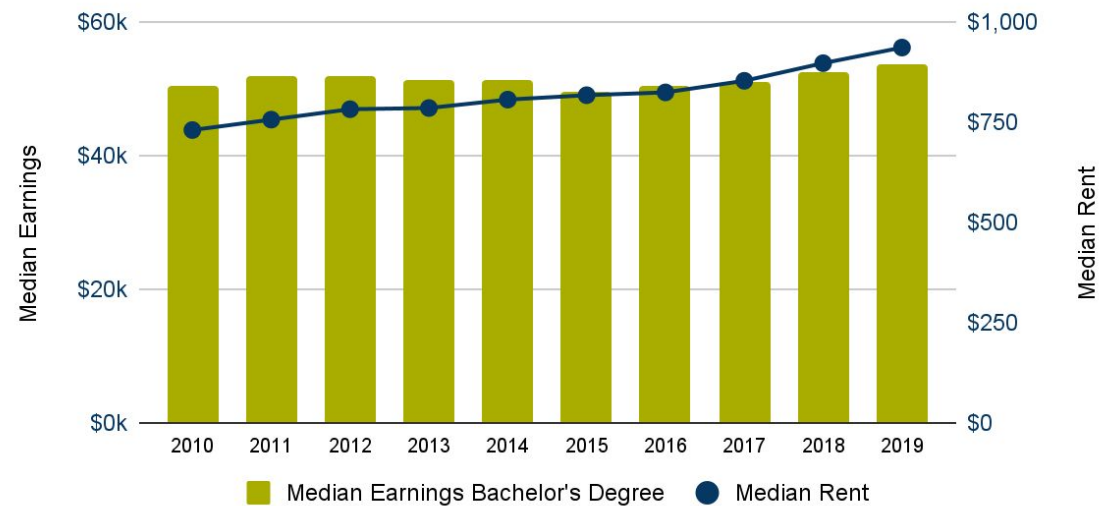
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 28.2%, or 28% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



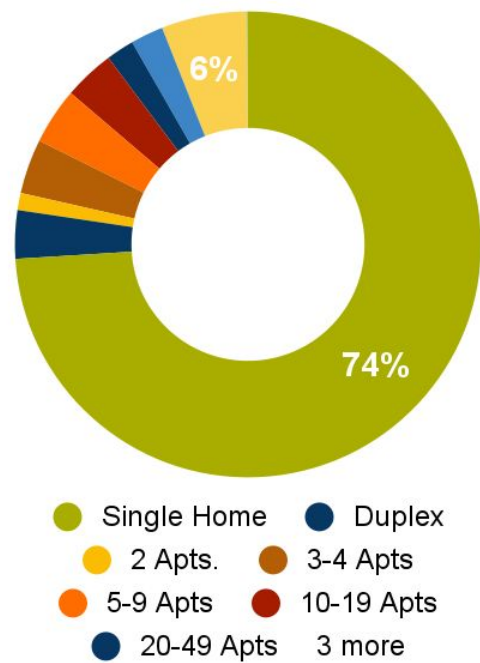
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 74% of homes in Bartholomew County are single-family, while 20% are multifamily. Multifamily housing has increased by 1216 homes since 2010.

Housing Typology

Bartholomew County | 2019



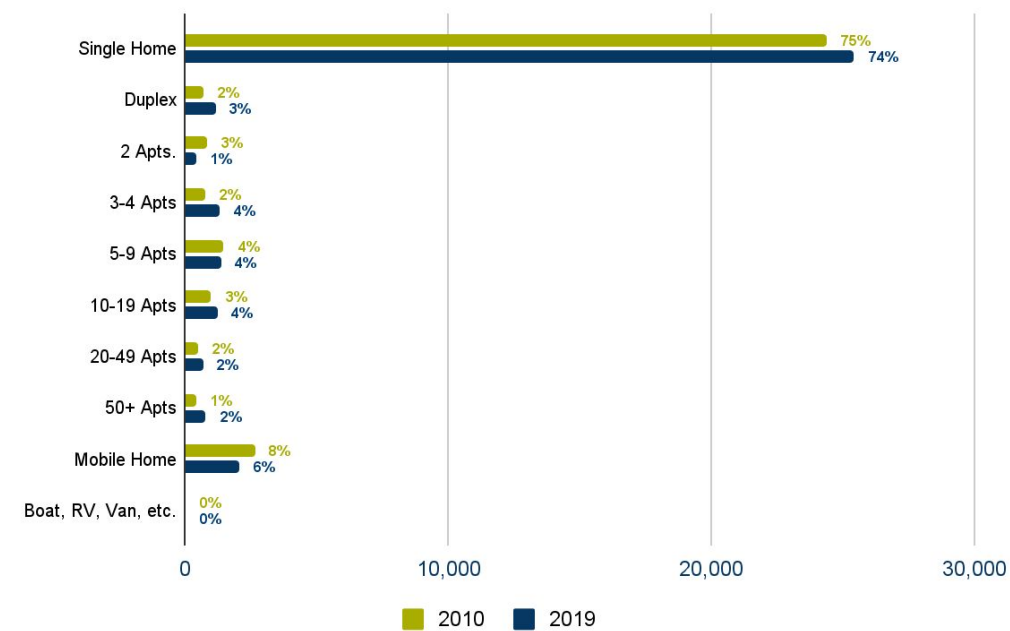
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Bartholomew County | 2010-2019



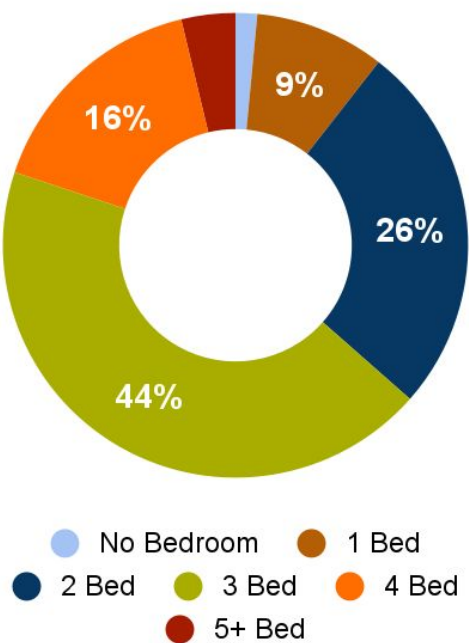
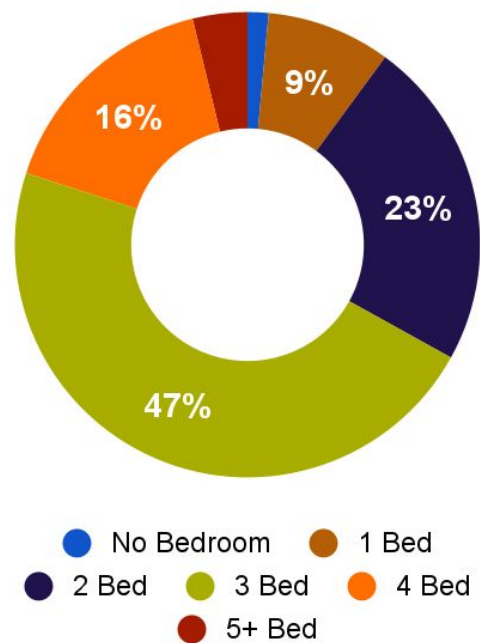
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Bartholomew County contain 2.59 bedrooms, with 67% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Bartholomew County | 2019

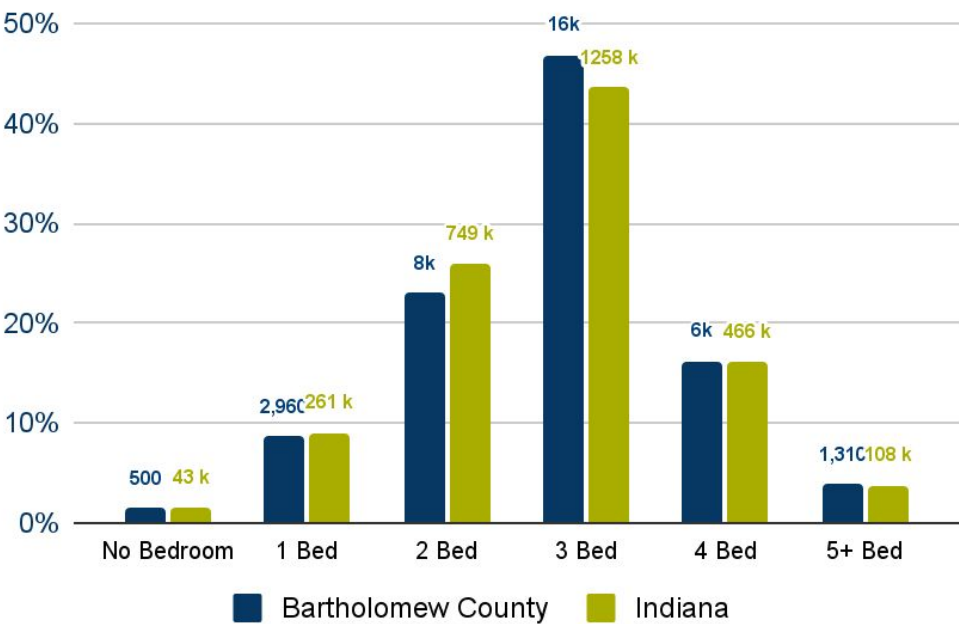
Indiana | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

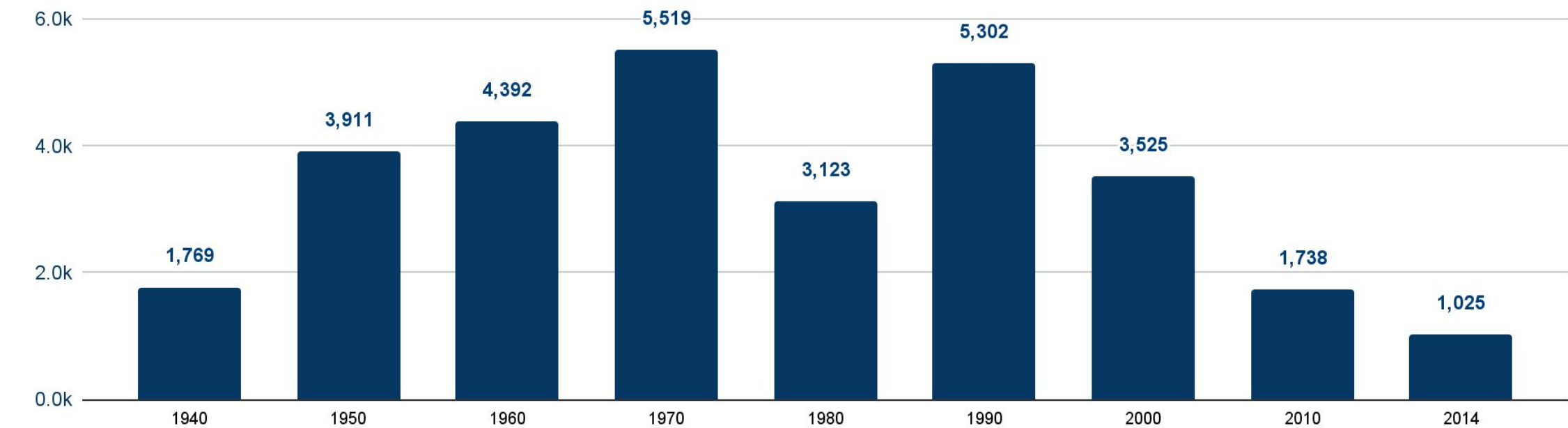
Bartholomew County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 82% of homes were built before 1990, with a plurality of homes built in 1970.

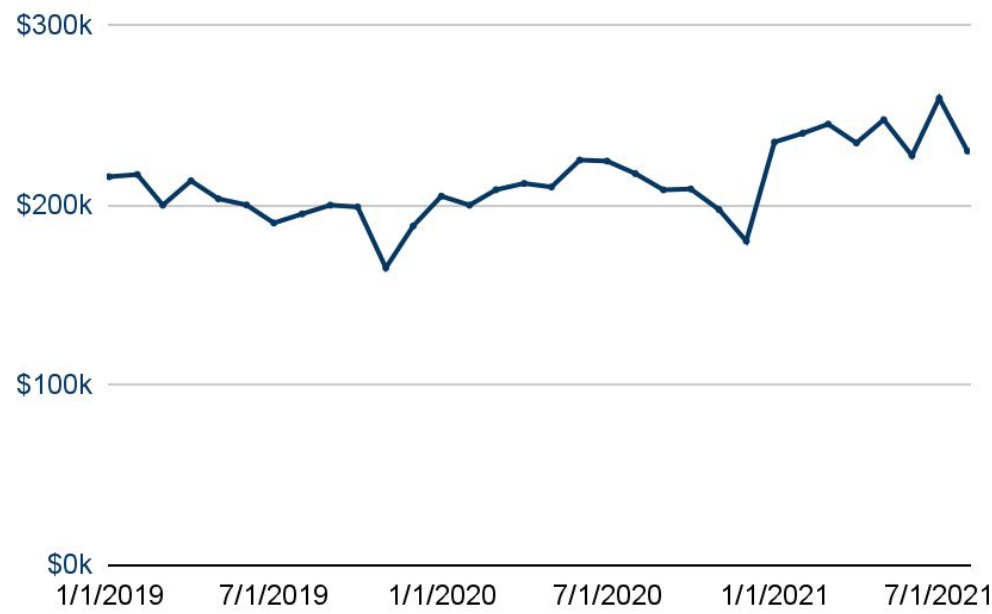
Homes by Year Built
Bartholomew County | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Bartholomew County have a median listing price of \$230,000. Home prices have increased by 7% since 2019.

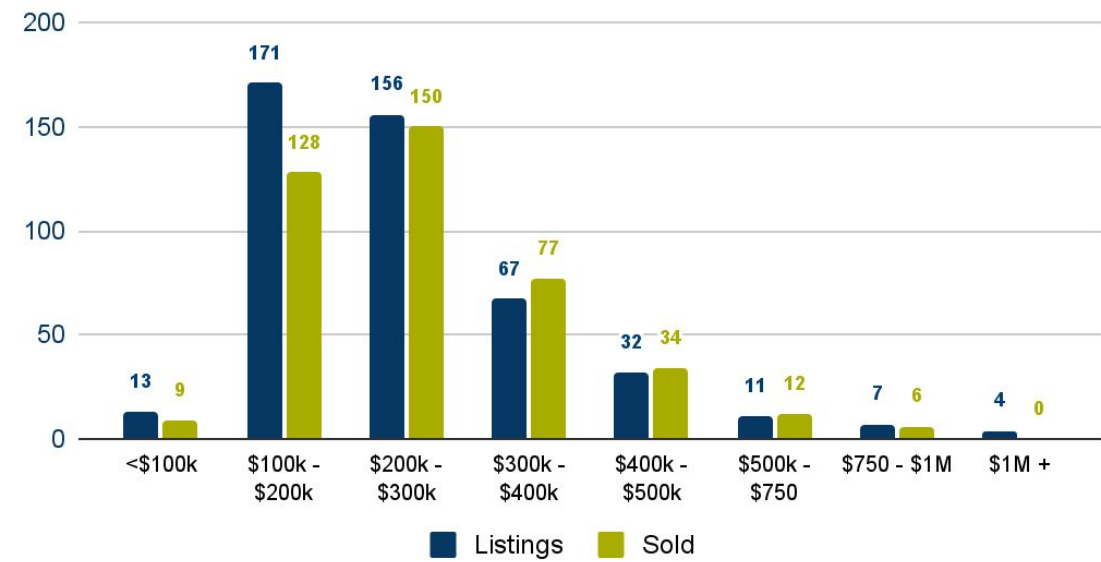
Median Listing Price
Bartholomew County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

Listings and Sales (last 24 months)
Bartholomew County | 2021

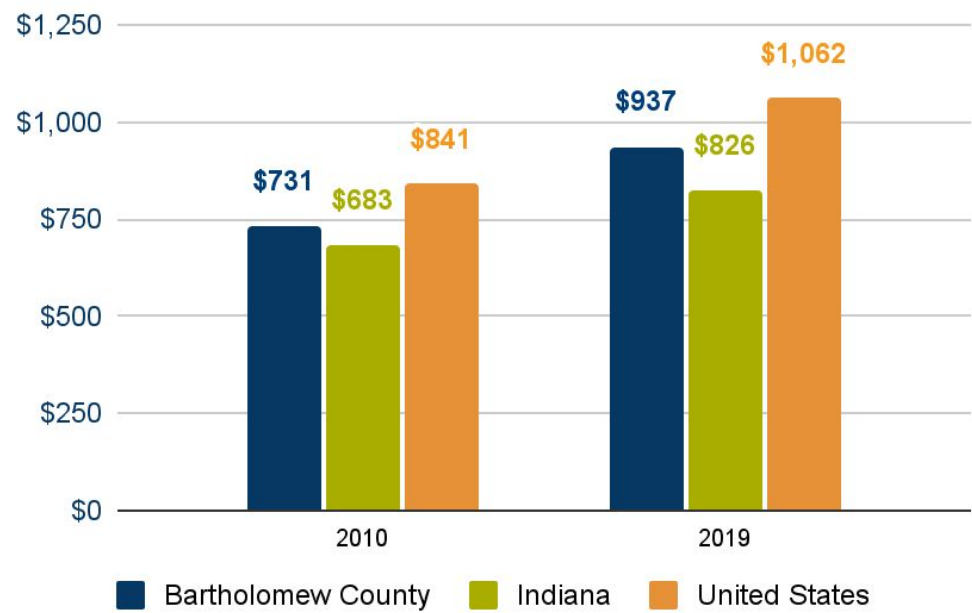


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 28% since 2010, with average rents at \$937 in 2019.

Median Rent

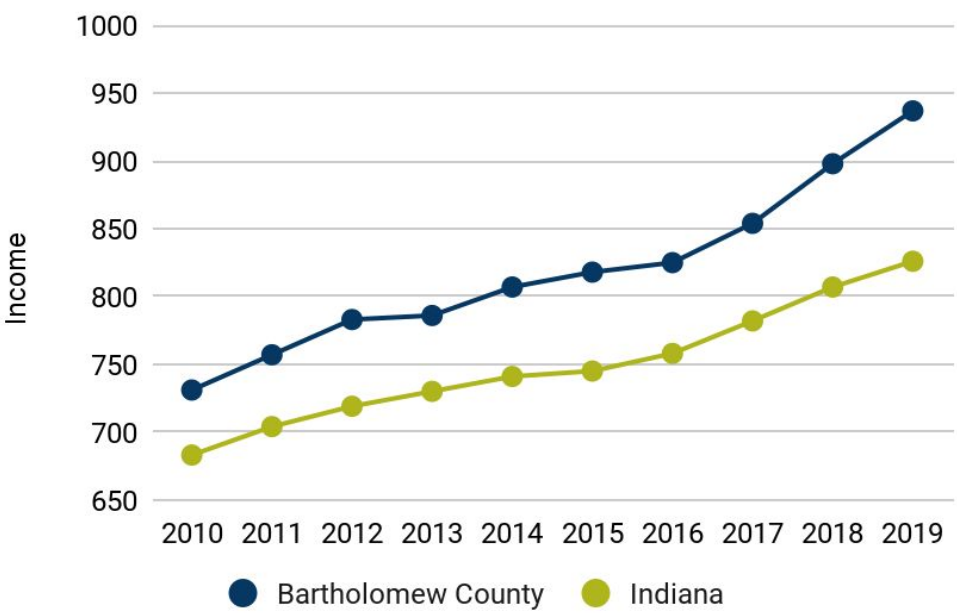
Bartholomew County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

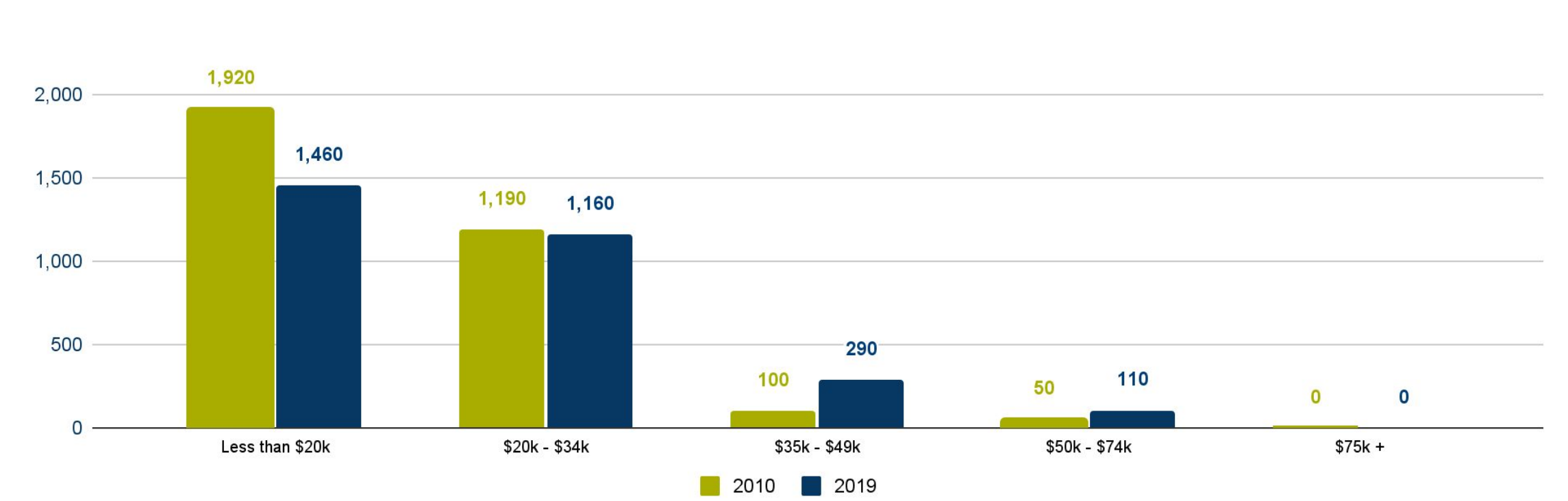
Bartholomew County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 36% of renter households are housing cost burdened in Bartholomew County, down -16% since 2010. 57% of households earning below \$50,000 are housing cost burdened.

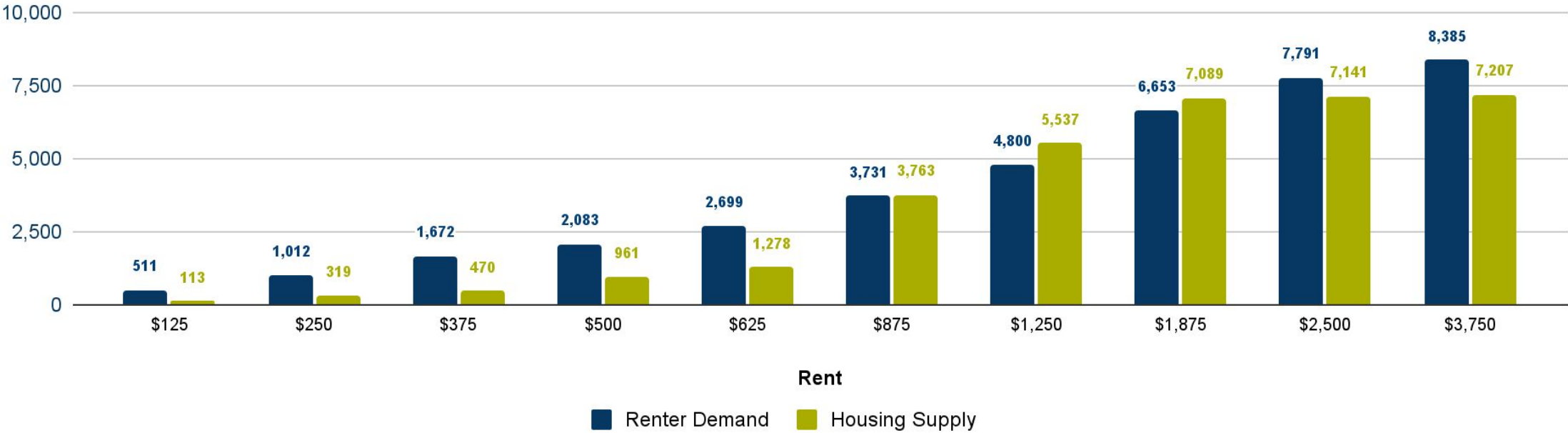
Renter Housing Cost Burden
Bartholomew County, Indiana | 2010 - 2019



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 4000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

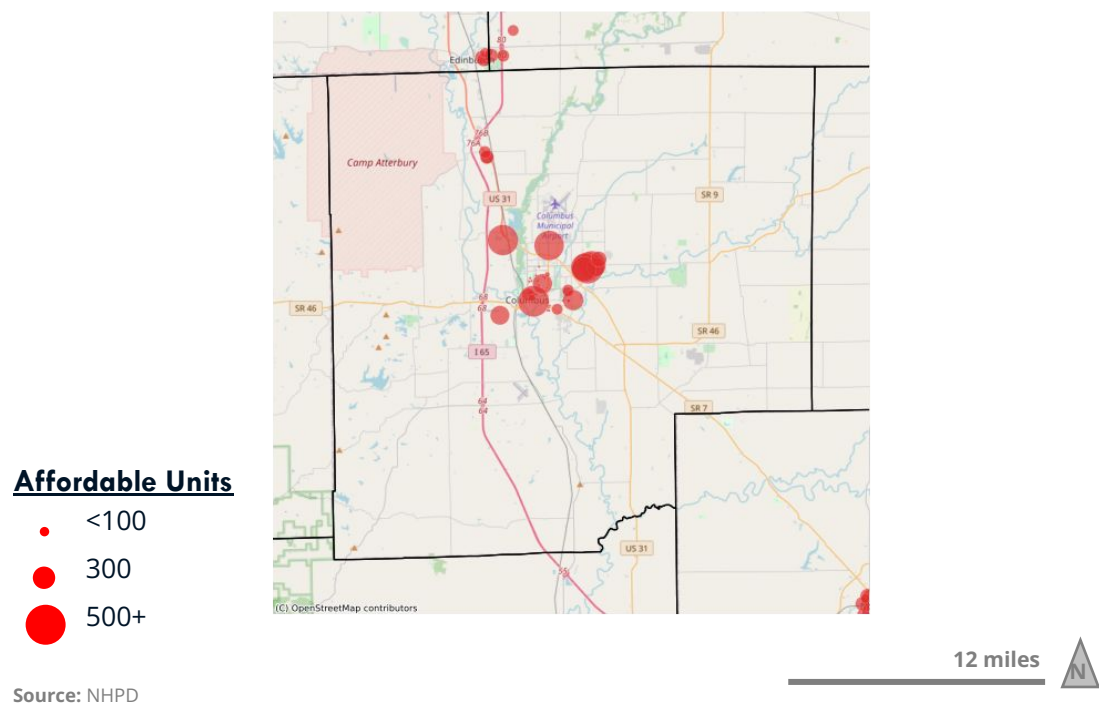
Cumulative Housing Gap
Bartholomew County, Indiana | 2010-2019



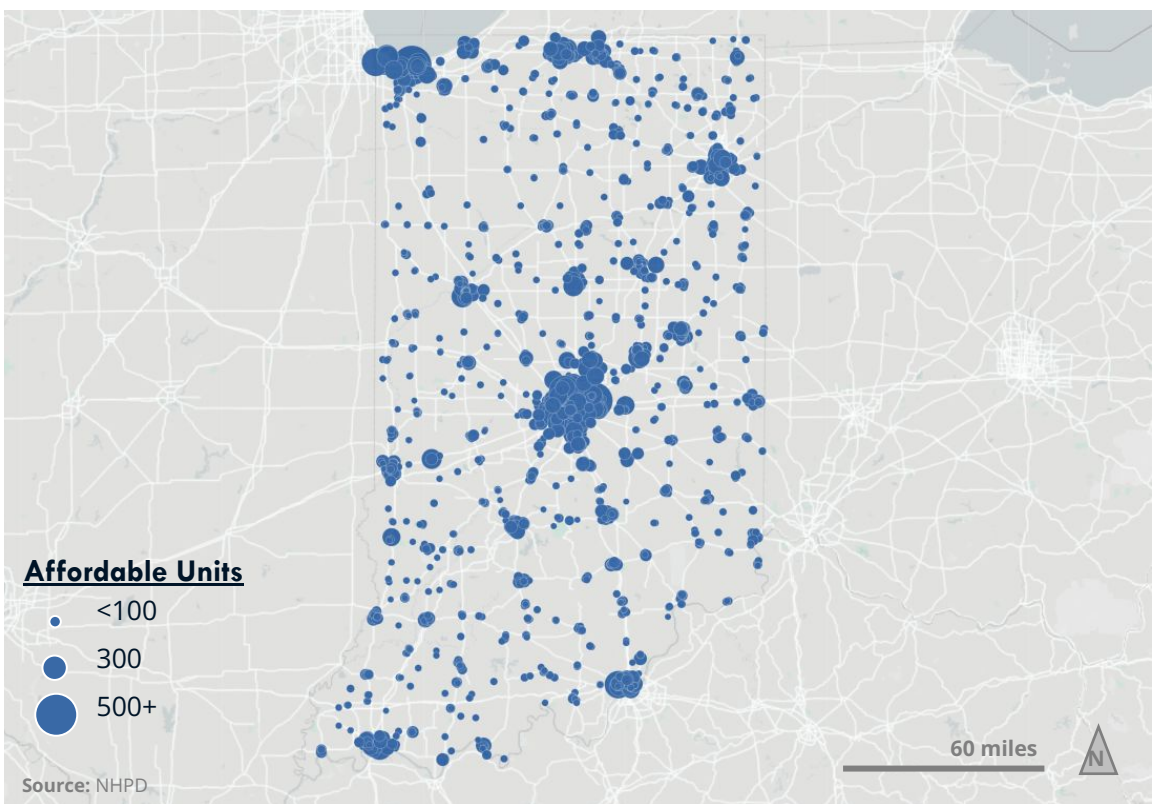
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Bartholomew County | 2020

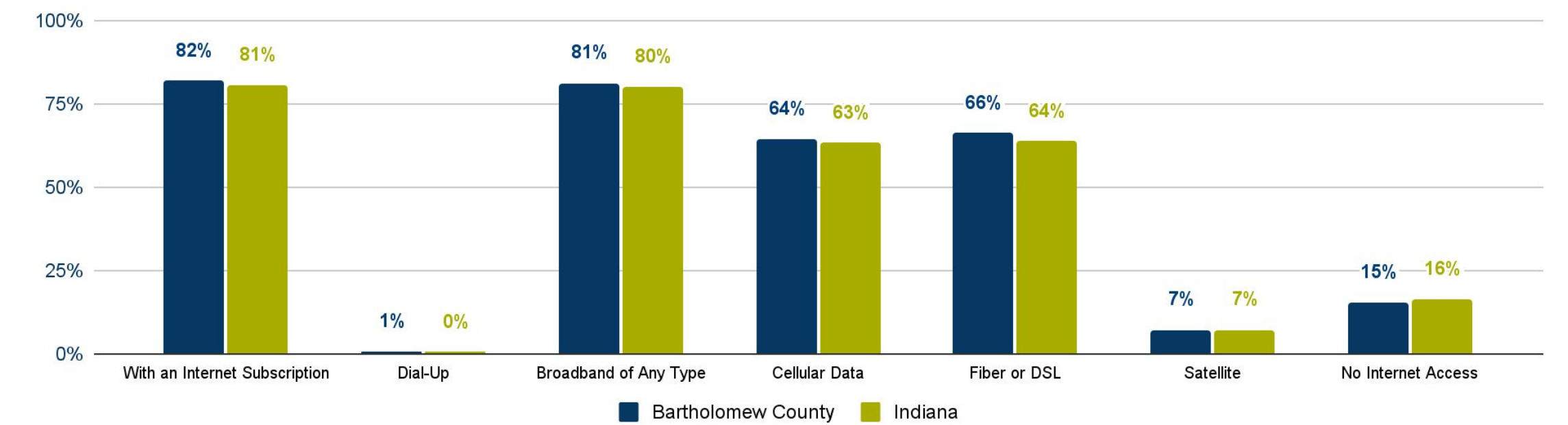


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 81% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Bartholomew County | 2020

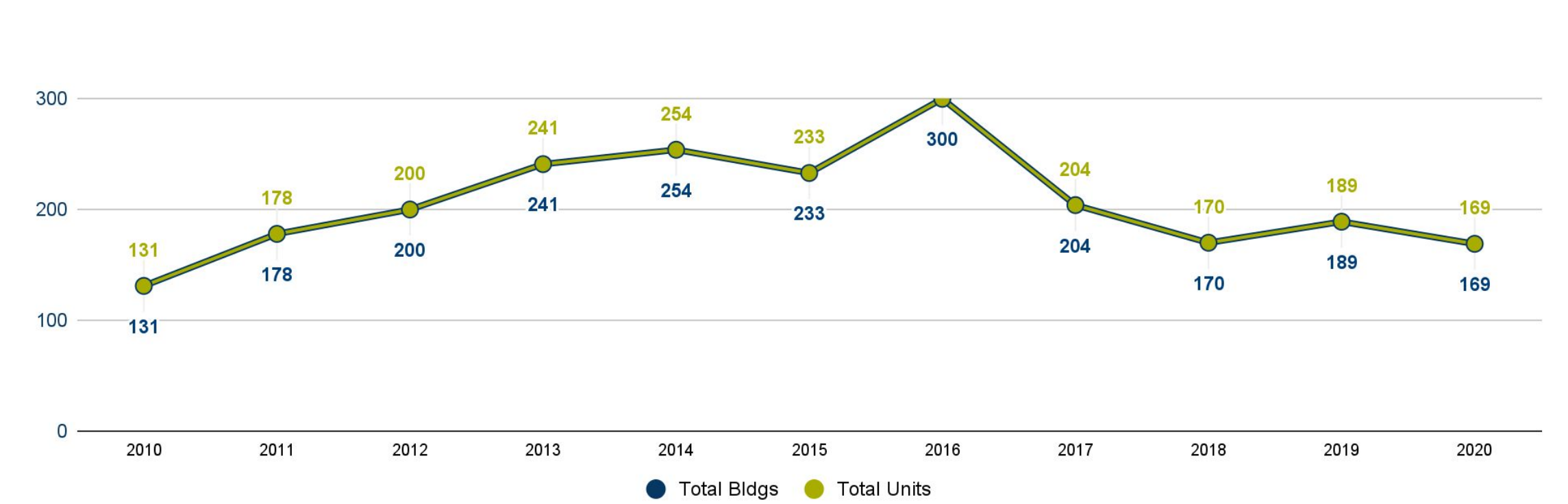


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 169 new housing starts in 2020 in Bartholomew County, with 2,269 total building permits authorized since 2010.

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



Source: St. Louis Fed.

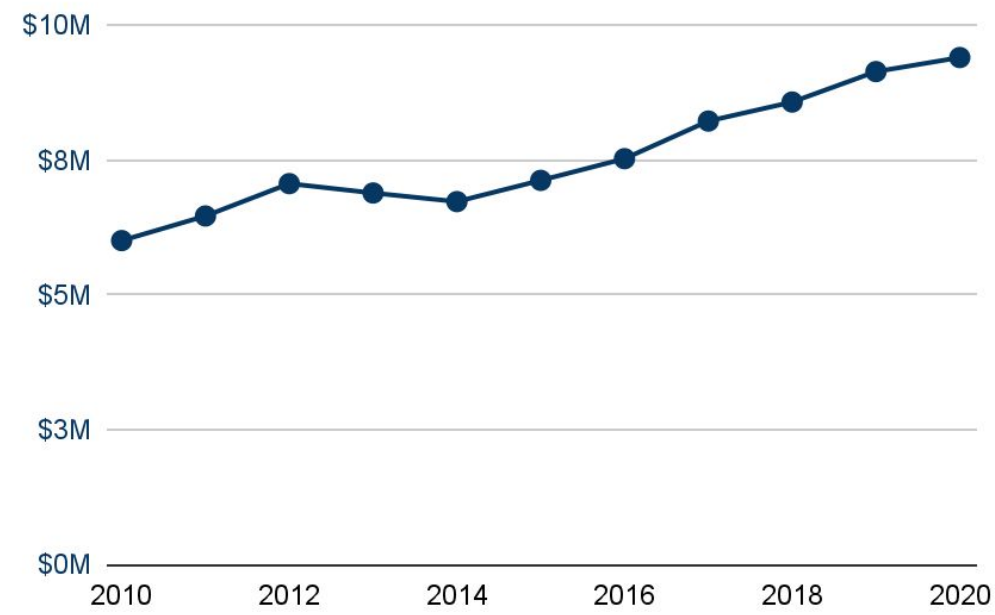
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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