INDIANA HOUSING DASHBOARD DRAFT REPORT

SAMPLE DATA FOR FRANKLIN COUNTY, IN

AUGUST 24, 2021

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

WORKING DRAFT
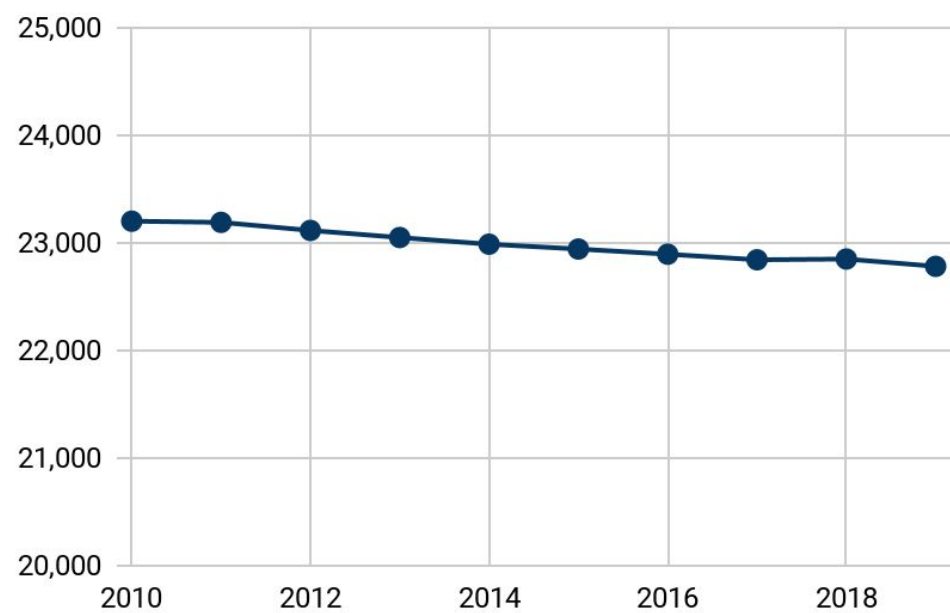Note: Some data are placeholders, and not representative of actual conditions.
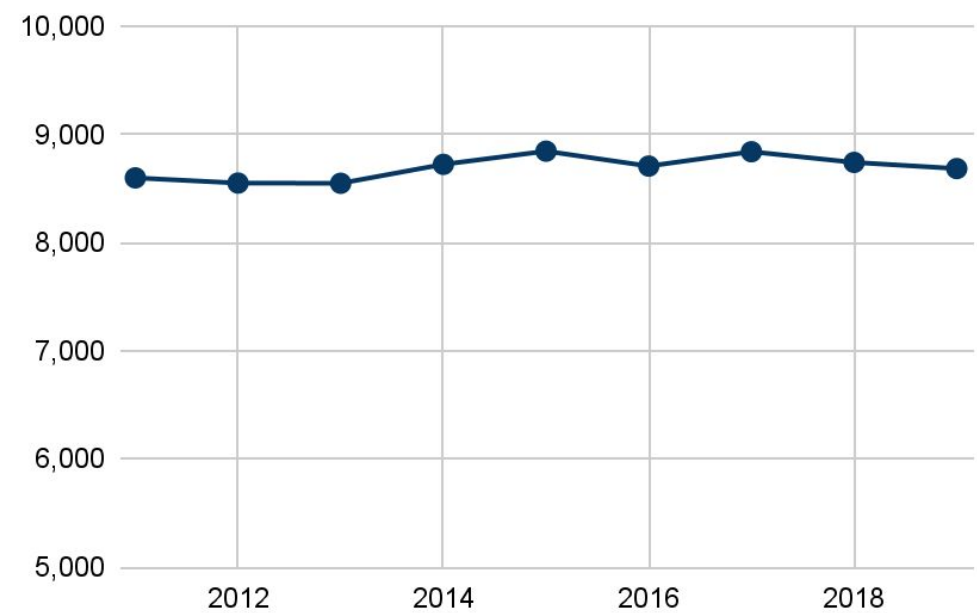
DEMOGRAPHIC TRENDS

POPULATION | Franklin County's population has decreased by 1.81% (0 people) between 2010-2019. In the same time period, the total number of households increased by 4% (0 households).

Resident Population
Franklin County | 2010-2019

Households
Franklin County | 2010-2019

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

Population by Age
Franklin County | 2019
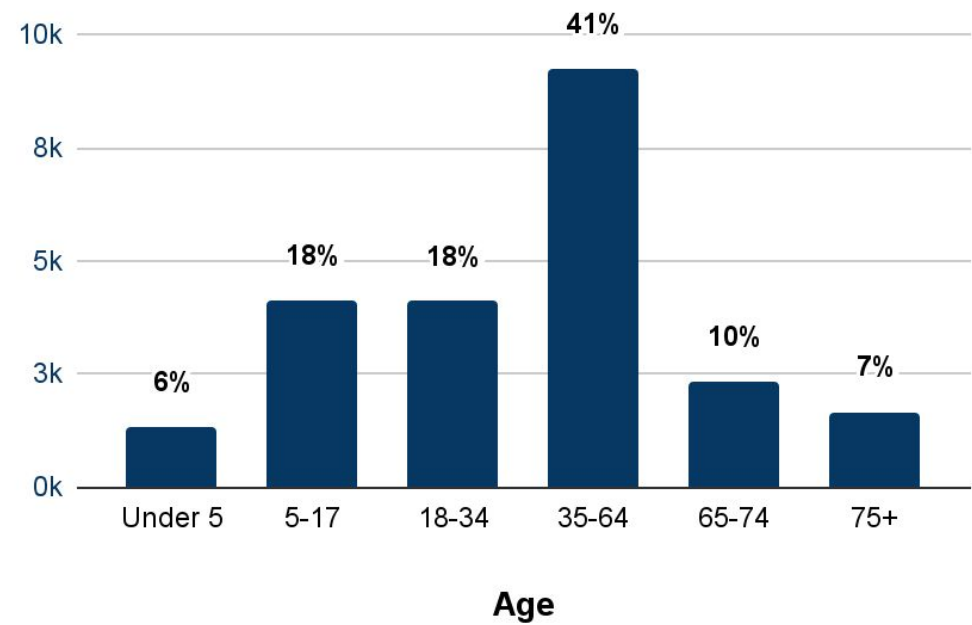
Source: ACS 2019 5-year estimates

Change in Share of Population
Franklin County | 2010, 2019

Legend: 2010, 2010
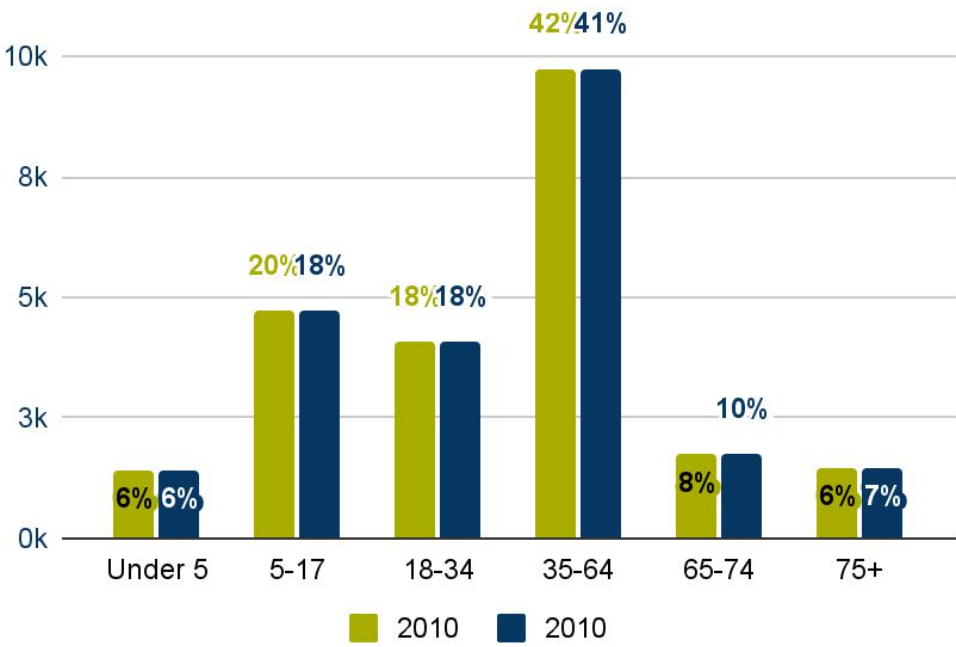
Source: ACS 2010-2019 1-year estimates

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

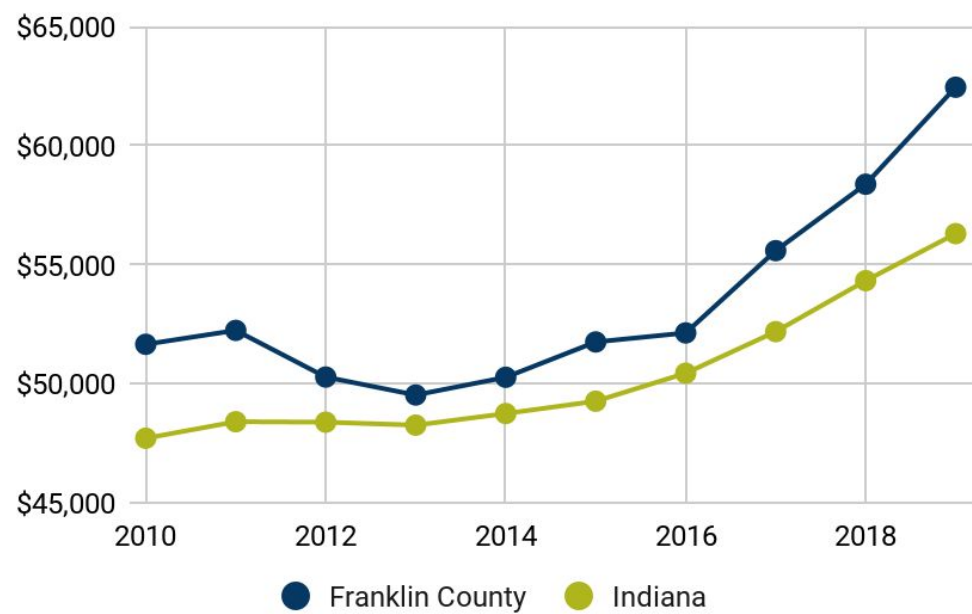# HOUSEHOLD INCOMES | Franklin County had a median income of $62,462 in 2019, up 21% since 2010. 28% of households have incomes below $35,000, while 25% have incomes above $100,000.
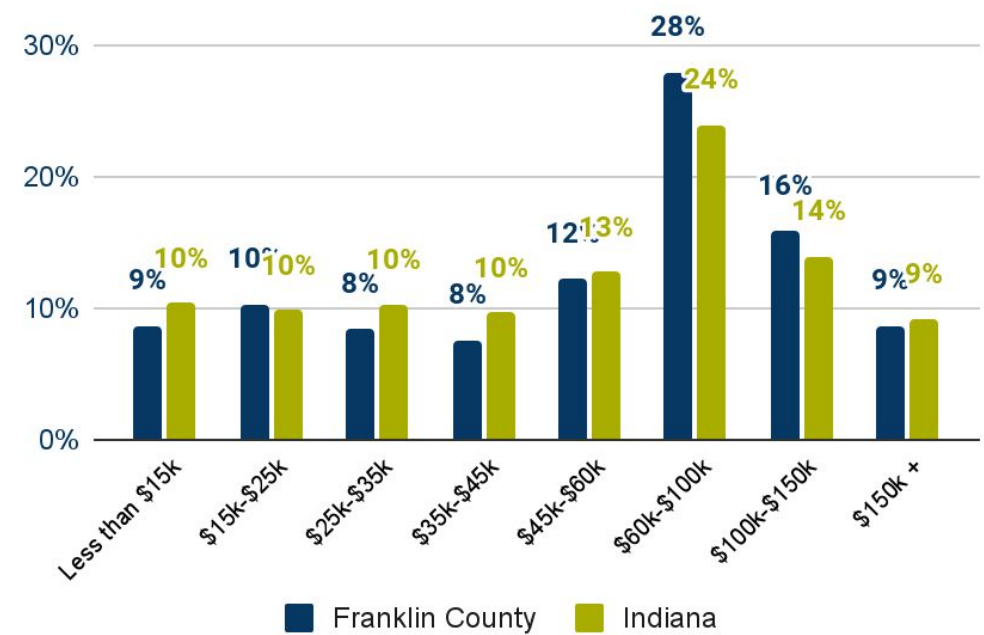
Median Income
Franklin County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Franklin County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 6.7% of families live in poverty conditions in Franklin County, down 2.0 points from 8.6% in 2010.

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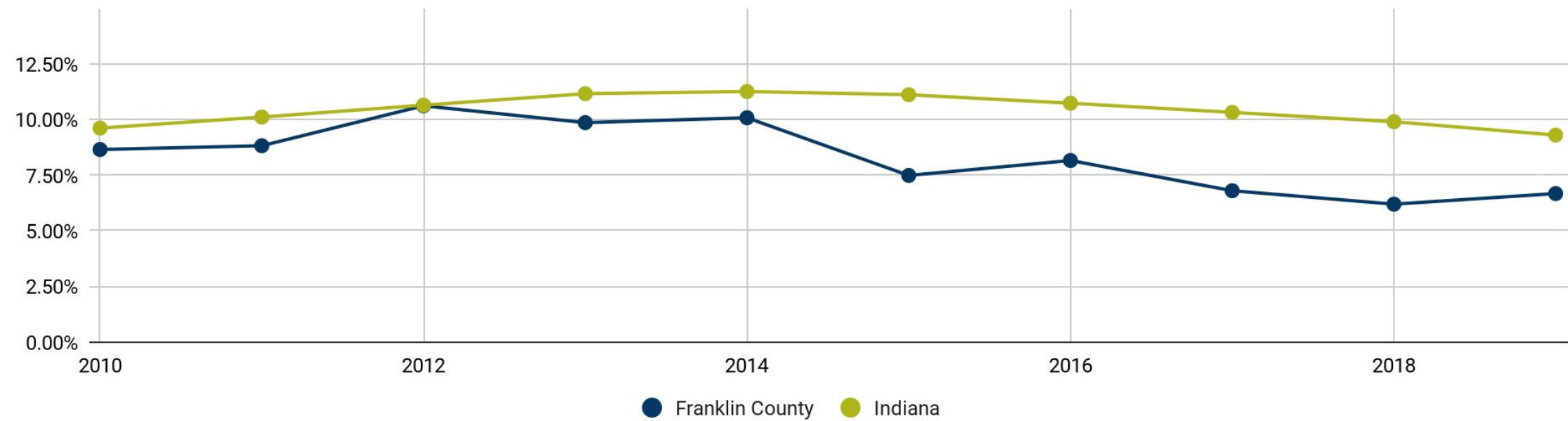**Franklin County, State of Indiana | 2010-2019**

● Franklin County ● Indiana

Source: ACS 2010-2019 5-year estimates

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

HOUSEHOLD SIZE | The average household size is 2.6, compared to 2.52 statewide. The Franklin County average household has shrunk by 0.15 persons since 2010.

Household Size
Franklin County | 2010, 2019

Legend: 2019, 2010
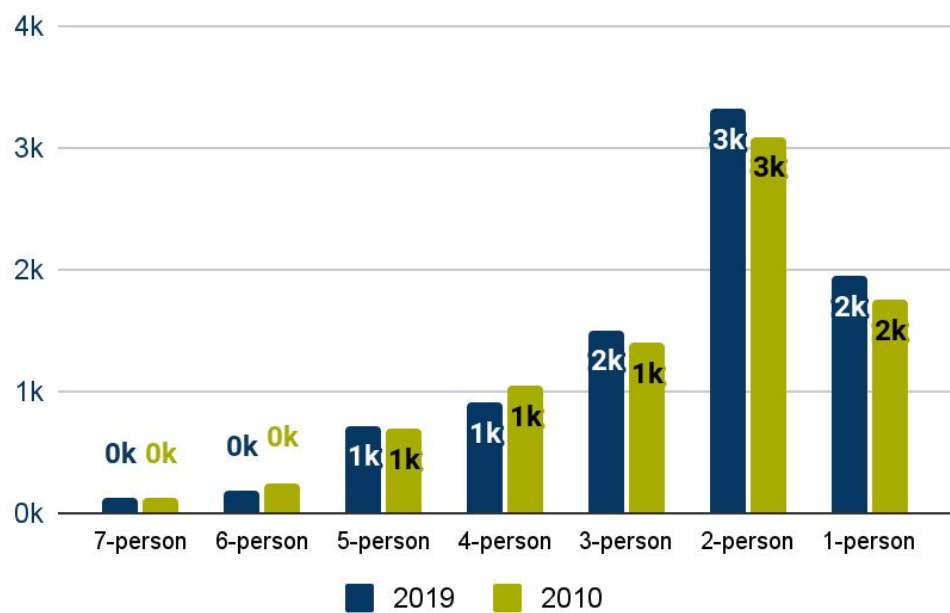
Household Size
State of Indiana | 2010, 2019

Legend: 2019, 2010

RACIAL COMPOSITION | The currently racial distribution of households in Franklin County is 97% white, 0% Black, 1% Hispanic/Latino, 1% Asian, and 0% other.

Racial Distribution

Franklin County | 2019

Indiana | 2019

97%

- White
- Black
- American Indian
- Asian
- Other
- Hispanic or Latino

83%
9%
7%

- White
- Black
- American Indian
- Asian
- Pacific Islander
- 2 more
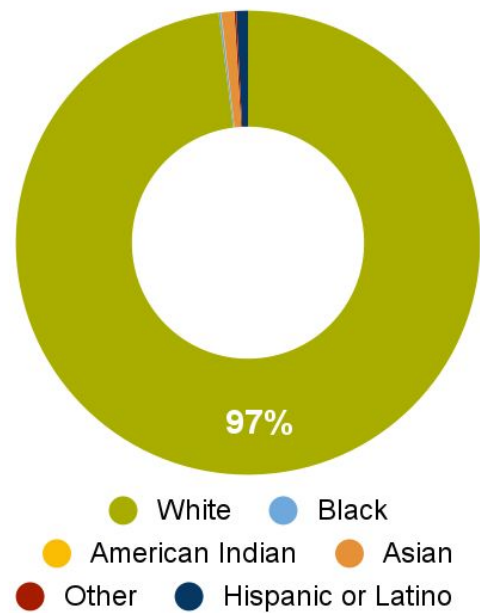
Household Racial Distribution

Franklin County | 2010, 2019

25k
22k
20k
15k
10k
8k
5k
8k
0k
White   Black   American Indian   Asian   Pacific Islander   Other   Hispanic or Latino
0k 0k   0k 0k   0k 0k   0k 0k   0k 0k   0k   0k

- 2019
- 2010
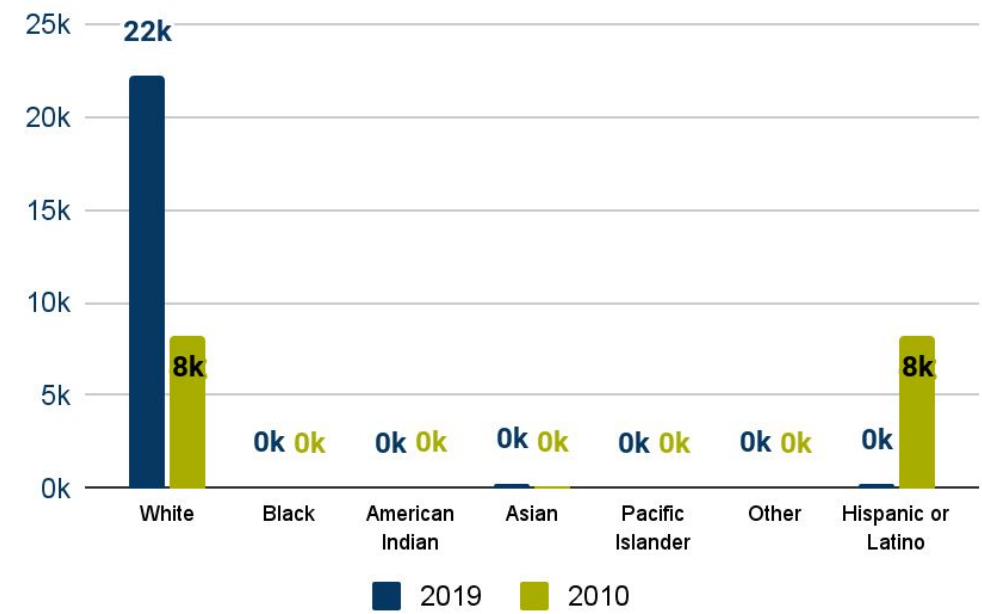
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

HOUSING TENURE | In 2019, 16% of households (1,394 households) in Franklin County were renters, while 84% are (7,293 households) owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

Franklin County | 2019

Indiana | 2019

Total Households by Tenure

Franklin County | 2010-2019
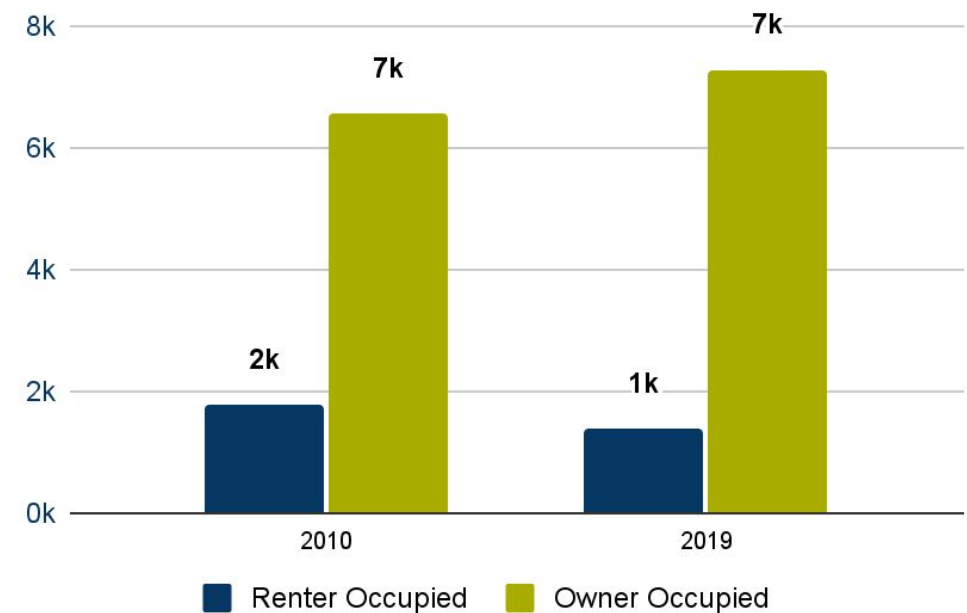
16%

84%

- ● Owner Occupied
- ● Renter Occupied

41%

59%

- ● Owner Occupied
- ● Renter Occupied

8k

7k

7k

6k

4k

2k

2k

1k

0k

2010

2019

- ■ Renter Occupied
- ■ Owner Occupied

Source: ACS 2019 5-year estimates

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 84%, among non-Hispanic White households' homeownership is 84%, #DIV/0! for Black households, and 84% for Hispanic or Latino households.

Homeownership by Race
Franklin County | 2010, 2019
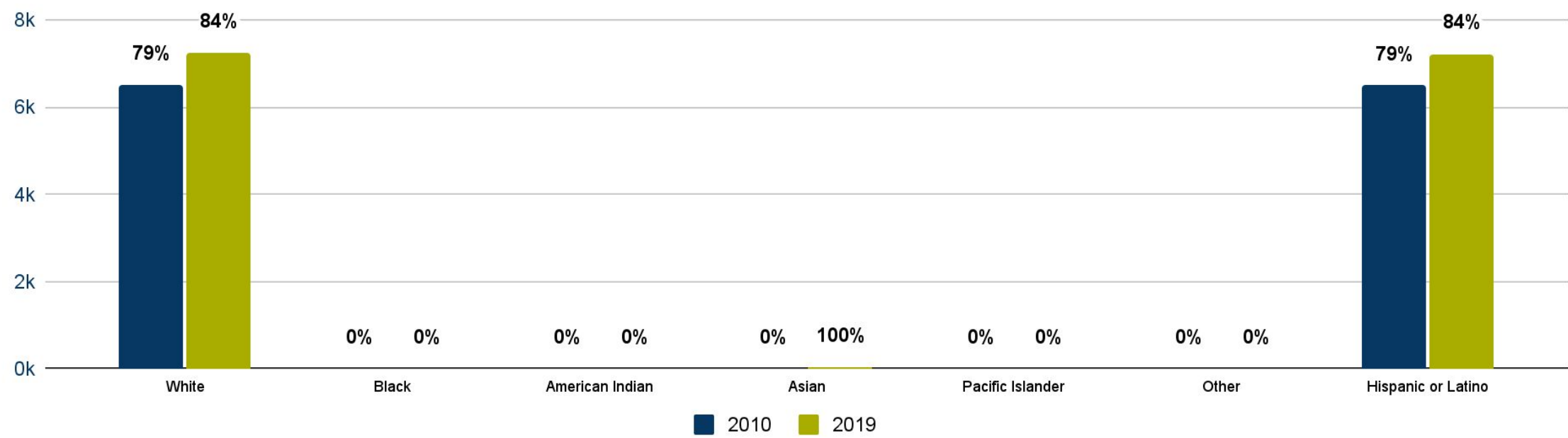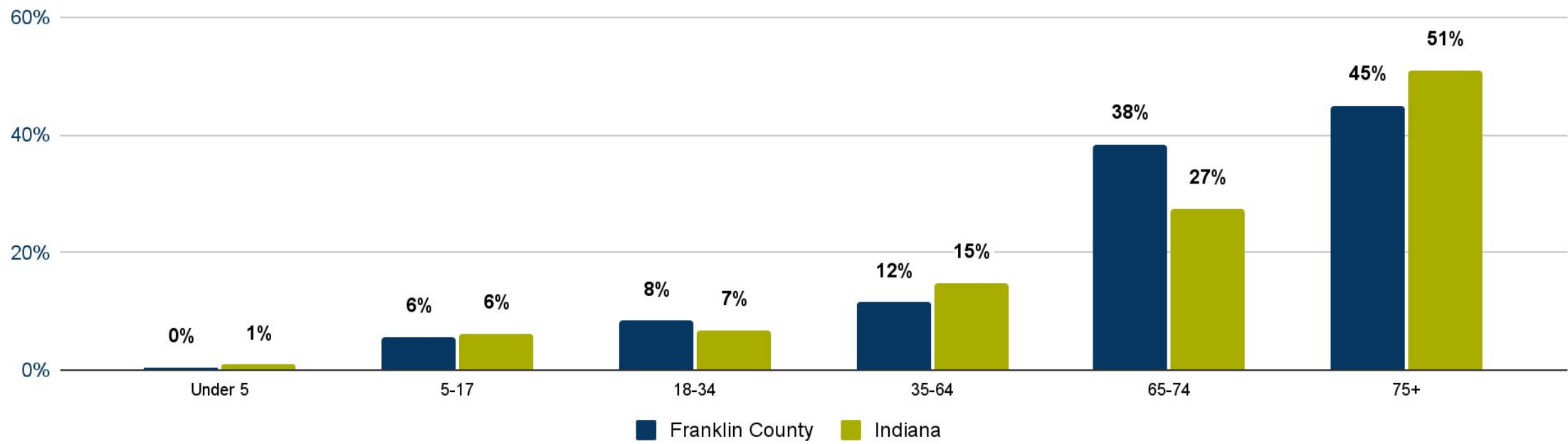

Source: ACS 2010-2019 5-year estimates

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

DISABILITY | 14% of people in Franklin County live with a disability. For people above 65, the share increases to 41%.

Share of the Population with a Disability by Age

Franklin County, Indiana | 2010, 2019

Legend: ■ Franklin County ■ Indiana

Age	Franklin County	Indiana
Under 5	0%	1%
5-17	6%	6%
18-34	8%	7%
35-64	12%	15%
65-74	38%	27%
75+	45%	51%

Source: ACS 2010-2019 5-year estimates

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

EDUCATIONAL ATTAINMENT | In Franklin County, 66% of the population has at least a high school degree and 21% of the population has at least a Bachelor's degree.

Educational Attainment

Franklin County, Indiana | 2019

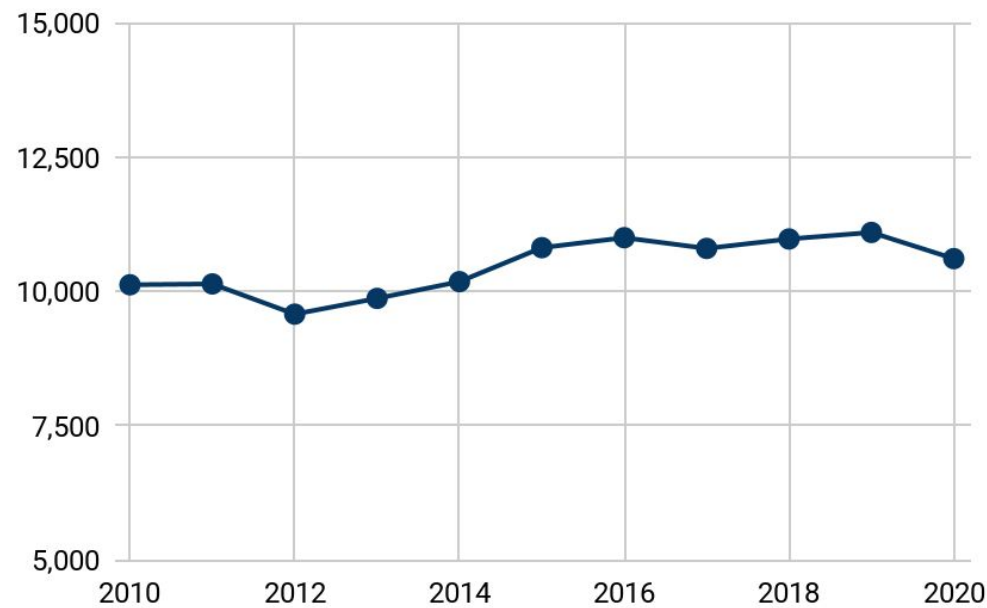Source: ACS 2010-2019 5-year estimates
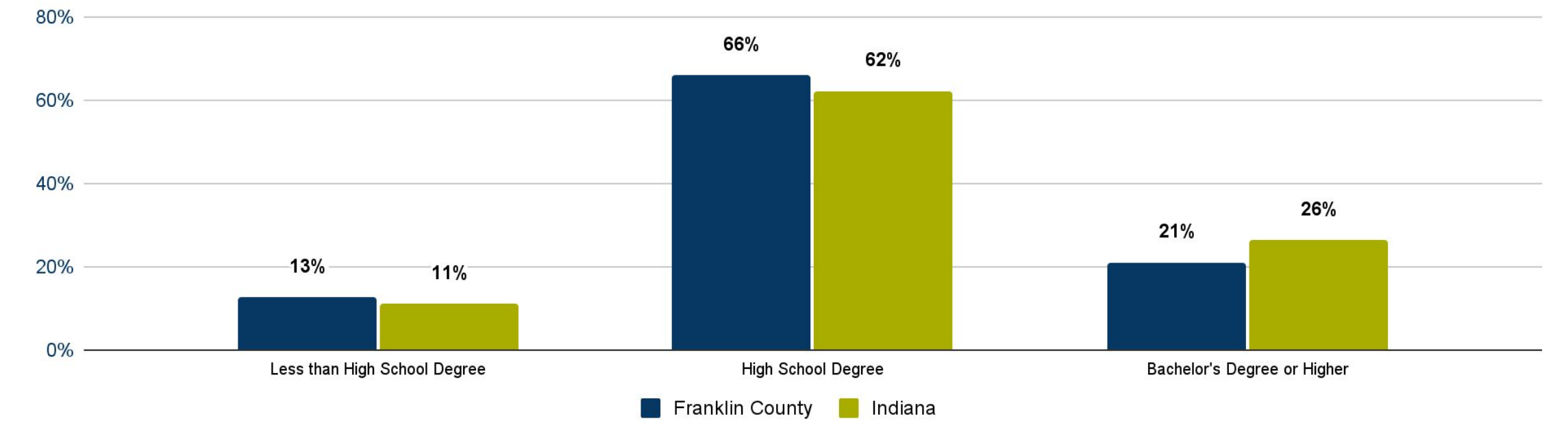
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

JOB / EMPLOYMENT TRENDS

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
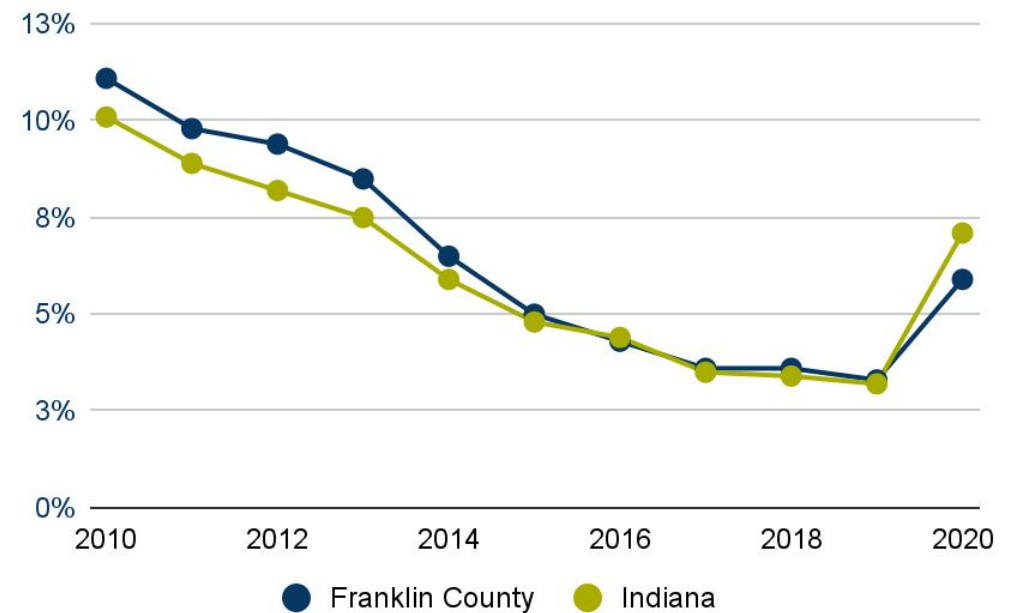
EMPLOYMENT BASE | There are currently 11,000 employed persons in Franklin County, up by 5% since 2010. The unemployment rate in 2020 was 5.90%, up 2.6 points from 2019.

Total Employment
Franklin County | 2010-2019

Unemployment Rate
Franklin County, Indiana | 2010-2019

Franklin County   Indiana

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

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Franklin County, accounting for 15% of all jobs, followed by Retail Trade (15% of all jobs).

Total Jobs by All Industries

Franklin County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Administrative
- Assistance
- Arts and Entertainment
- 2 more

Chart values: 18%, 18%, 29%, 15%, 5%
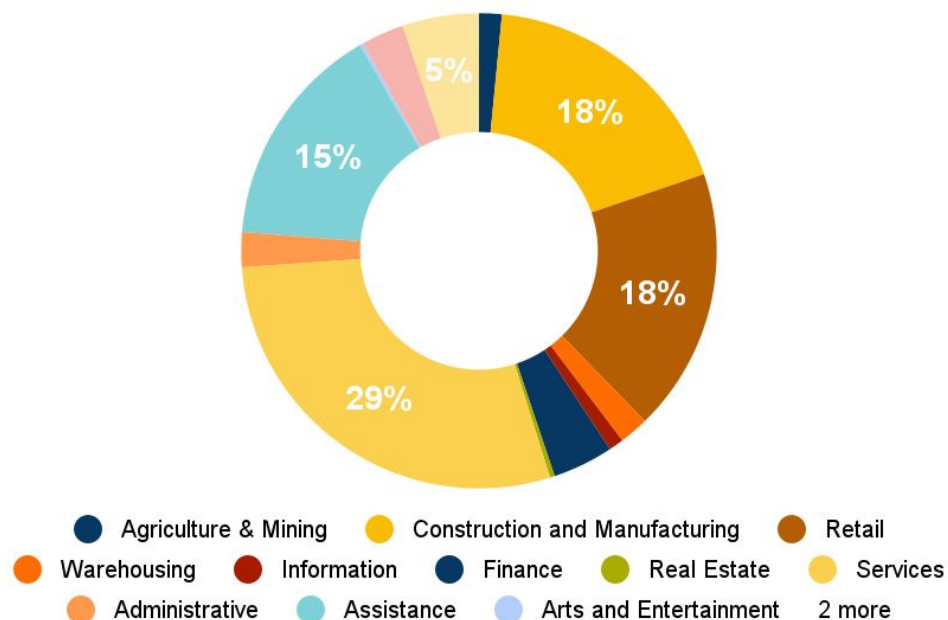
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1. **Service-providing** | **$33,585**
2. **Trade, transportation, and utilities** | **$34,870**
3. **Goods-producing** | **$48,655**
4. **Construction** | **$48,587**
5. **Education and health services** | **$36,256**

Source: BLS

Top 5 Employers

1. **Hillenbrand Inc (Batesville)**
2. **Margaret Mary Health-main Cmps (Batesville)**
3. **Batesville Tool & Die Inc (Batesville)**
4. **Global Atlantic Life Insurance (Batesville)**
5. **Romweber Marketplace (Batesville)**

Source: BLS

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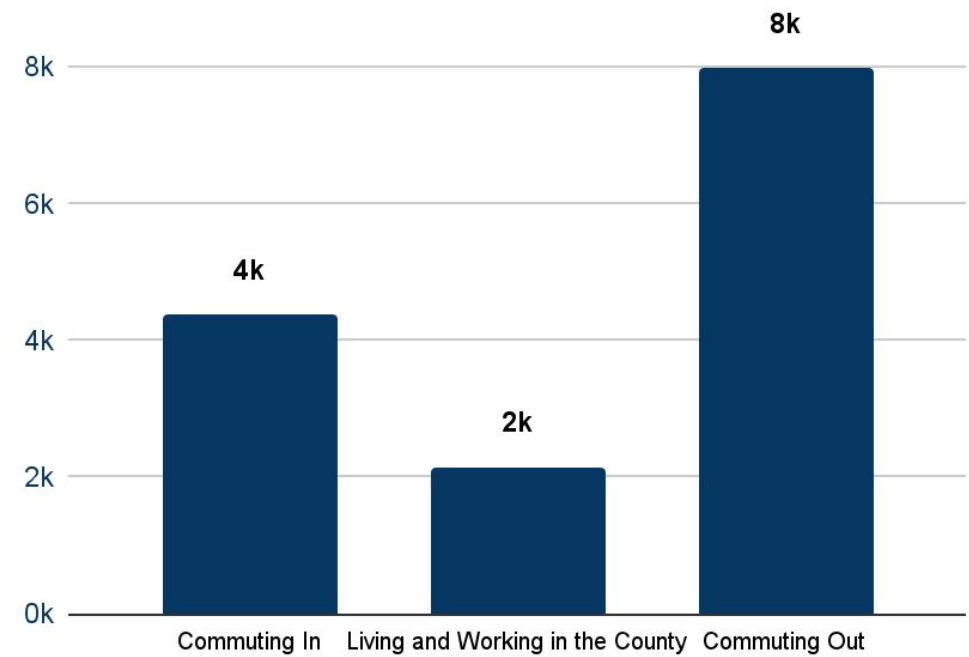**Note: Some data are placeholders, and not representative of actual conditions.**

COMMUTER INFLOW / OUTFLOW | 4,000 commuters come into Franklin County for their jobs, while 8,000 employees travel outside for their jobs.

Employment Inflow
Franklin County | 2018

2,129

4,369

- ● Living and Working in Franklin County
- ● Commuting In
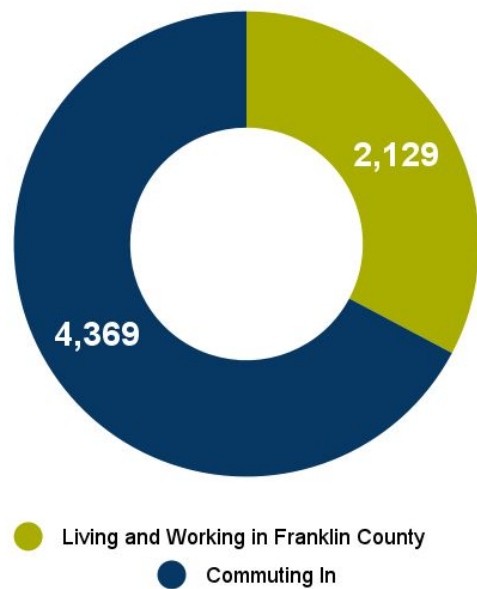
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Commuting Patterns
Franklin County | 2018

8k

4k

2k

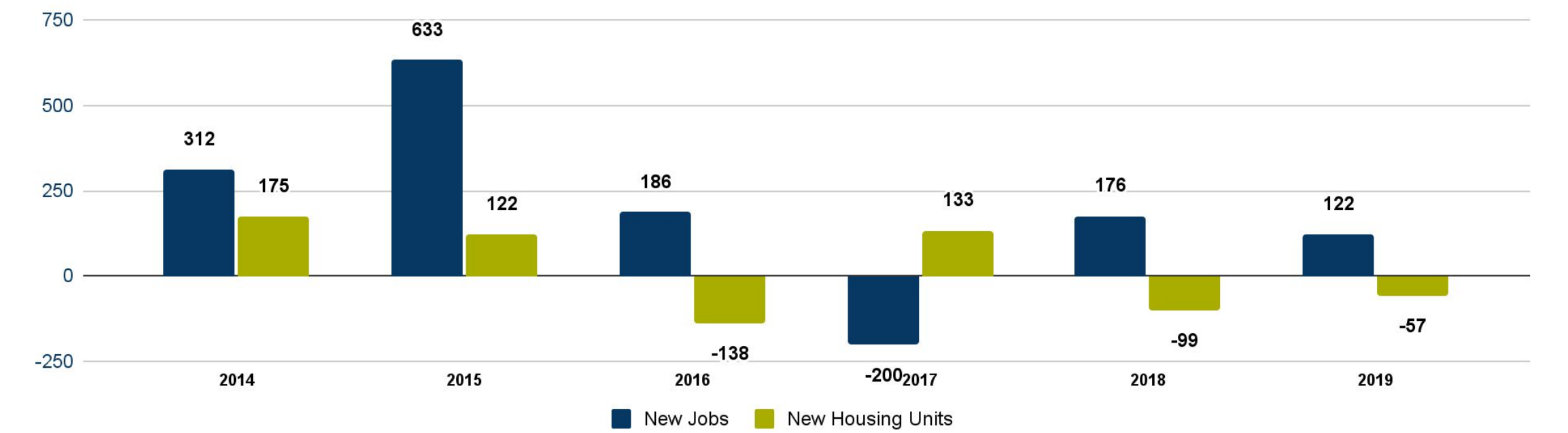8k

6k

4k

2k

0k

Commuting In   Living and Working in the County   Commuting Out

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

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

Job Growth and Housing Production

Franklin County | Total Jobs, New Jobs

New Jobs   **New Housing Units**

Source: ACS 2010-2019 5-year estimates

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

JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 24% since 2010 for the total population and increased 23% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Franklin County | 2010, 2019
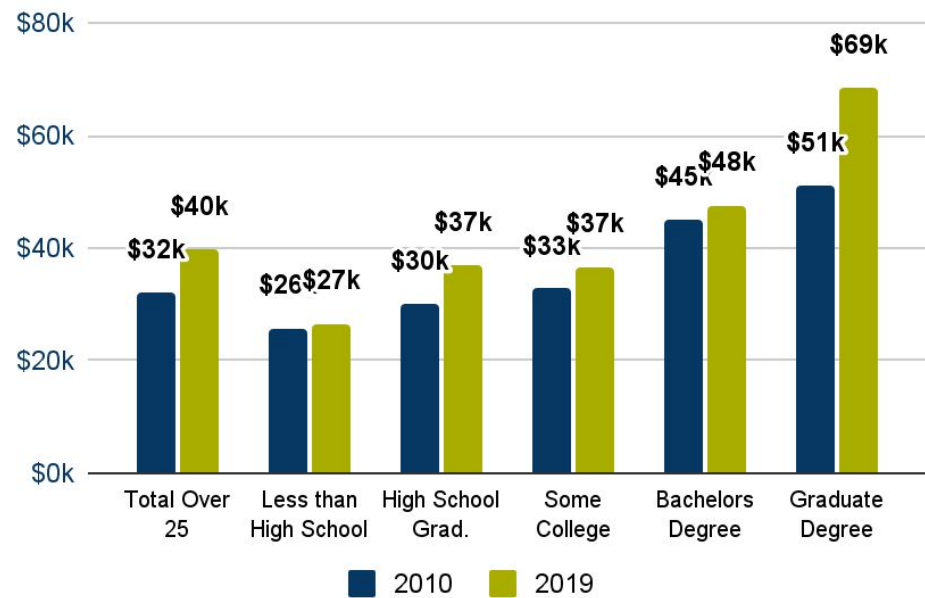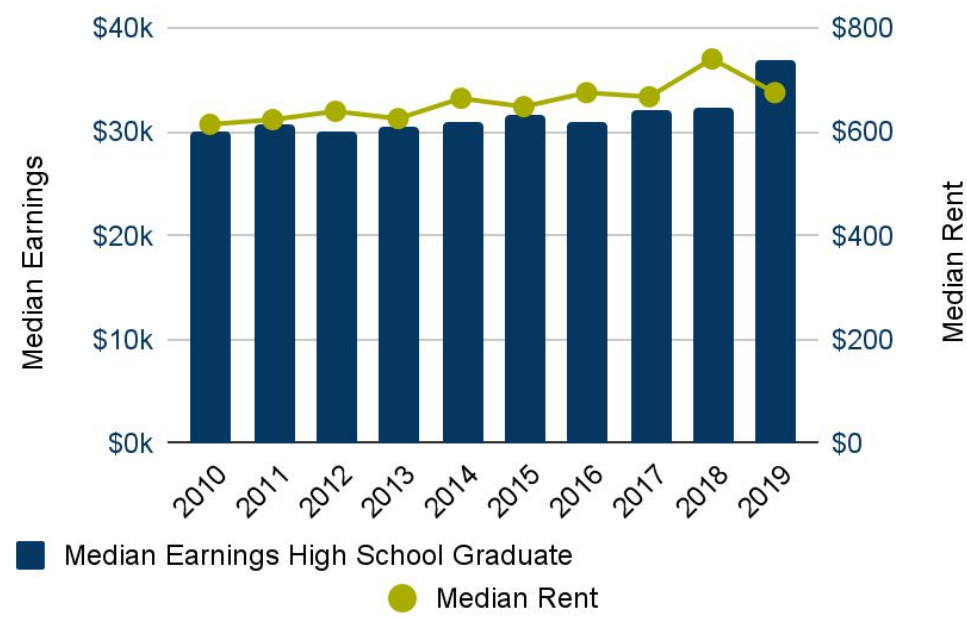

Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019
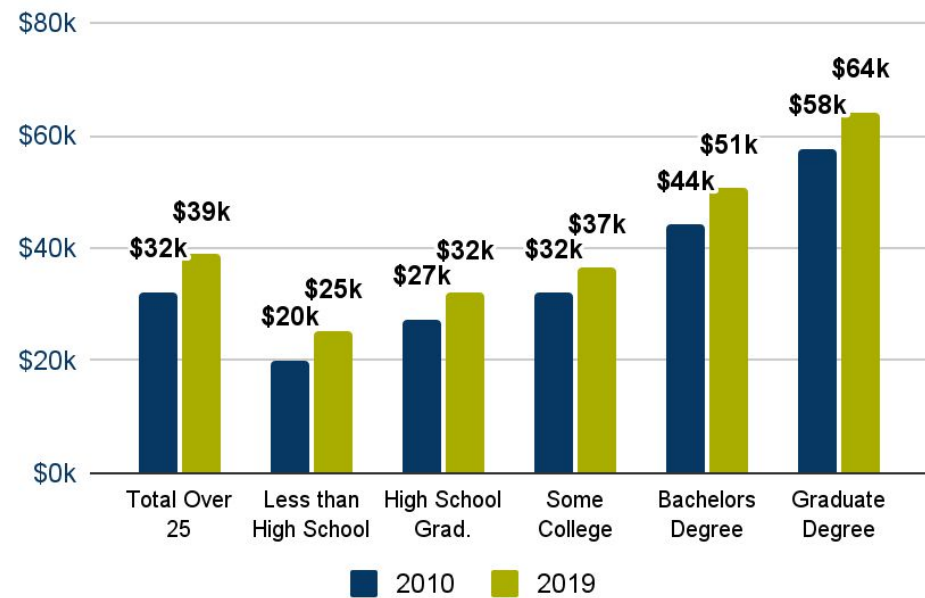
Source: ACS 2010-2019 5-year estimates

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 9.9% since 2010.

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

Median Earnings High School Graduate

Median Rent

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

Median Earnings Bachelor's Degree

Median Rent

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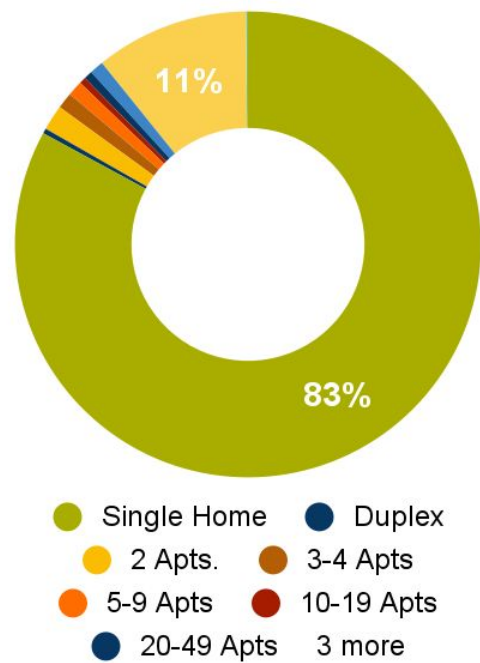**Note: Some data are placeholders, and not representative of actual conditions.**

HOUSING TRENDS

HOUSING TYPOLOGY | 83% of homes in Franklin County are single-family, while 6% are multifamily. The share of multifamily housing has decreased by 3 homes since 2010.

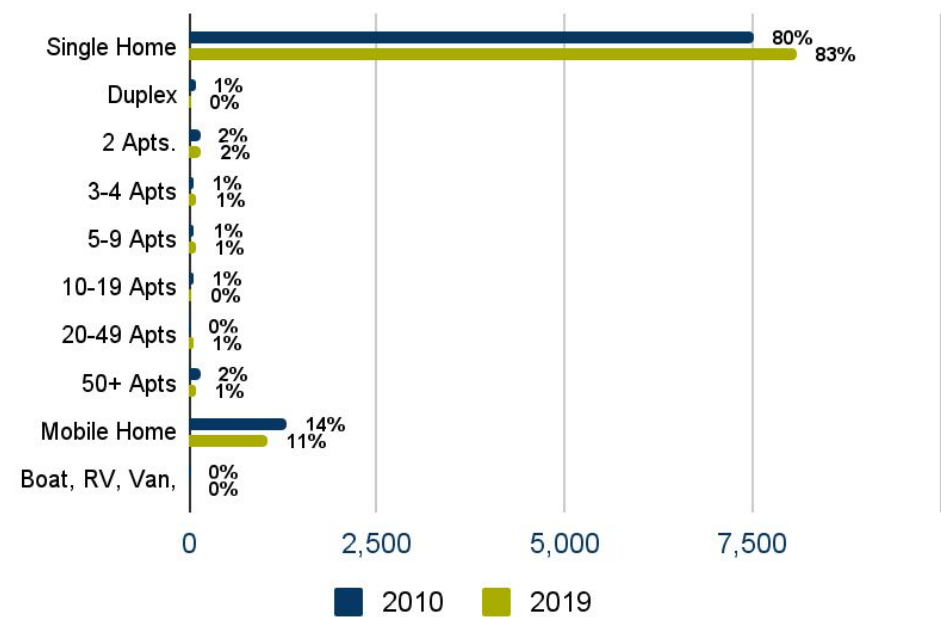## Housing Typology

Franklin County | 2019

Indiana | 2019

Franklin County | 2019:
- 83%
- 11%

Legend:
- Single Home
- Duplex
- 2 Apts.
- 3-4 Apts
- 5-9 Apts
- 10-19 Apts
- 20-49 Apts
- 3 more

Indiana | 2019:
- 73%

Legend:
- **Single Home**
- **Duplex**
- **2 Apts.**
- **3-4 Apts**
- **5-9 Apts**
- **10-19 Apts**
- **20-49 Apts**
- **3 more**

Share of Housing Typology

Franklin County | 2010, 2019

Category	2010	2019
Single Home	80%	83%
Duplex	1%	0%
2 Apts.	2%	2%
3-4 Apts	1%	1%
5-9 Apts	1%	1%
10-19 Apts	1%	0%
20-49 Apts	0%	1%
50+ Apts	2%	1%
Mobile Home	14%	11%
Boat, RV, Van,	0%	0%

Legend: ■ 2010 ■ 2019

Source: ACS 2010-2019 5-year estimates

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

HOUSING TYPOLOGY | Most units in Franklin County are 2.6, with 77% of units 3 bedroom or more.

Housing Stock by Bedrooms

Franklin County | 2019
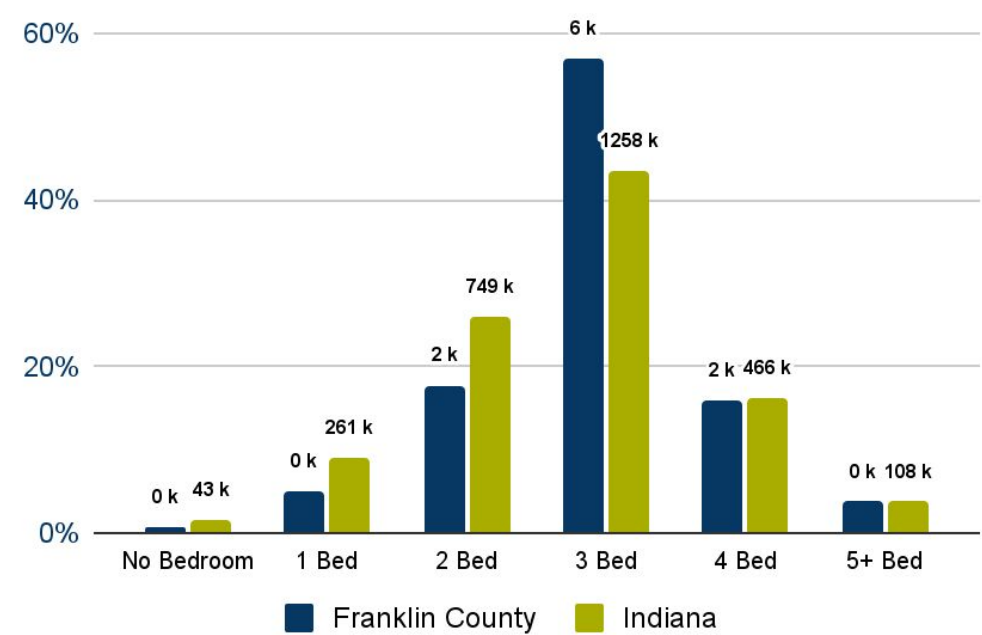

18% 2 Bed
57% 3 Bed
16% 4 Bed

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed

Indiana | 2019

9% 1 Bed
26% 2 Bed
44% 3 Bed
16% 4 Bed

Legend:
- No Bedroom
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5+ Bed
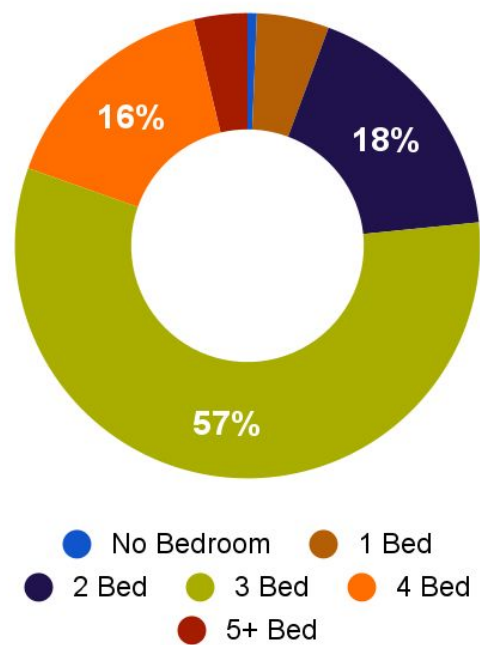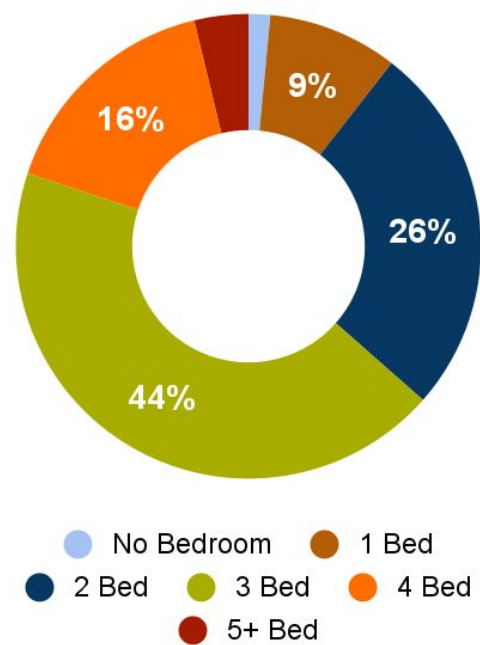
Share of Housing Stock by Bedroom

Franklin County, Indiana | 2019

Bedroom	Franklin County	Indiana
No Bedroom	0 k	43 k
1 Bed	0 k	261 k
2 Bed	2 k	749 k
3 Bed	6 k	1258 k
4 Bed	2 k	466 k
5+ Bed	0 k	108 k

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

HOUSING AGE | 83% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Franklin County | 2019

Source: ACS 2010-2019 5-year estimates

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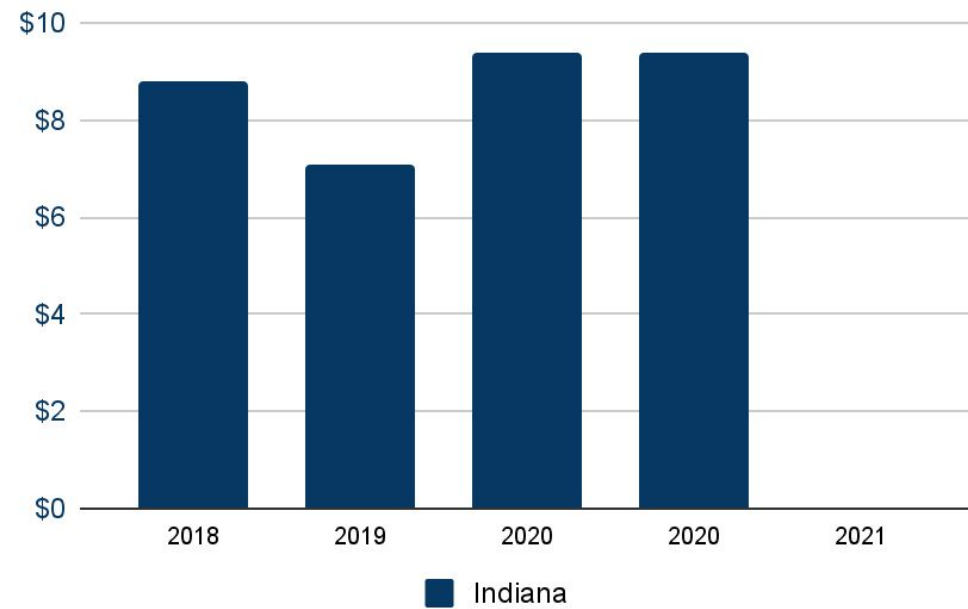Note: Some data are placeholders, and not representative of actual conditions.

MEDIAN LISTING PRICE | Homes in Franklin County have a median listing price of $160,200, compared to $141,700 statewide. Home prices have increased by 11% since 2010.

Median Listing Price
Franklin County, Indiana | 2016-2020
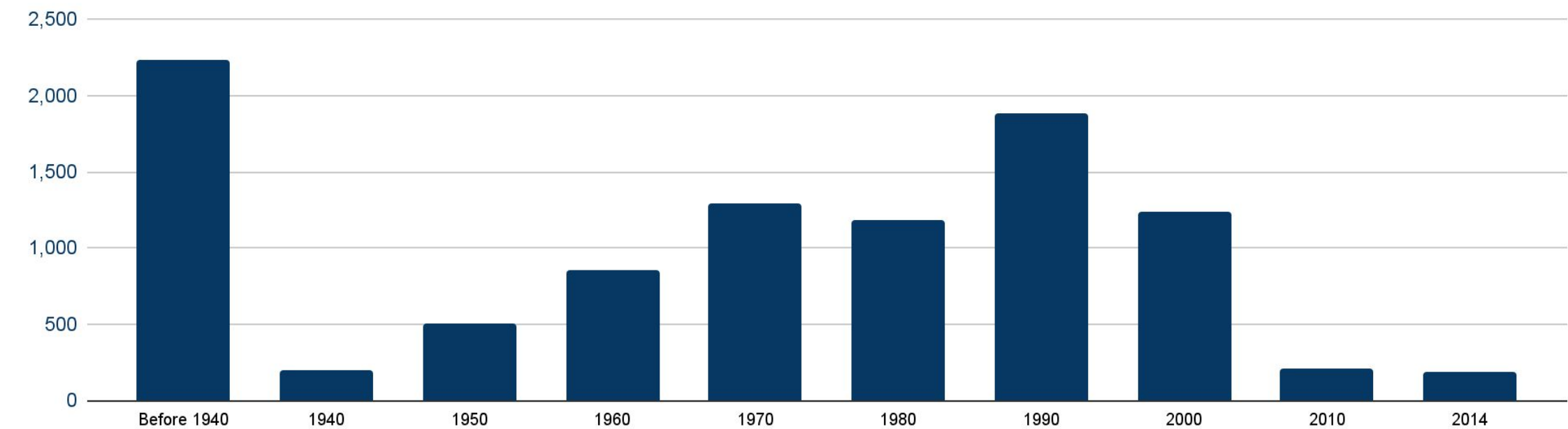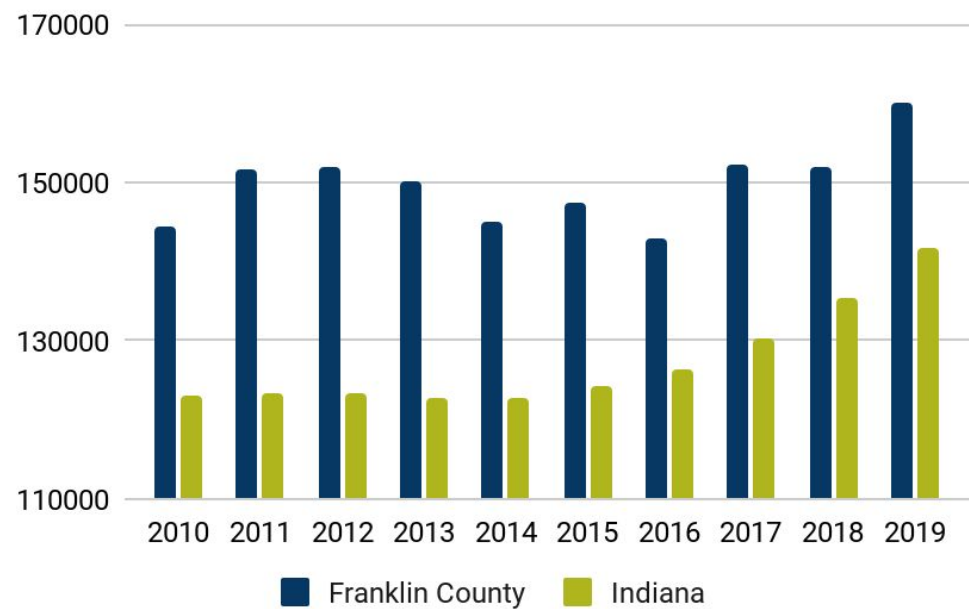
Source: ACS 2010-2019 5-year estimates

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

Source: ACS 2010-2019 5-year estimates
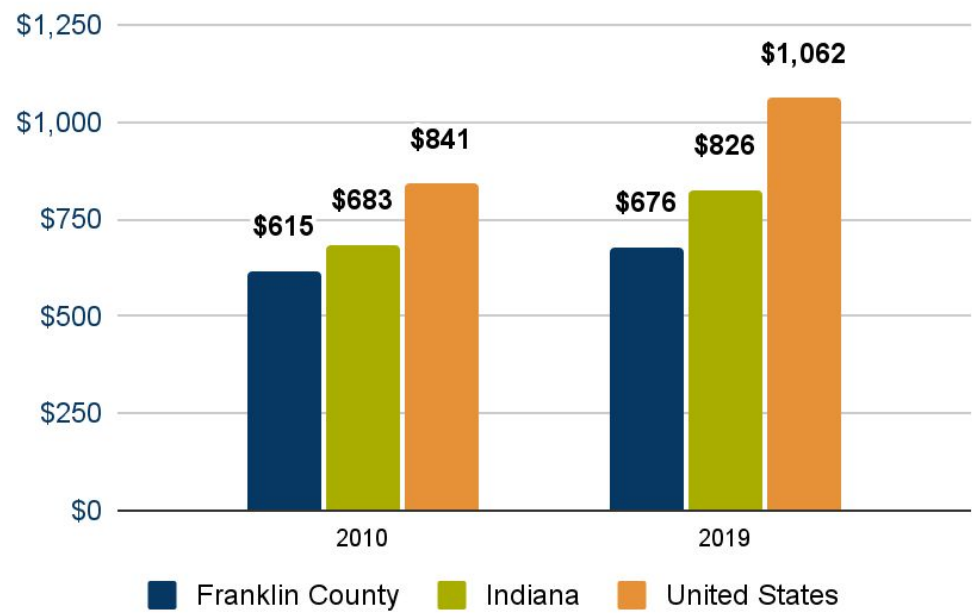
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

MEDIAN RENTS | Median rents have increased by 10% since 2010, with average rents at $676.
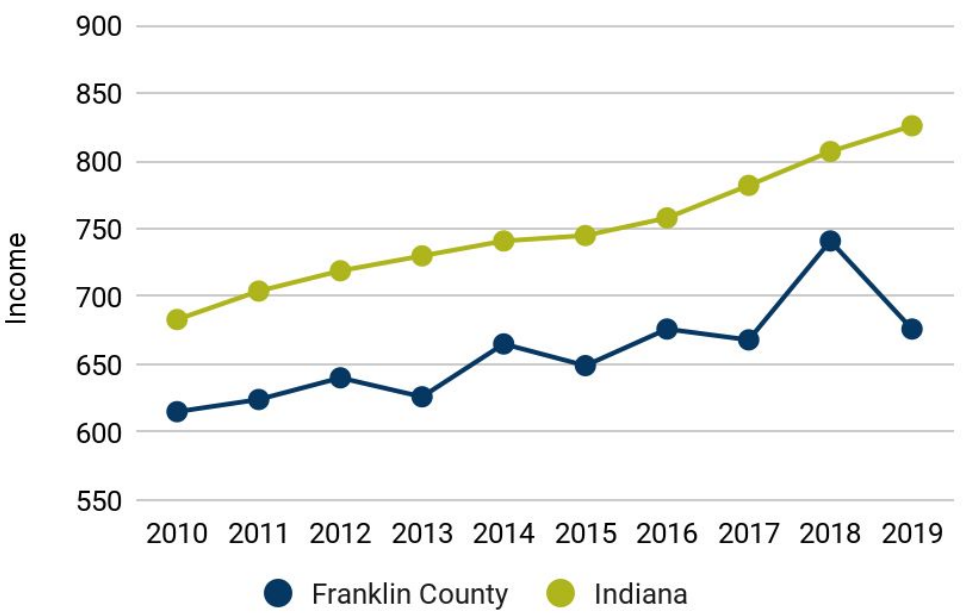
Median Rent
Franklin County, Indiana | 2010, 2019

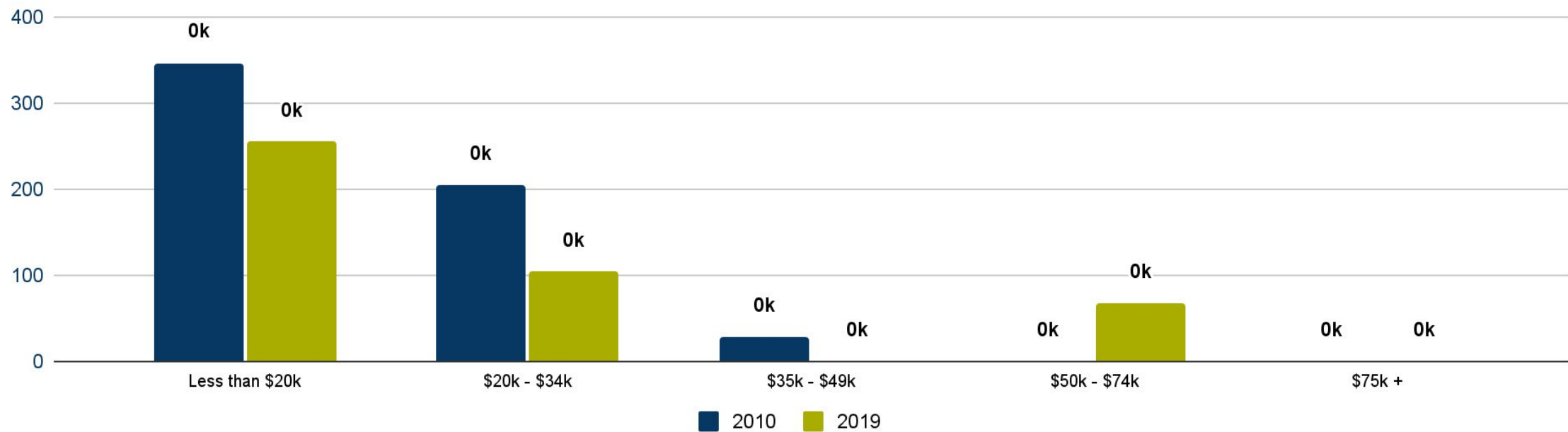Source: ACS 2010-2019 5-year estimates

Median Rent Over Time
Franklin County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

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

COST BURDEN| 35% of households are housing cost burdened in Franklin County, down -20% since 2010. 51% of households earning below $50,000 are housing cost burdened.
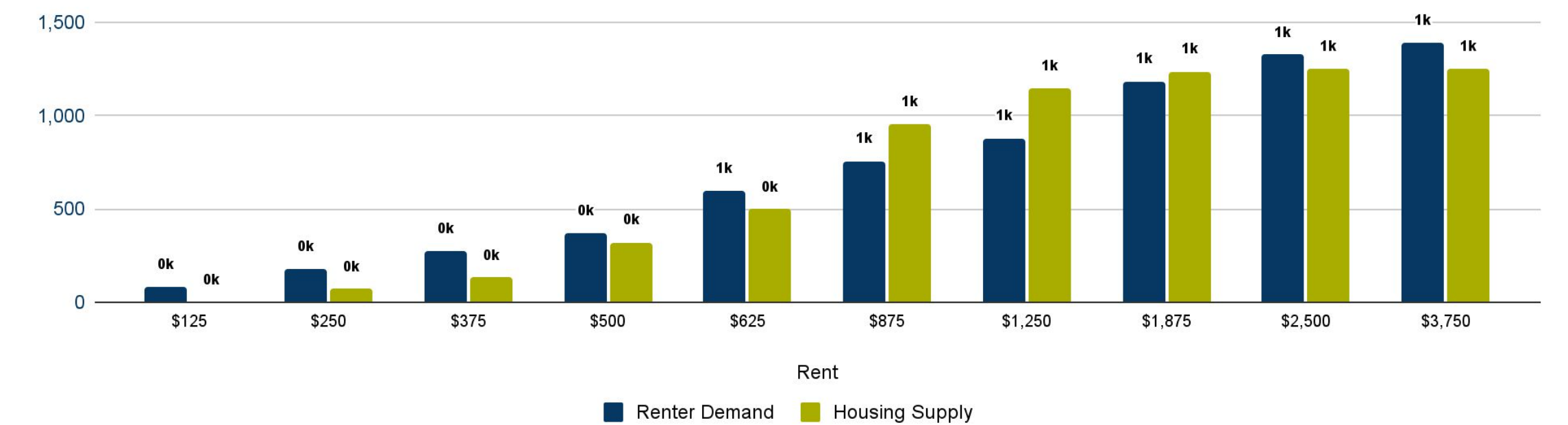
Renter Housing Cost Burden
Franklin County, Indiana | 2010 - 2019

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

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
Franklin County, Indiana | 2010-2019

Legend: ■ Renter Demand ■ Housing Supply

X-axis (Rent): $125, $250, $375, $500, $625, $875, $1,250, $1,875, $2,500, $3,750

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

AFFORDABLE HOUSING | The maps below show the spatial distribution of affordable housing units throughout the state of Indiana and in Franklin County.
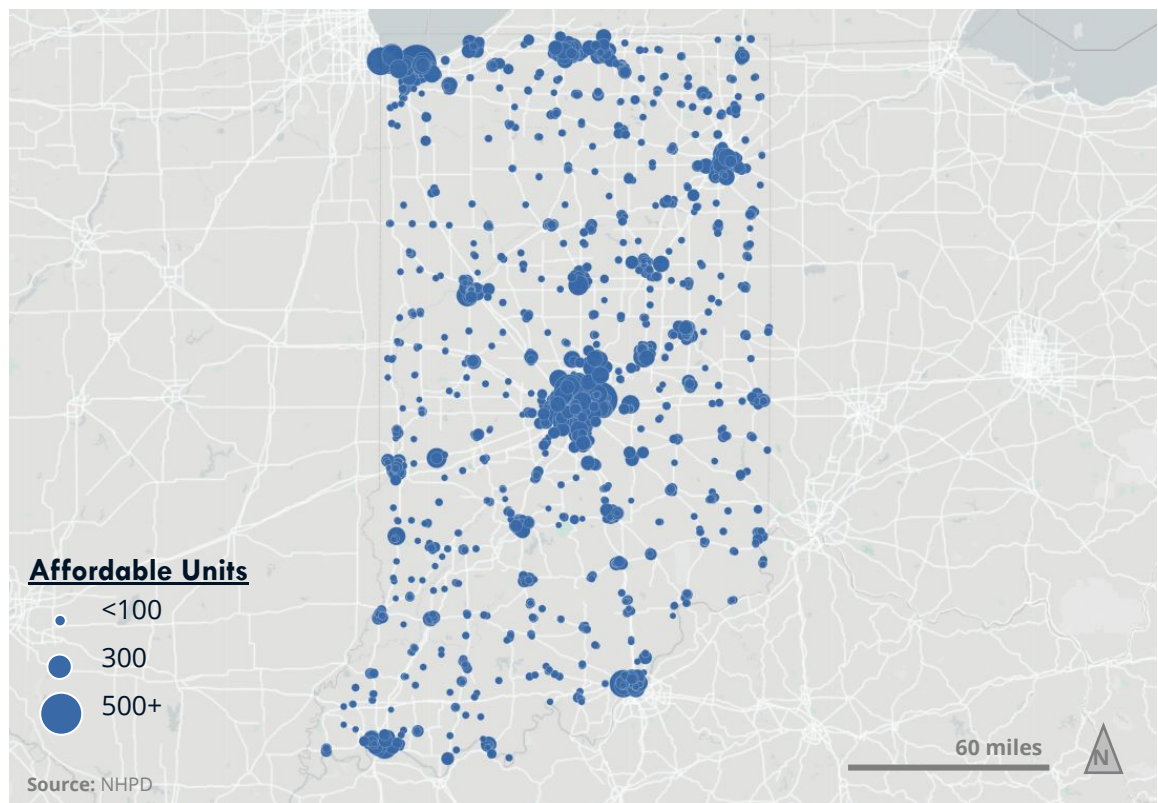
Affordable Housing Inventory
Franklin County | 2020

Affordable Units
- <100
- 300
- 500+

12 miles

Source: NHPD
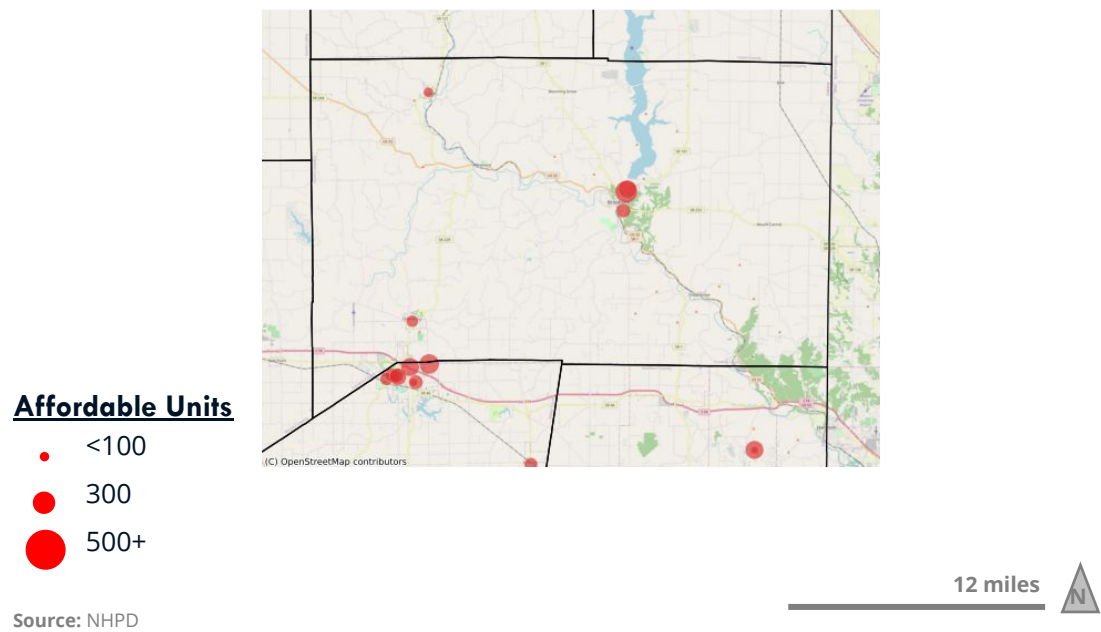
Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
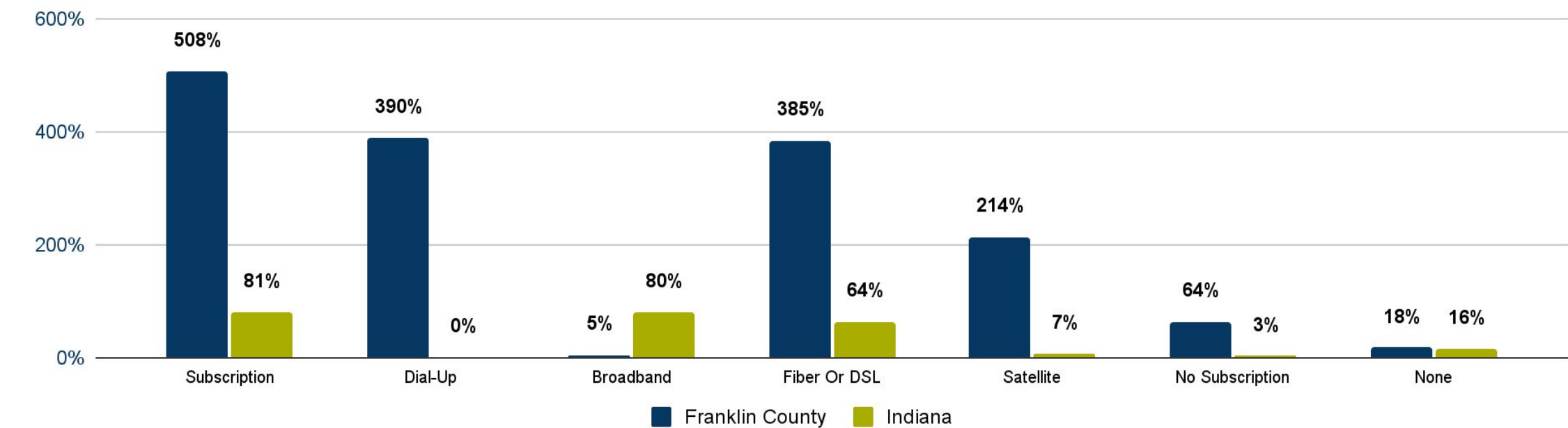- 500+

60 miles

Source: NHPD

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

HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access
Franklin County | 2017-2020

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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

HOUSING STARTS | There have been 38 new housing starts in 2016 in Franklin County, with 421 total building permits authorized since 2020.

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

Legend: ● Total Bldgs ● Total Units

X-axis: 2020, 2014, 2017, 2018, 2019, 2015, 2012, 2010, 2011, 2013, 2016

Data labels: 58, 35, 47, 48, 46, 36, 23, 26, 30, 35, 38

Source: St. Louis Fed.

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
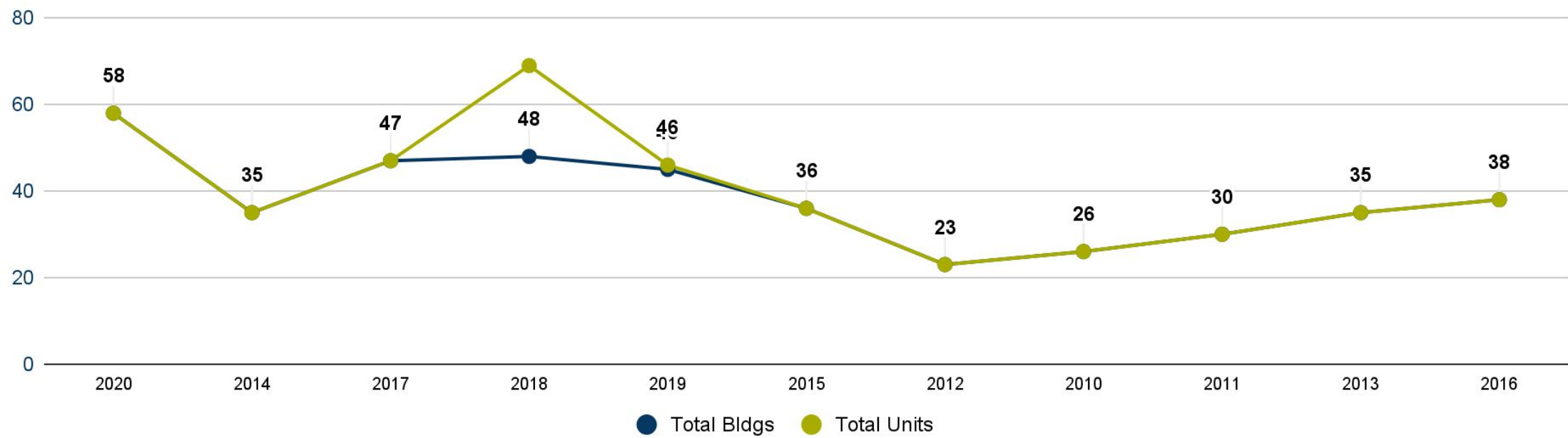
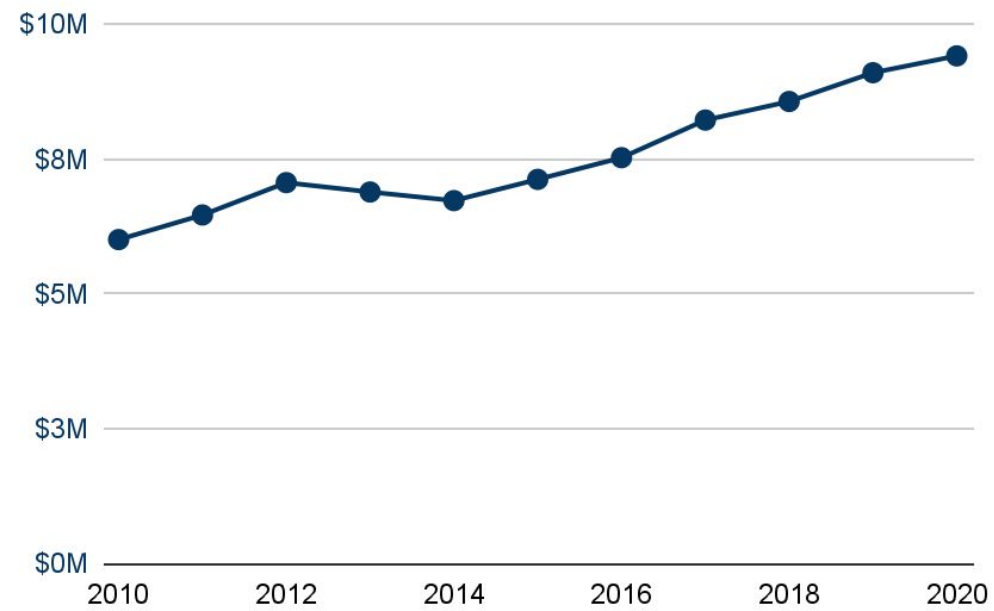# CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021

Legend: Lumber, Concrete, Metal

Gross Construction Wages
Indiana | 2010-2020

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