

**Indiana Housing  
Working Group**



# INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR FAYETTE COUNTY

**OCTOBER 2021**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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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.

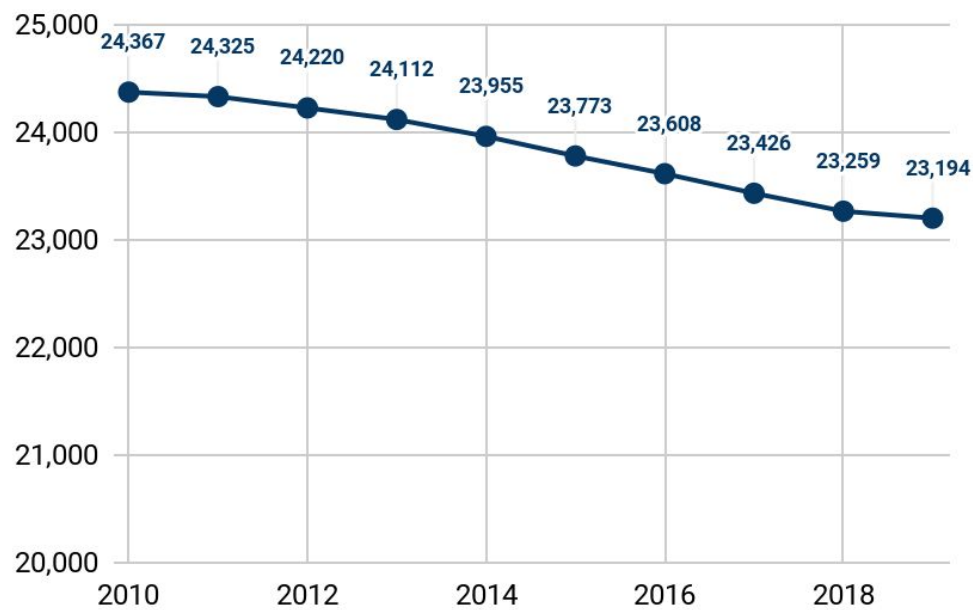
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# DEMOGRAPHIC TRENDS

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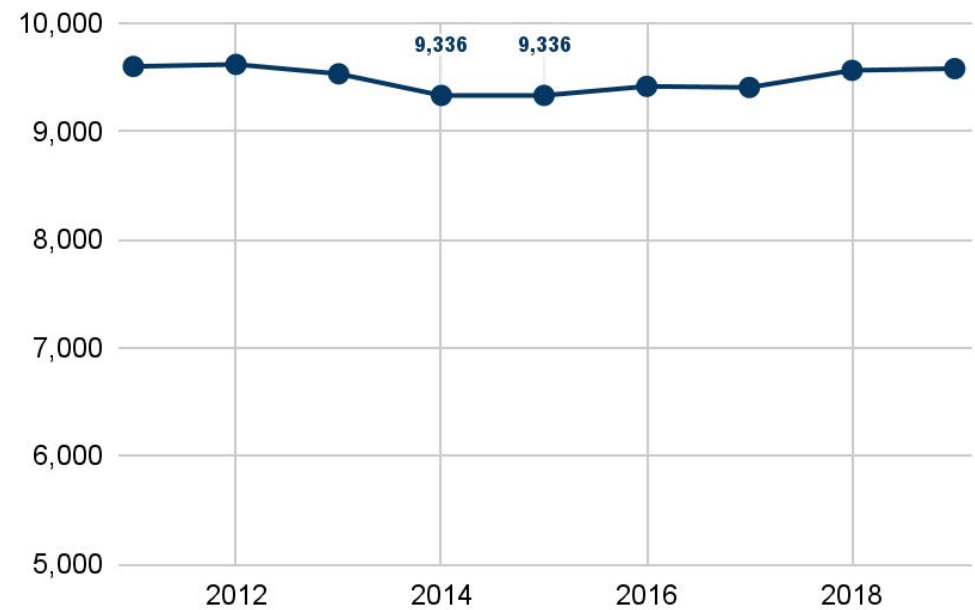
**POPULATION** | Fayette County's population has decreased by 4.81% (1,173 people) between 2010-2019. In the same time period, the total number of households decreased by 2.84% (280 households).

**Resident Population**  
Fayette County | 2010-2019



Source: FRED, U.S. Census Bureau

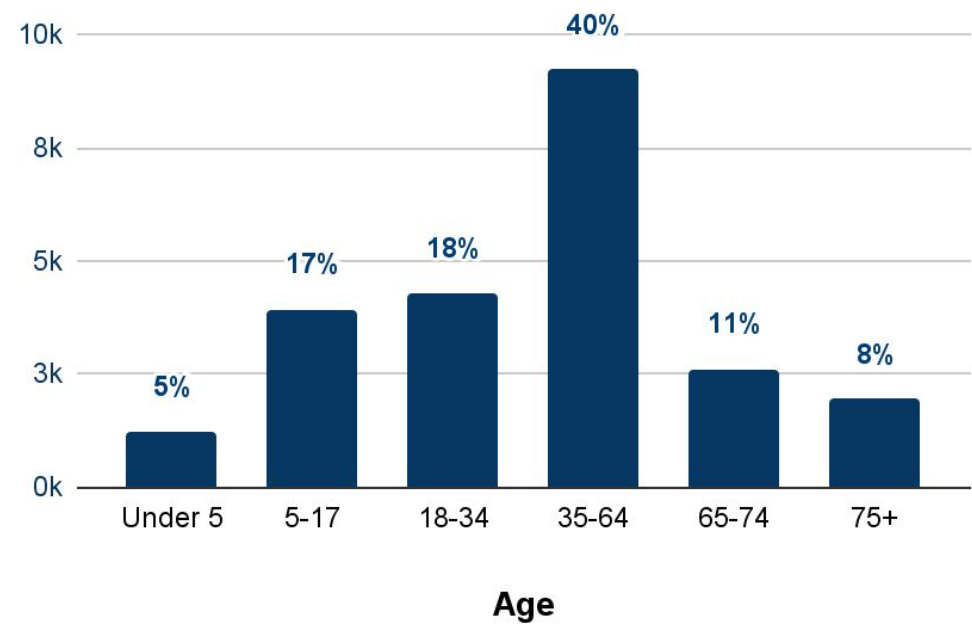
**Households**  
Fayette County | 2010-2019



Source: FRED, U.S. Census Bureau

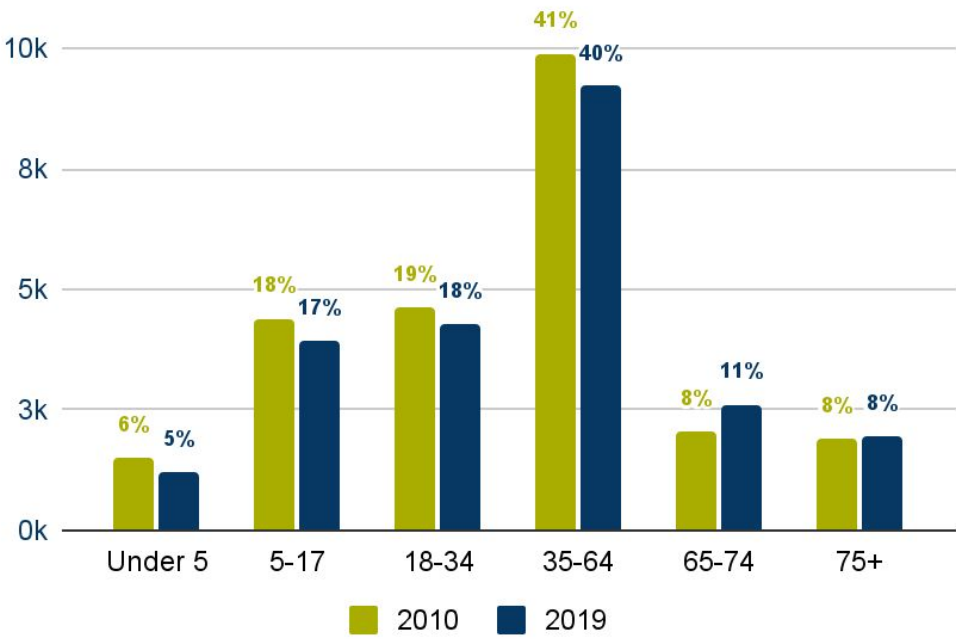
**AGE** | 20% of people in Fayette County are above the age of 65, while 22% are below 18.

**Population by Age**  
Fayette County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Fayette County | 2010, 2019

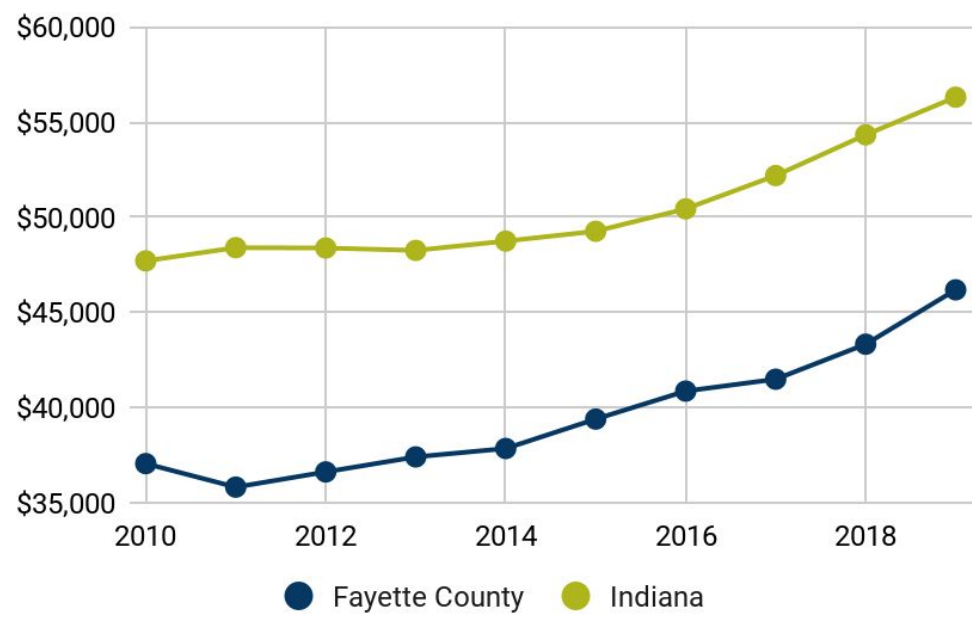


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Fayette County had a median income of \$46,175 in 2019, up 25% since 2010. 39% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

**Median Income**

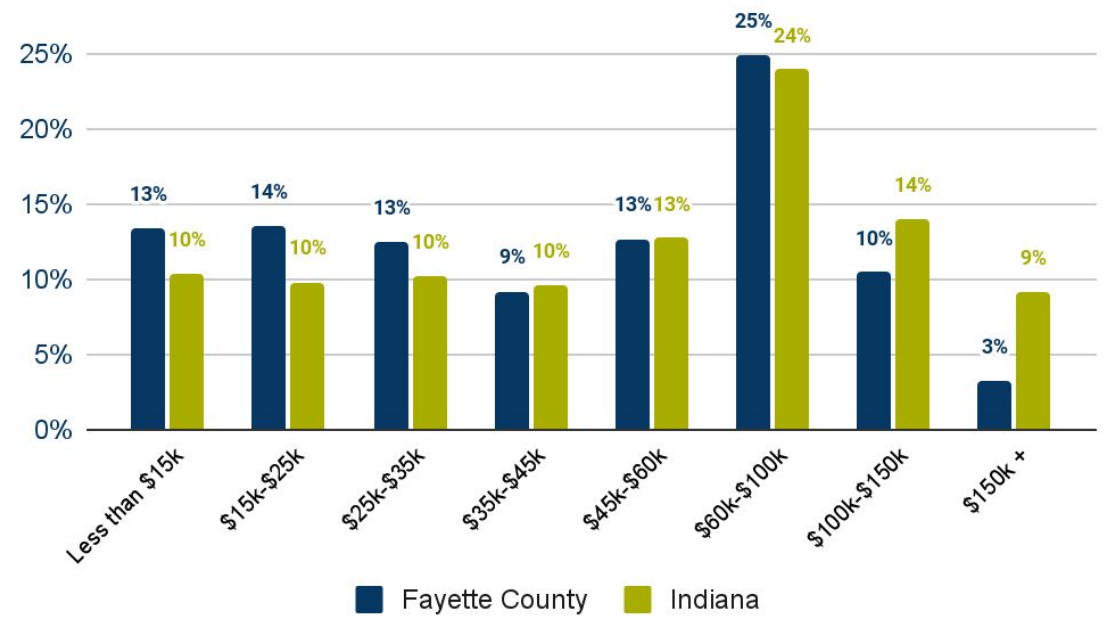
Fayette County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

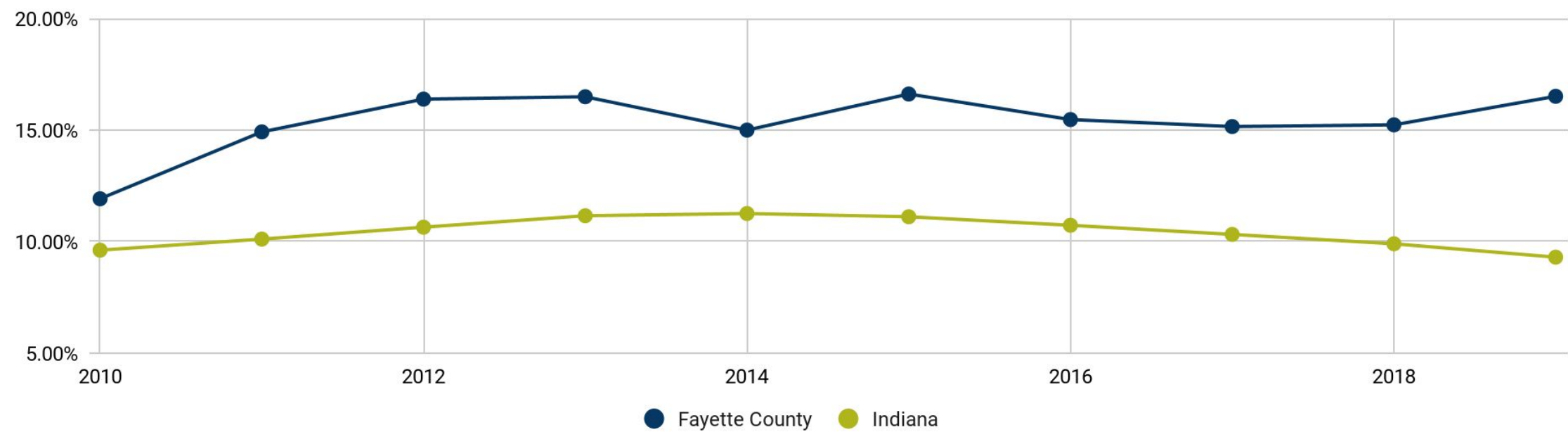
Fayette County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 16.5% of families live in poverty conditions in Fayette County, up 4.60 percentage points from 11.9% in 2010.

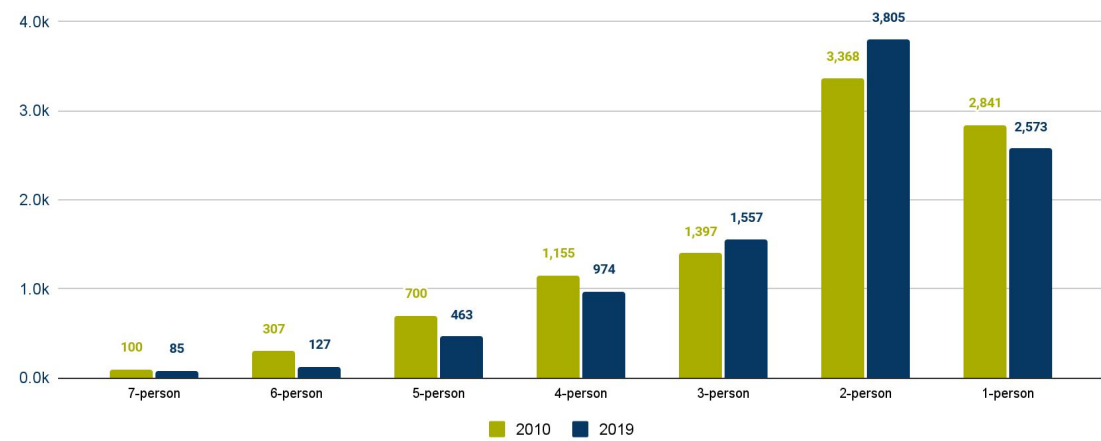
**Family Poverty Rate**  
Fayette County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

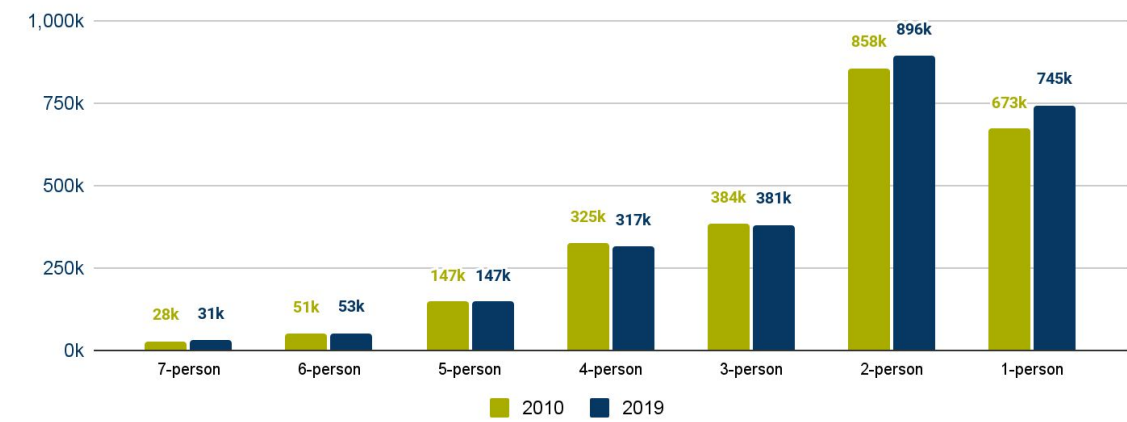
**HOUSEHOLD SIZE |** The average household size is 2.38 people, compared to 2.52 statewide. The Fayette County average household has shrunk by 0.05 persons since 2010.

**Household Size**  
Fayette County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



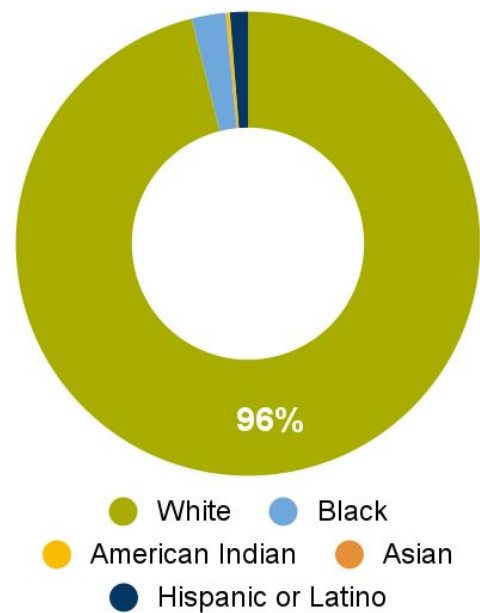
Source: ACS 2010-2019 5-year estimates



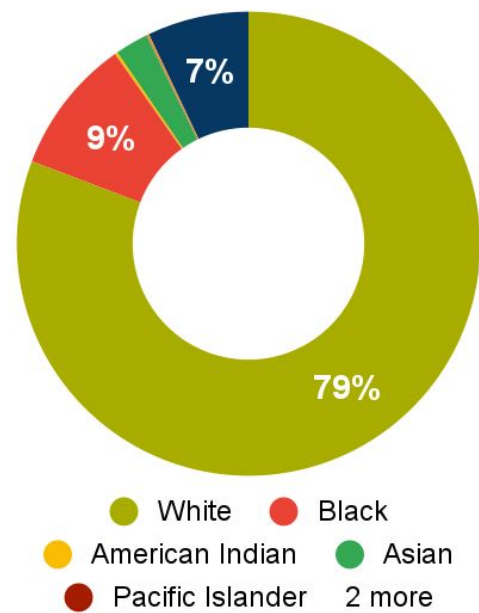
**RACIAL COMPOSITION |** The current racial distribution of households in Fayette County is 96% white, 2% Black, 1% Hispanic/Latino, 0% Asian, and 0% other.

**Racial/Ethnic Distribution**

Fayette County | 2019

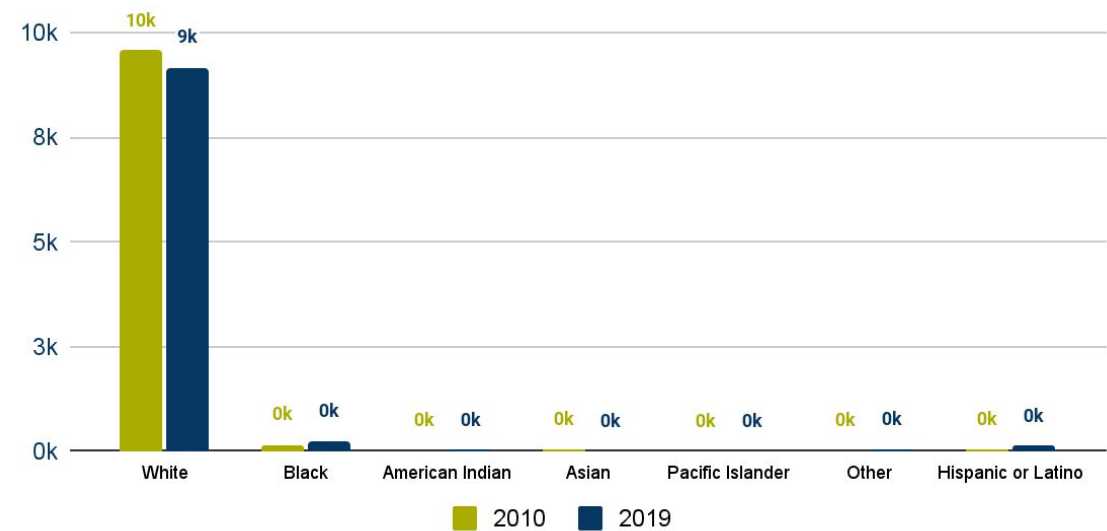


Indiana | 2019



**Household Racial/Ethnic Distribution**

Fayette County | 2010, 2019



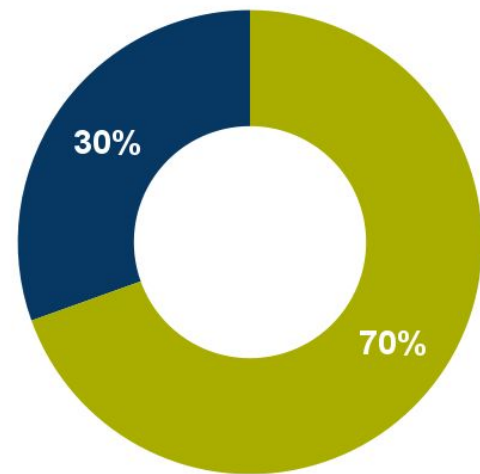
Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 30% of households (2,922 households) in Fayette County were renters, while 70% (6,662 households) were owner households. The share of renters has increased by 5% since 2010.

**Housing Tenure**

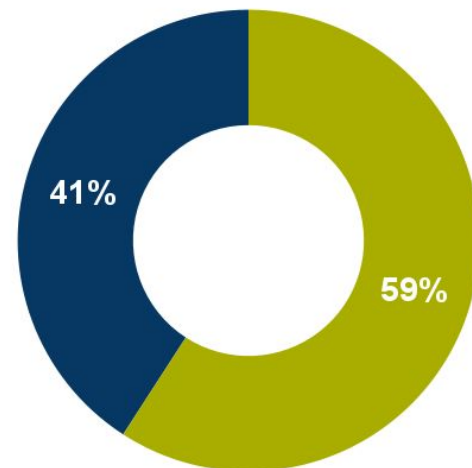
Fayette County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

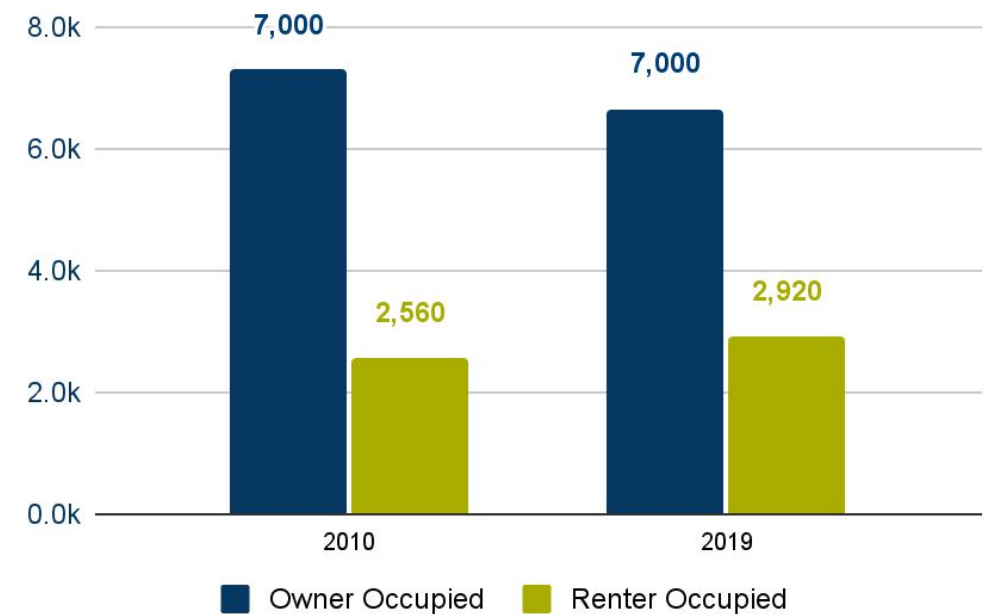
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

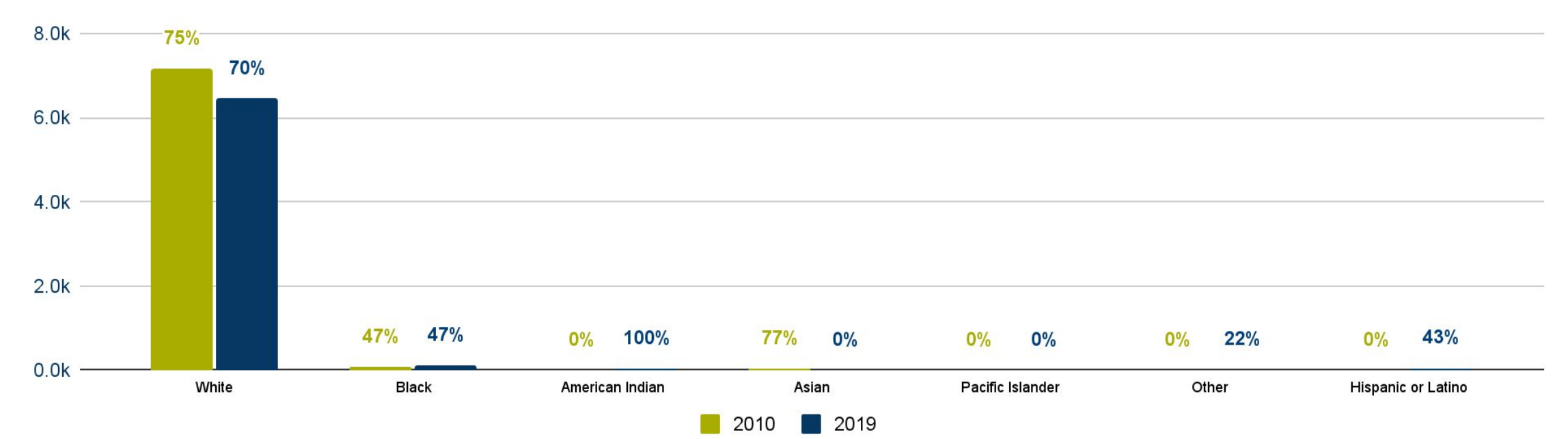
Fayette County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 70%, homeownership is 70% among non-Hispanic White households, 47% for Black households, and 43% for Hispanic or Latino households.

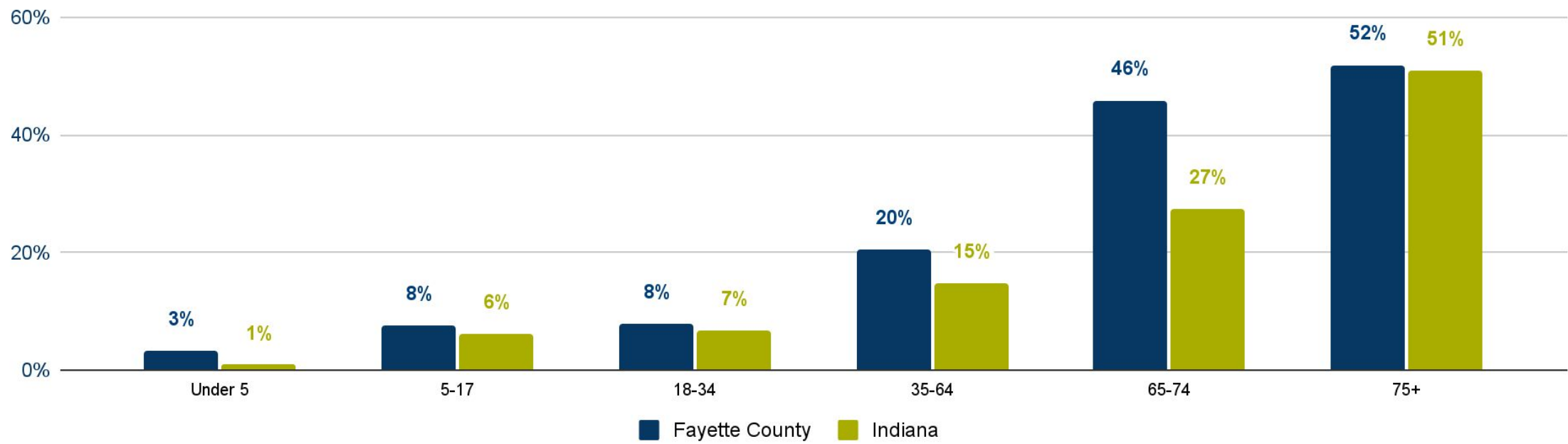
**Homeownership by Race**  
**Fayette County | 2010, 2019**



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 20% of people in Fayette County live with a disability. For people above 65, the share increases to 48%.

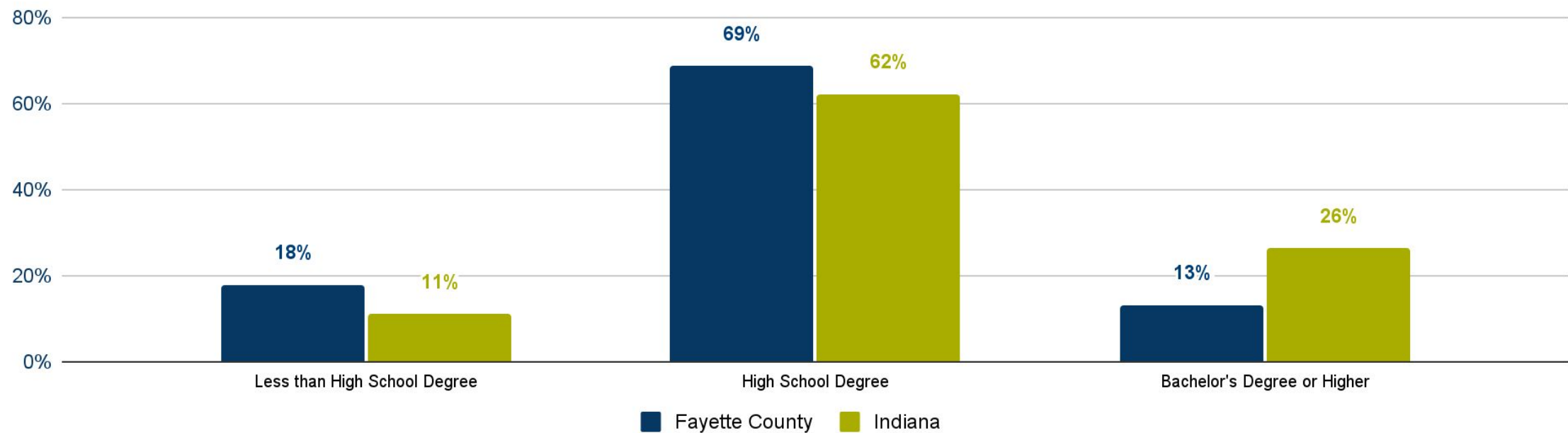
**Share of the Population with a Disability by Age**  
Fayette County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Fayette County, 69% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

**Educational Attainment**  
Fayette County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

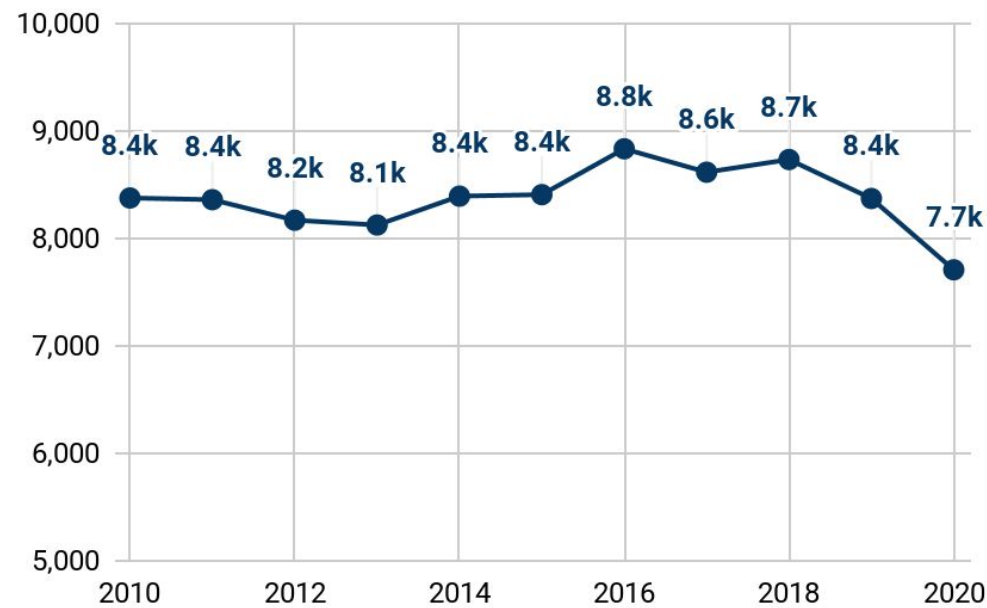
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# **JOB / EMPLOYMENT TRENDS**

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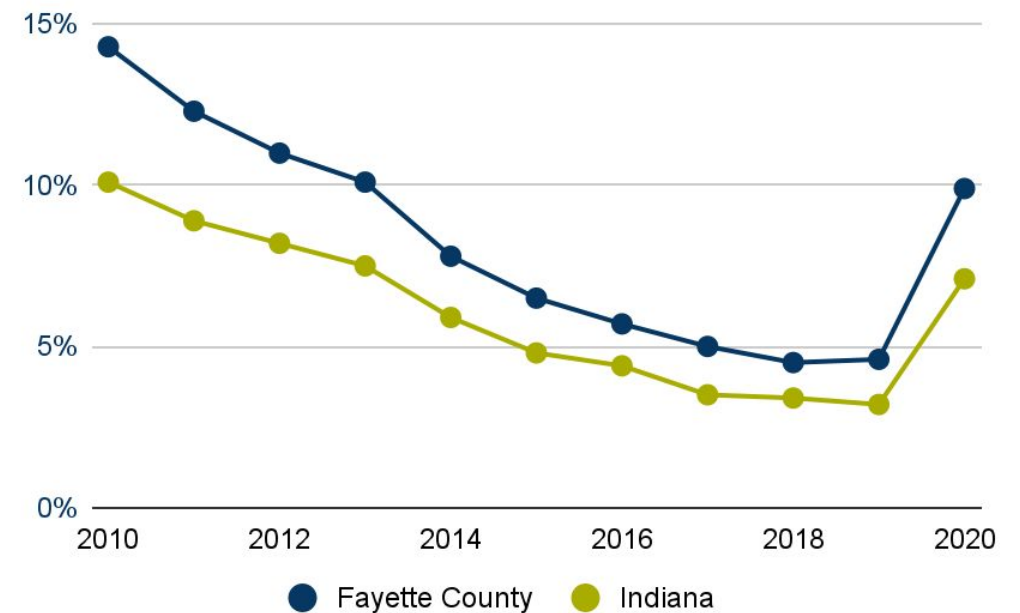
**EMPLOYMENT BASE |** There are currently 8,000 employed persons in Fayette County, down by 7.99% since 2010. The unemployment rate in 2020 was 9.90%, up 5.30 points from 2019.

**Total Employment**  
Fayette County | 2010-2019



Source: ACS 2010-2019 5-year estimates

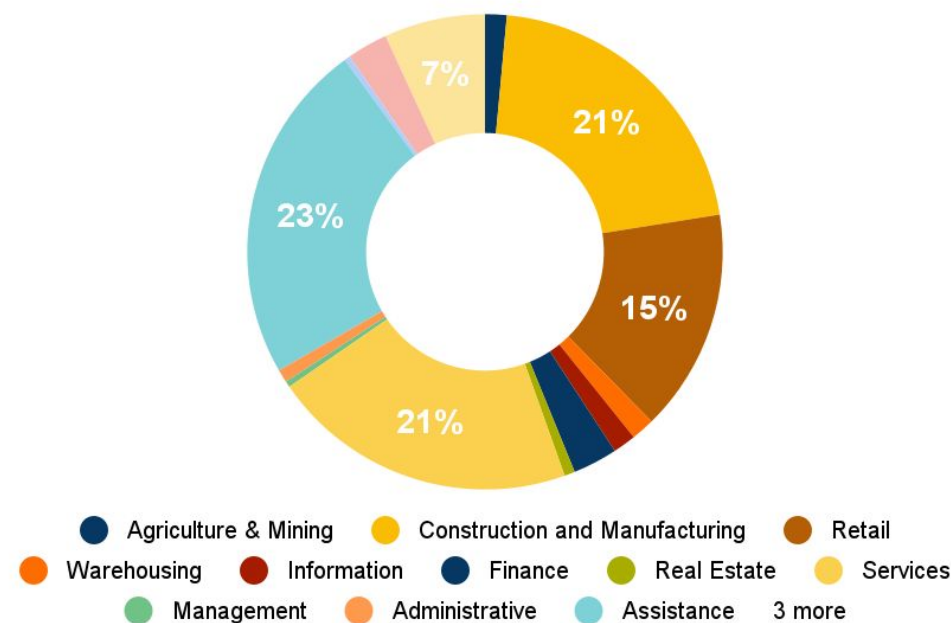
**Unemployment Rate**  
Fayette County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Health Care and Social Assistance accounts for the plurality of jobs in Fayette County, accounting for 23% of all jobs, followed by Manufacturing (19% of all jobs).

**Total Jobs by All Industries**  
Fayette County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$38,727
- 2. Trade, transportation, and utilities | \$34,969
- 3. Goods-producing | \$52,103
- 4. Education and health services | \$51,264
- 5. Leisure and hospitality | \$14,136

Source: BLS

**Top 5 Employers**

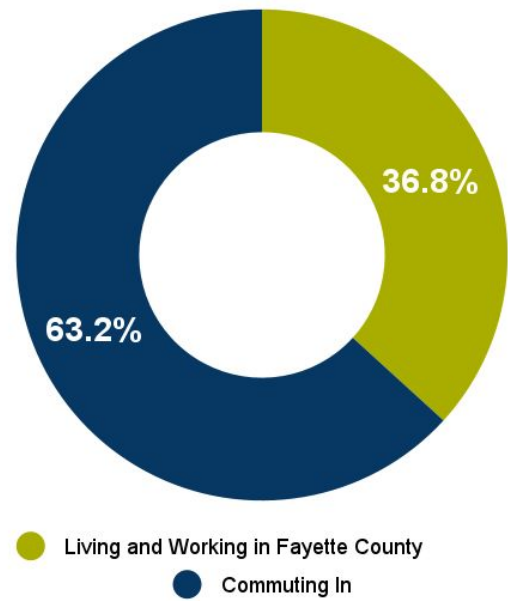
- 1. Stant Corp (Connersville)
- 2. Walmart Supercenter (Connersville)
- 3. Issues & Answers Network Inc (Connersville)
- 4. Kenley Corp (Connersville)
- 5. Premier Health Care-cnnrsvll (Connersville)

Source: BLS



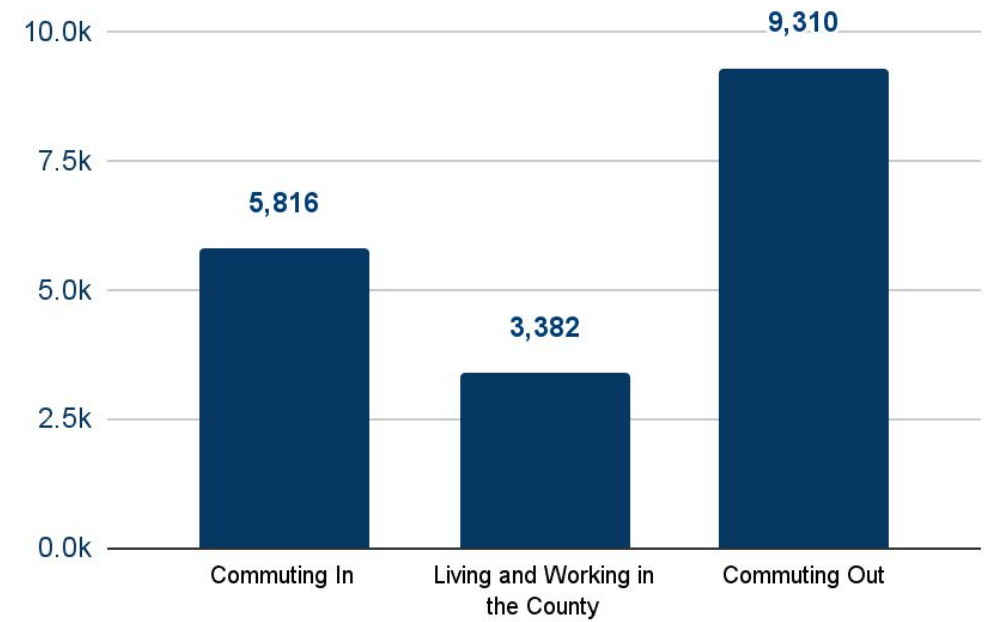
**COMMUTER INFLOW / OUTFLOW** | 6,000 commuters come into Fayette County for their jobs, while 9,000 employees travel outside of Fayette County for their jobs.

**Employment Inflow**  
Fayette County | 2018



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

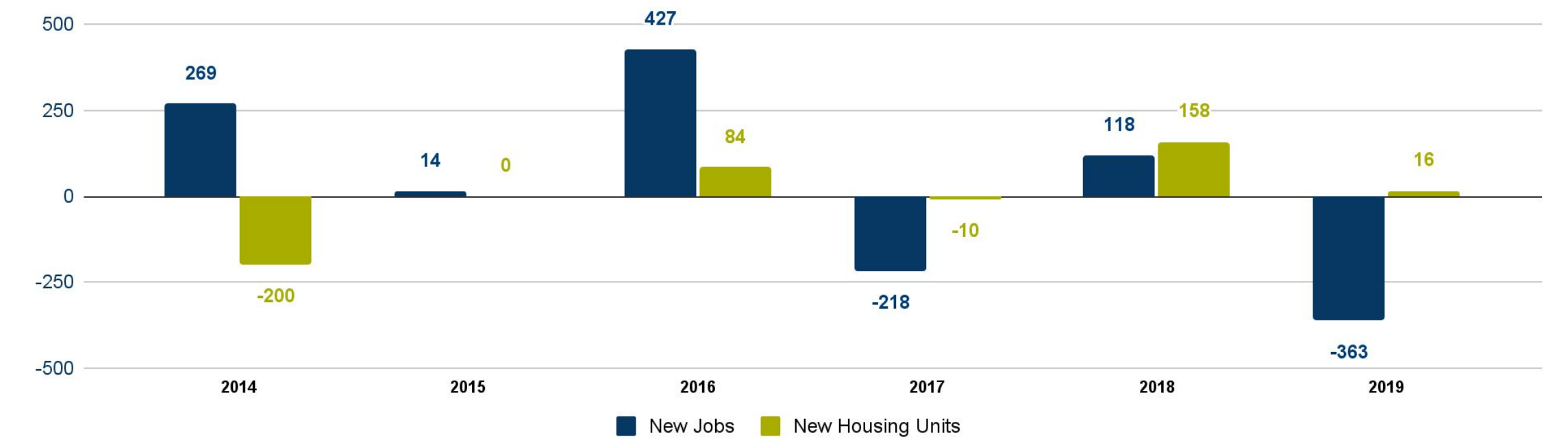
**Commuting Patterns**  
Fayette County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Fayette County has created 247 jobs between 2014-2019 and 48 housing units, or 19 units for every 100 jobs created.

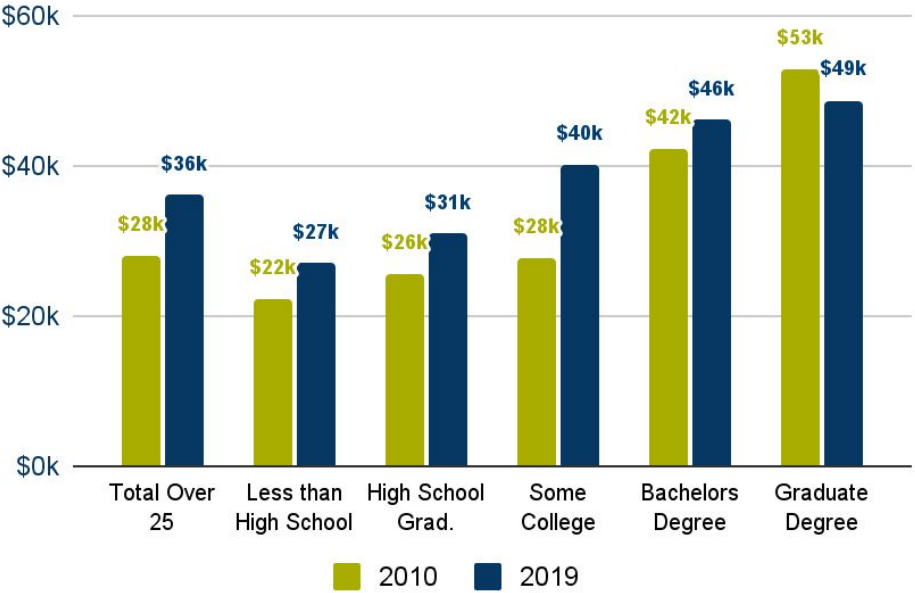
**Job Growth and Housing Production**  
Fayette County | Total Jobs, New Jobs



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 29% since 2010 for the total population and increased 21% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Fayette County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

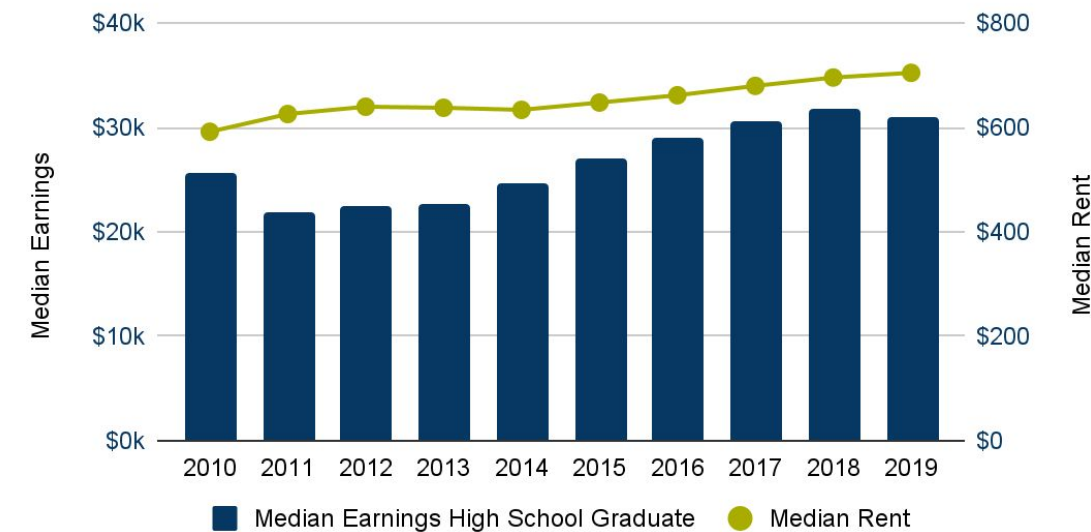
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

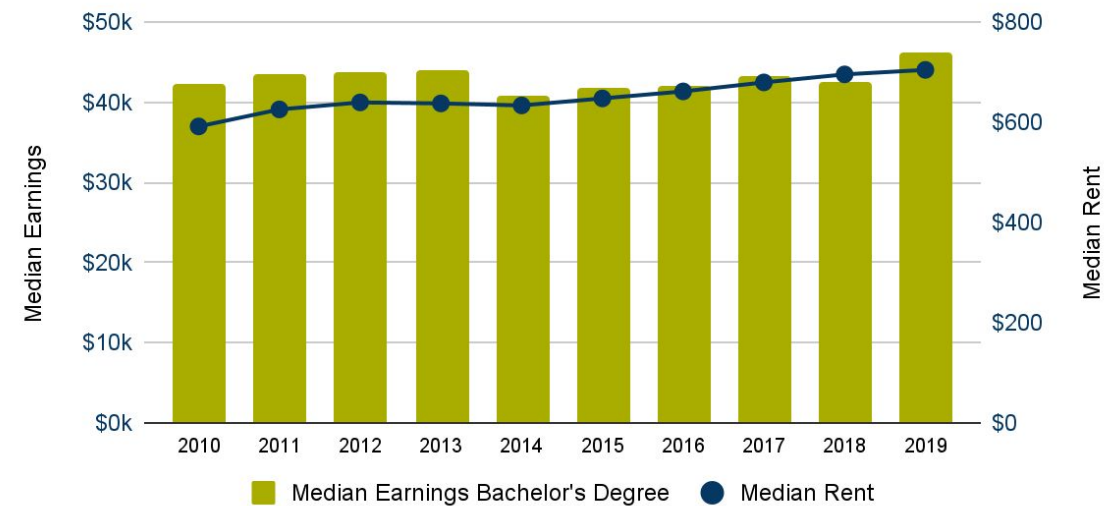
**JOB GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 19.1%, or 19% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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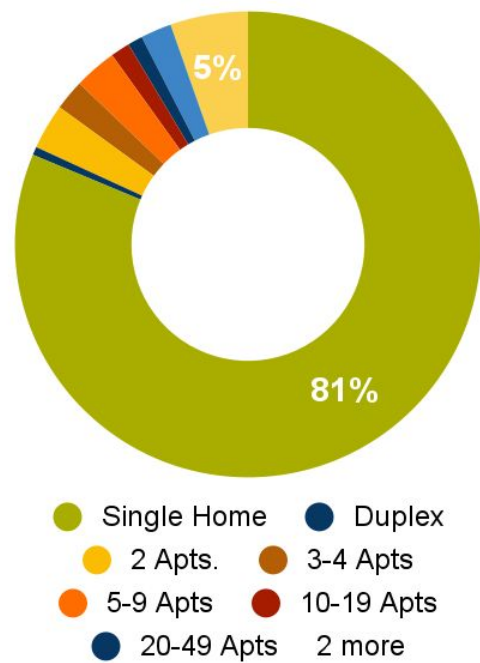
# HOUSING TRENDS

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**HOUSING TYPOLOGY |** 81% of homes in Fayette County are single-family, while 13% are multifamily. Multifamily housing has decreased by 339 homes since 2010.

**Housing Typology**

Fayette County | 2019



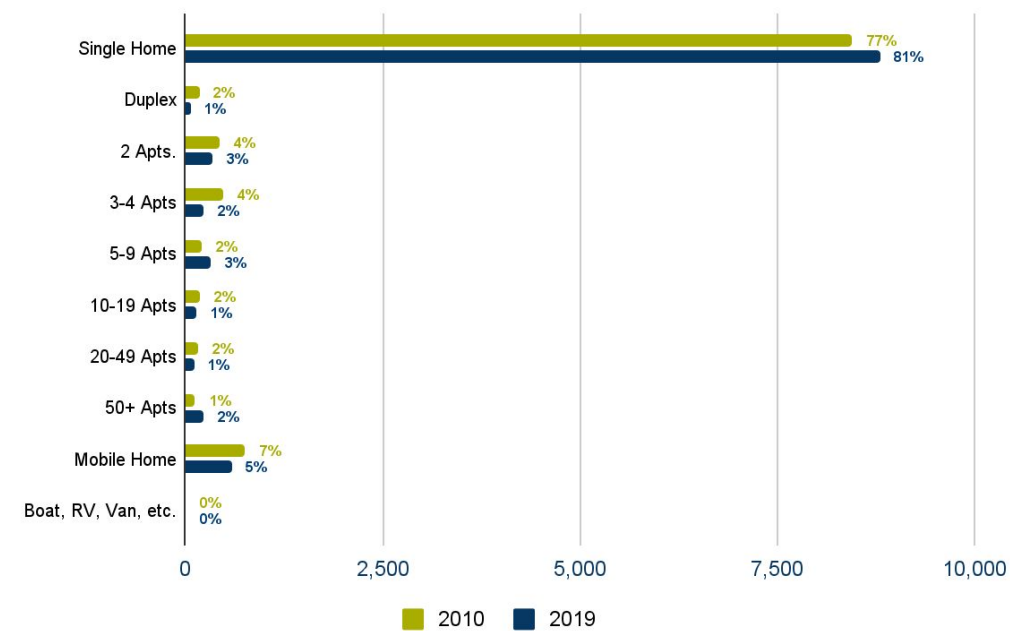
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Units by Housing Typology**

Fayette County | 2010-2019



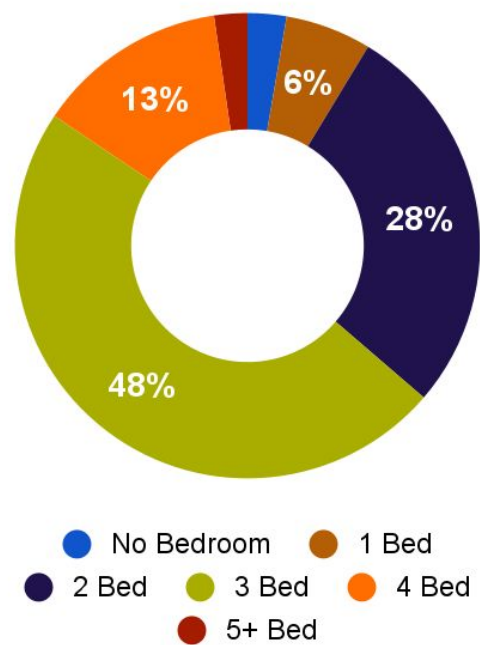
Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Fayette County contain 2.38 bedrooms, with 64% of units containing 3 bedrooms or more.

## Housing Stock by Bedrooms

Fayette County | 2019

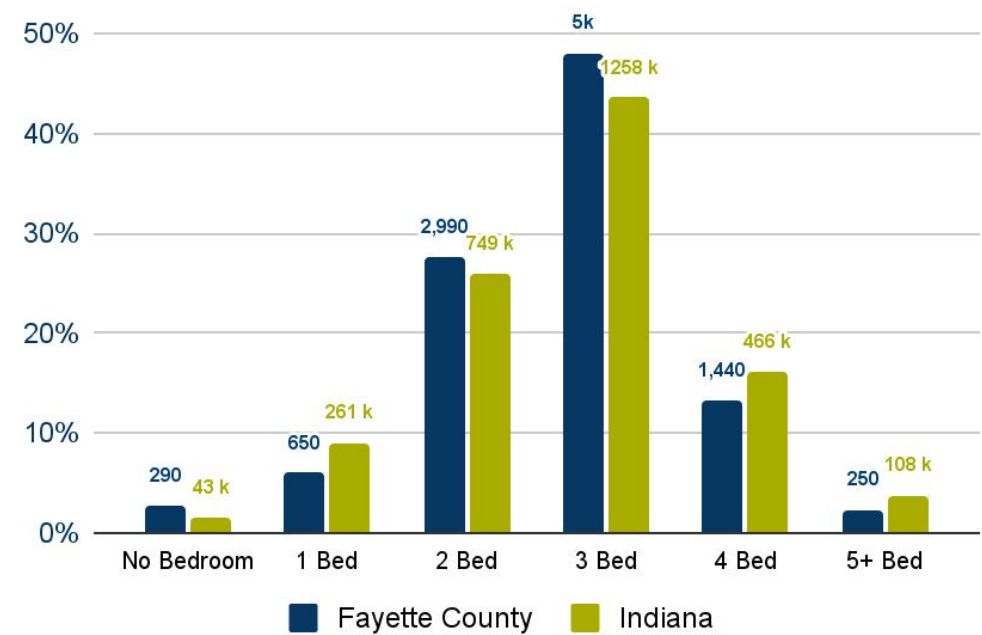
Indiana | 2019



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

## Share of Housing Stock by Bedroom

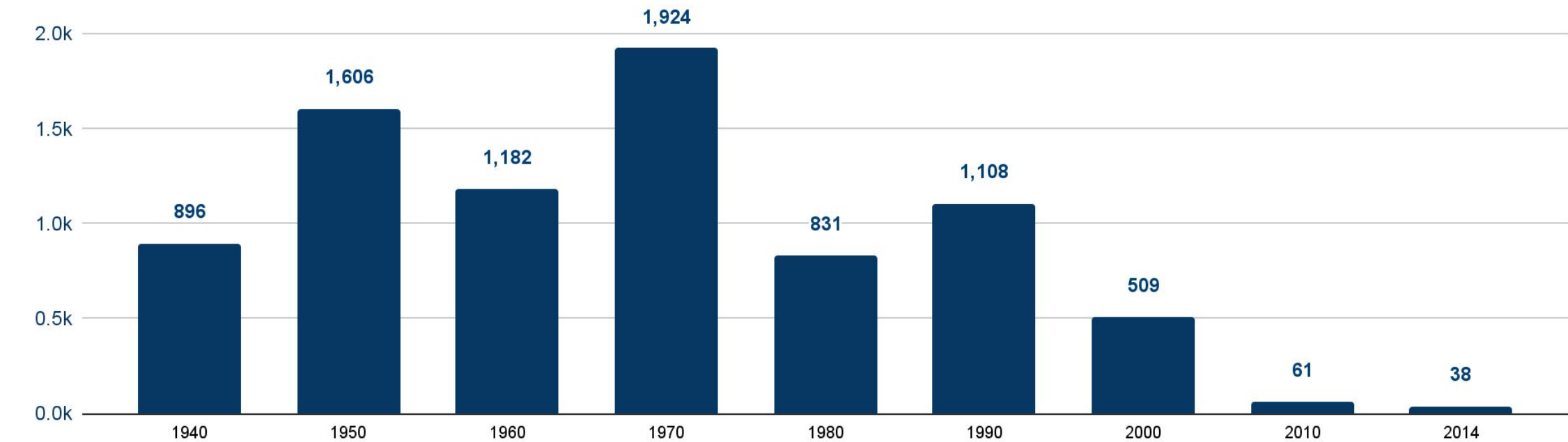
Fayette County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 94% of homes were built before 1990, with a plurality of homes built before 1940.

**Homes by Year Built**  
**Fayette County | 2019**

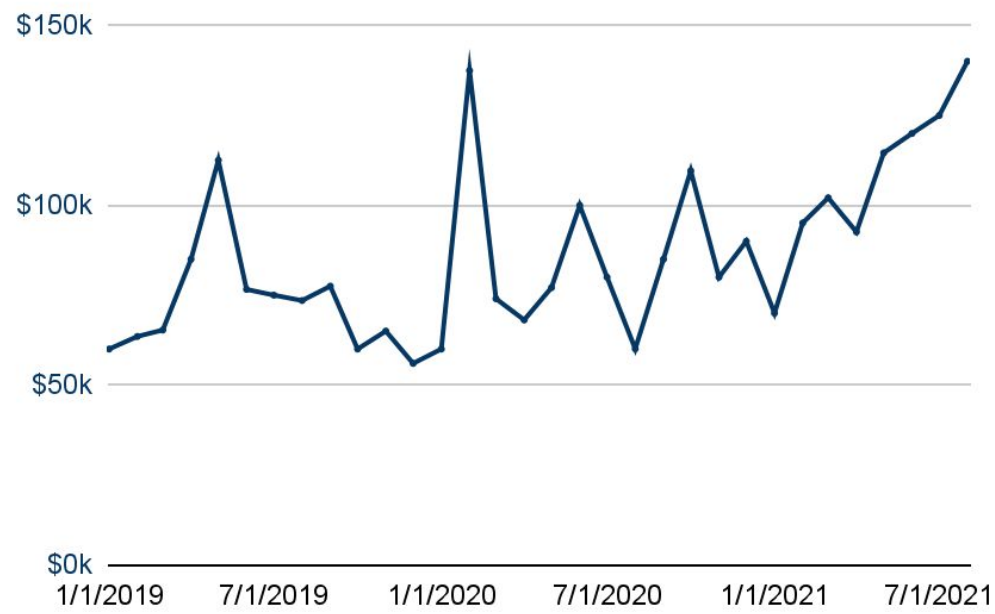


Includes all existing units, single family and multifamily.  
**Source:** ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Fayette County have a median listing price of \$140,000. Home prices have increased by 134% since 2019.

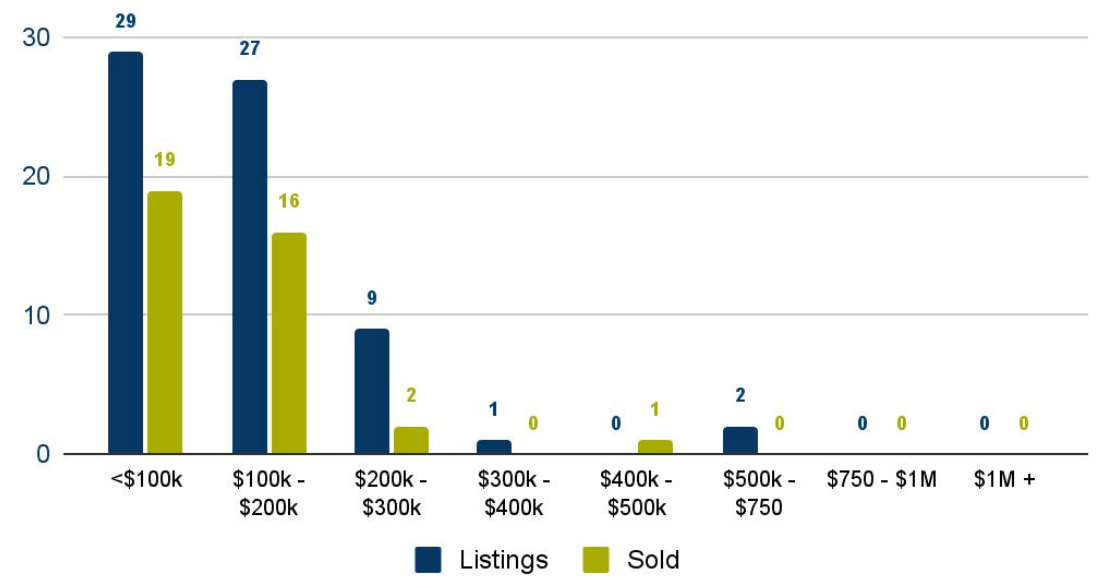
**Median Listing Price**  
Fayette County | 2019-2021



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)**  
Fayette County | 2021

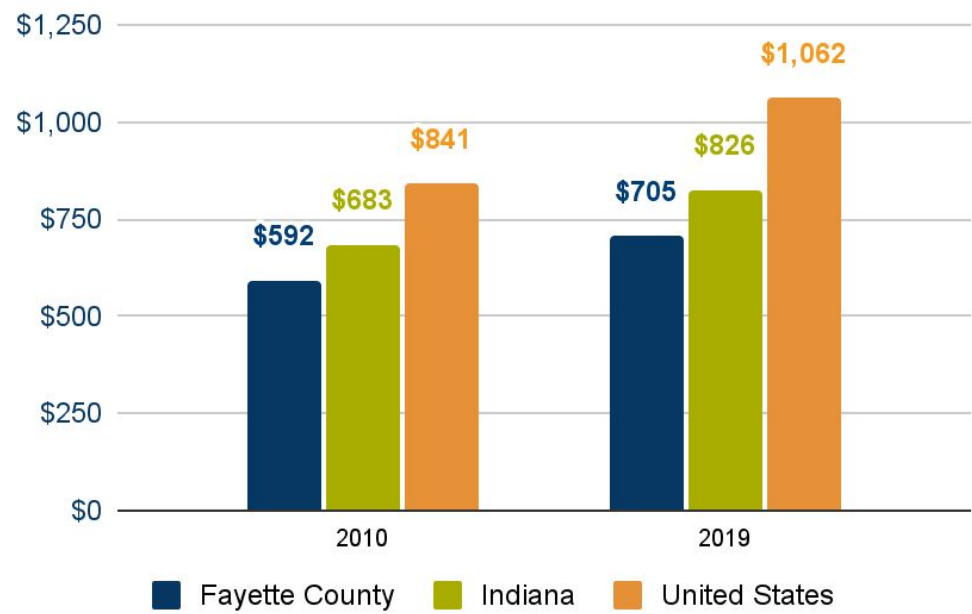


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rents have increased by 19% since 2010, with average rents at \$705 in 2019.

**Median Rent**

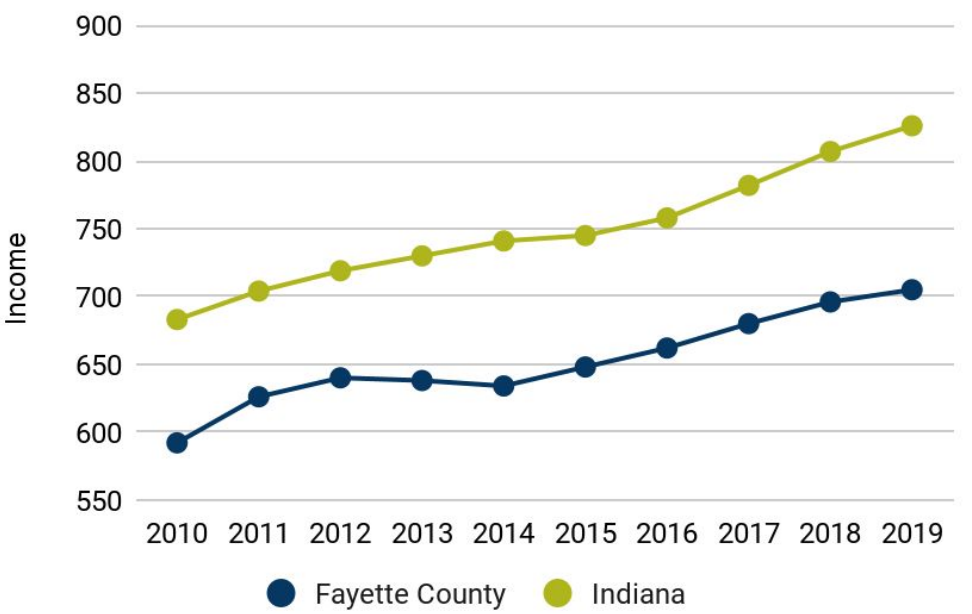
Fayette County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

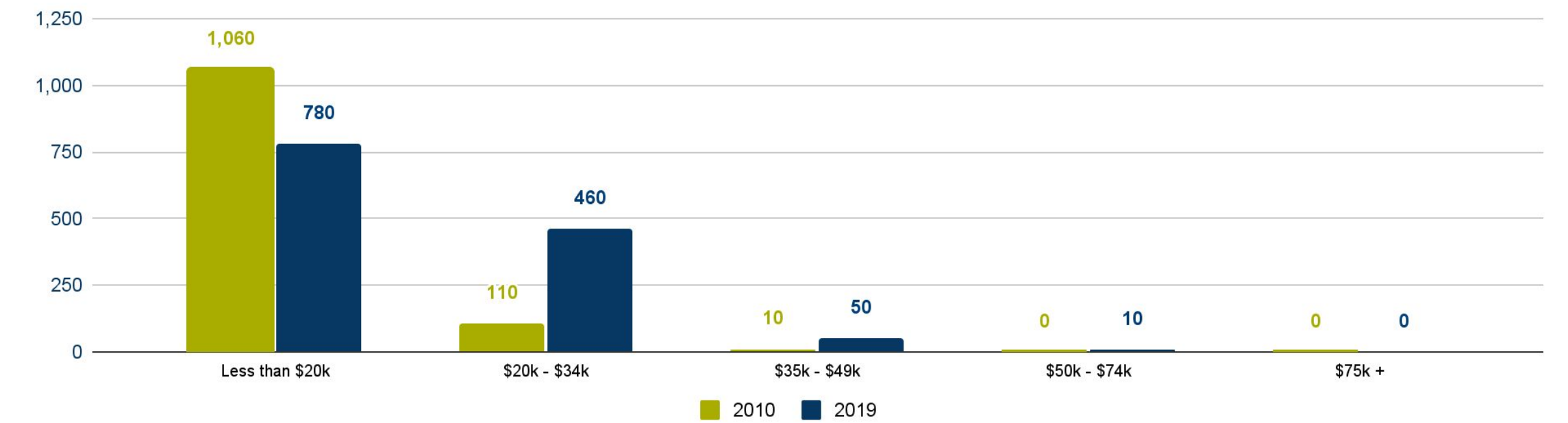
Fayette County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 48% of renter households are housing cost burdened in Fayette County, down -4% since 2010. 59% of households earning below \$50,000 are housing cost burdened.

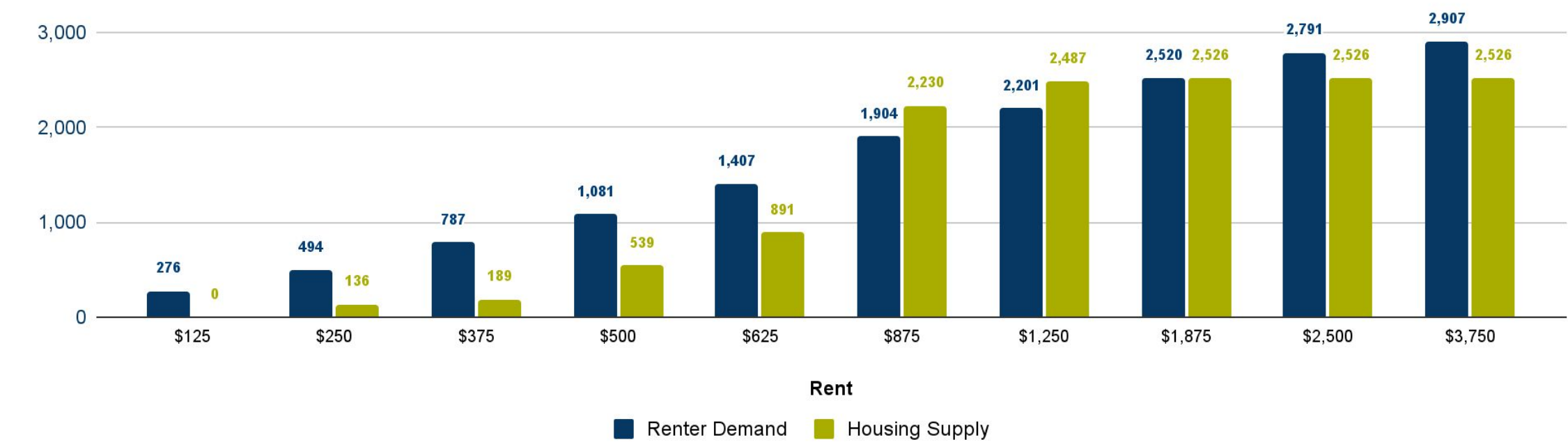
**Renter Housing Cost Burden**  
Fayette County, Indiana | 2010 - 2019



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 2000 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**  
Fayette County, Indiana | 2010-2019

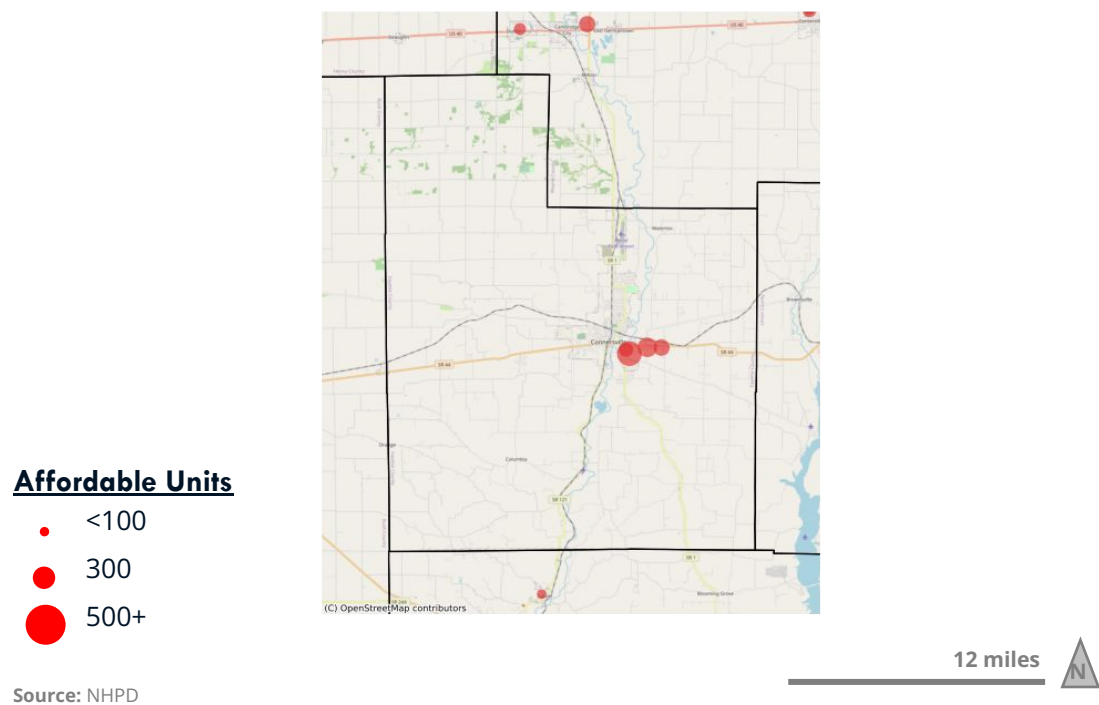


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

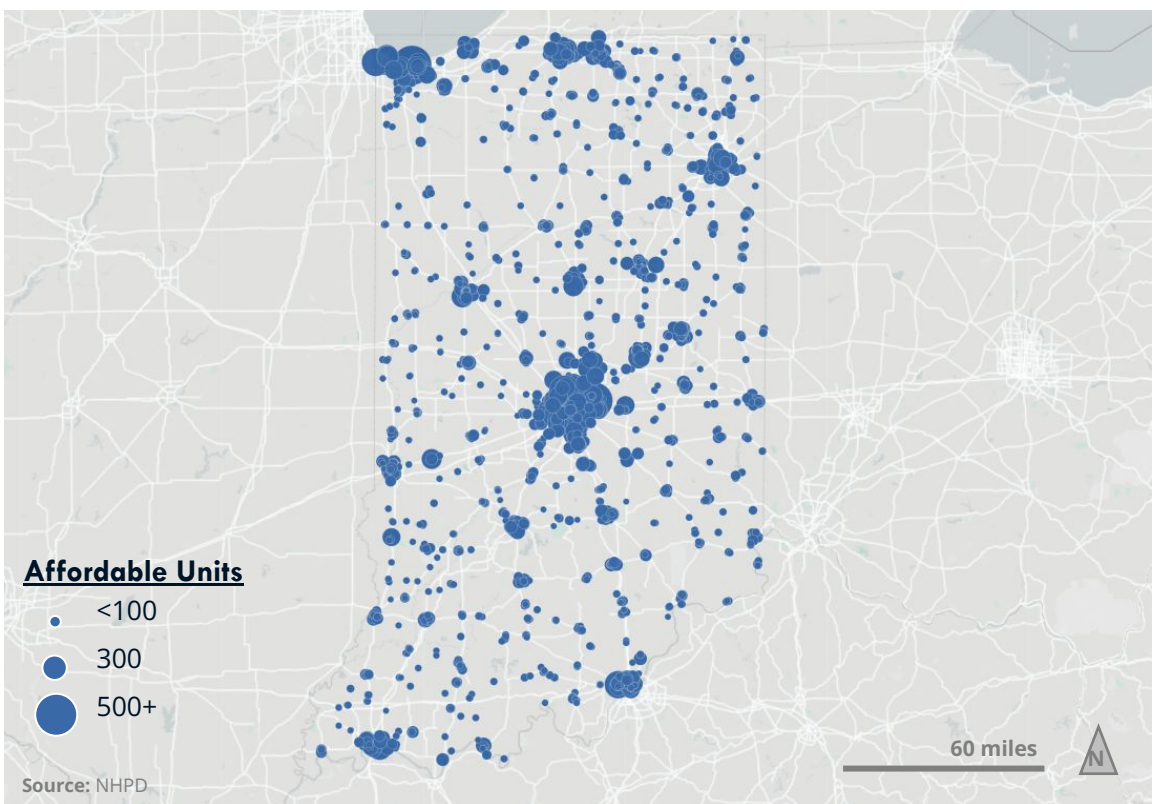
## Affordable Housing Inventory

Fayette County | 2020



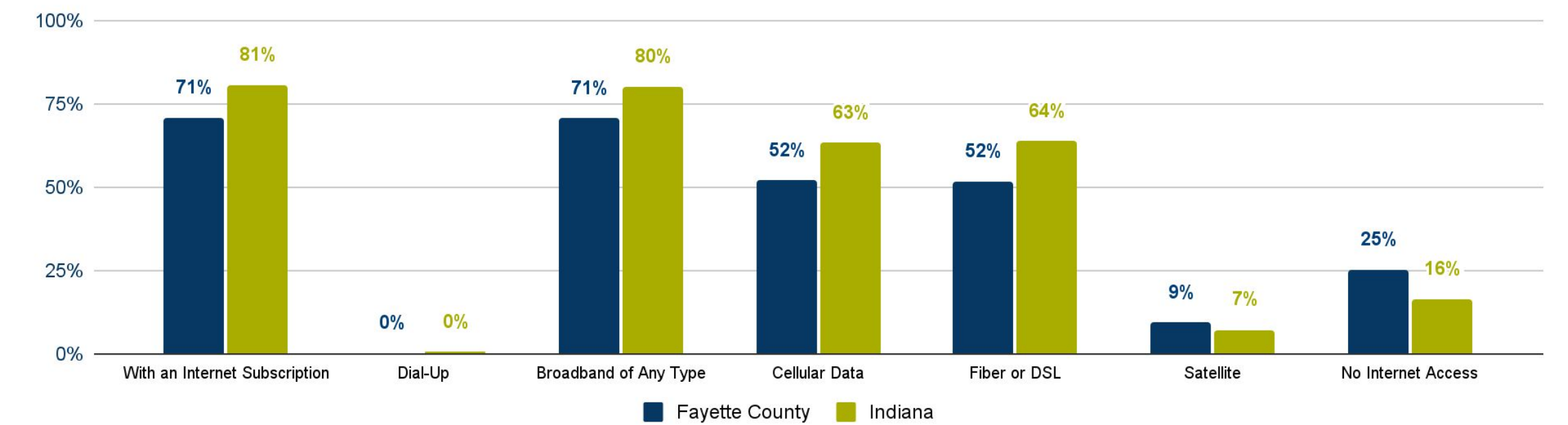
## Affordable Housing Inventory

State of Indiana | 2020



**HOUSING AMENITIES |** 71% of housing units have access to broadband compared to 80% state-wide.

**Broadband Access**  
**Fayette County | 2020**



Source: ACS 2010-2019 5-year estimates

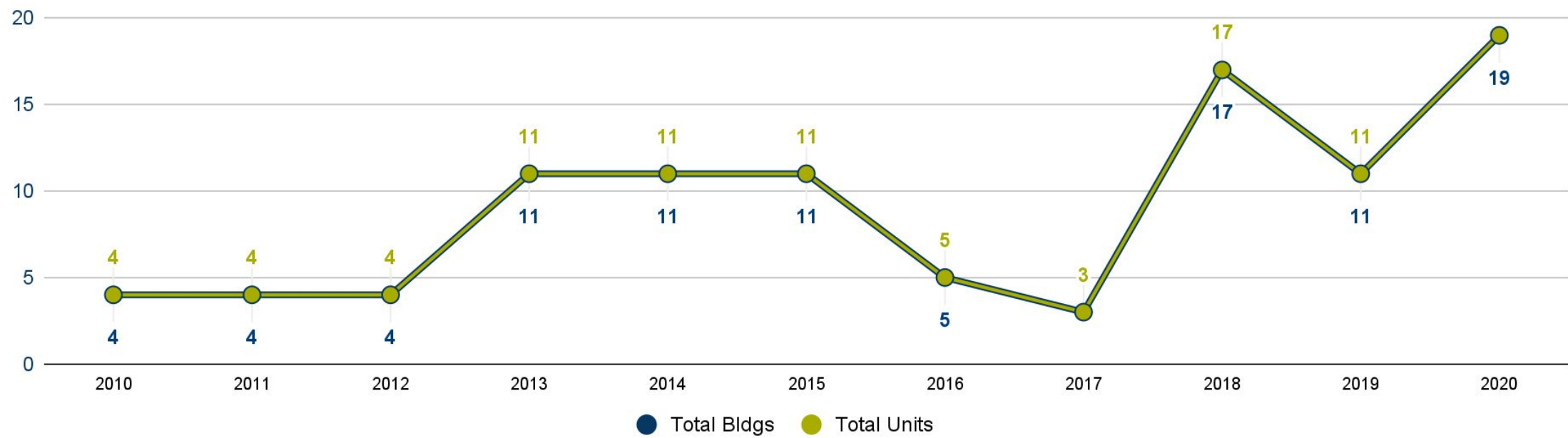
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# HOUSING CONSTRUCTION

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**HOUSING STARTS** | There were 19 new housing starts in 2020 in Fayette County, with 100 total building permits authorized since 2010.

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



Source: St. Louis Fed.



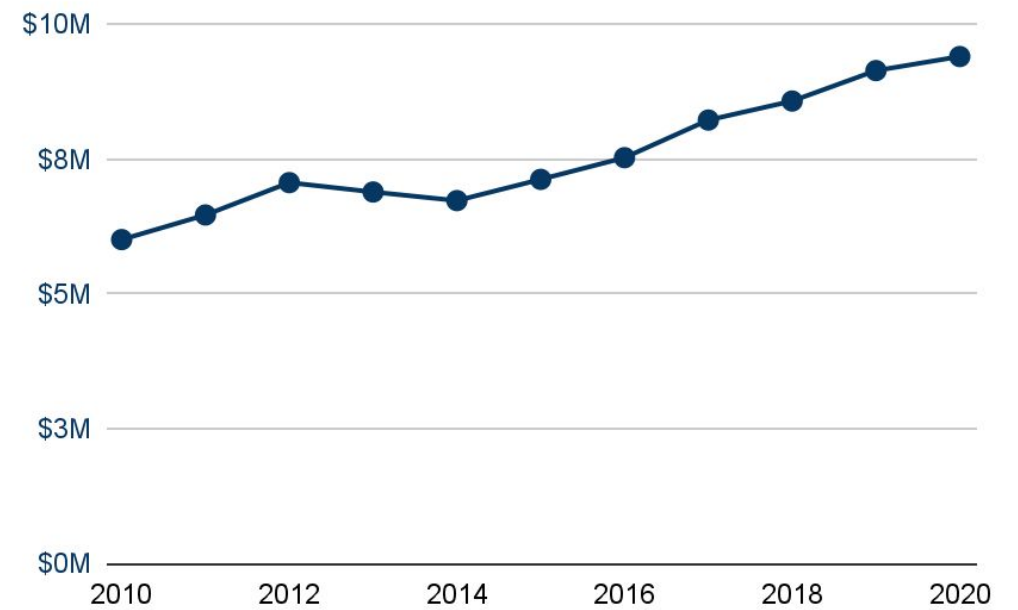
# CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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