



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR KNOX COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

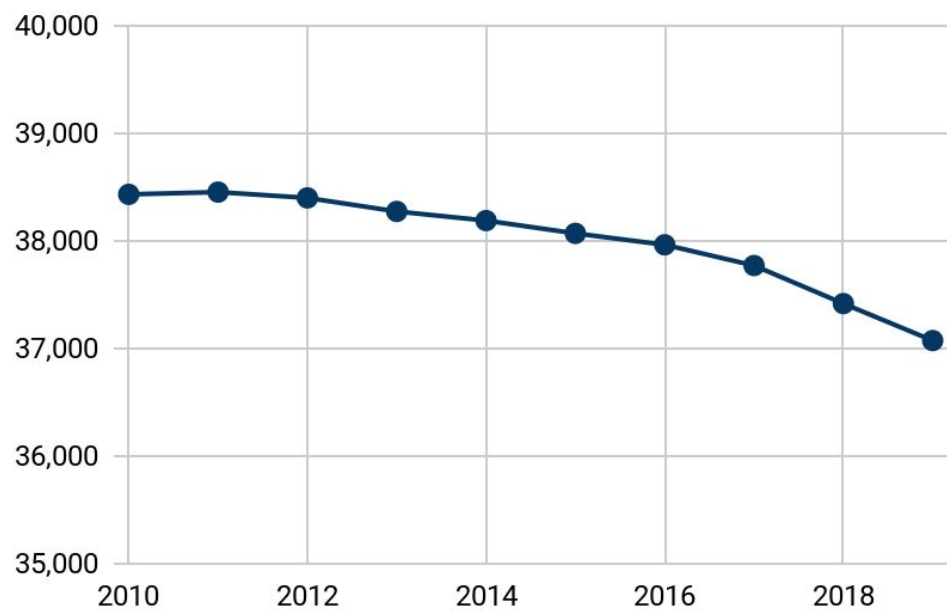
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

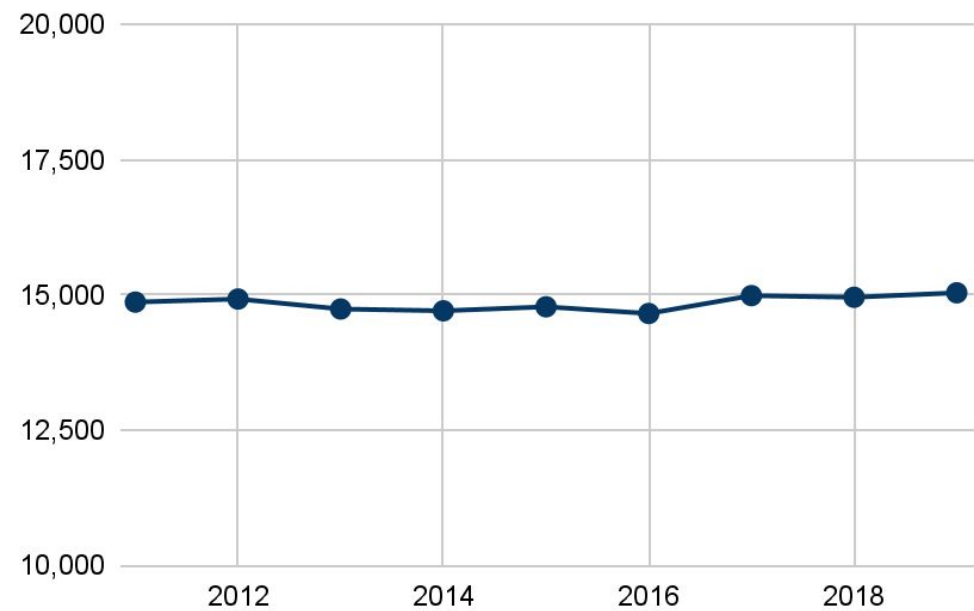
POPULATION | Knox County's population has decreased by 3.54% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Knox County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Knox County | 2010-2019



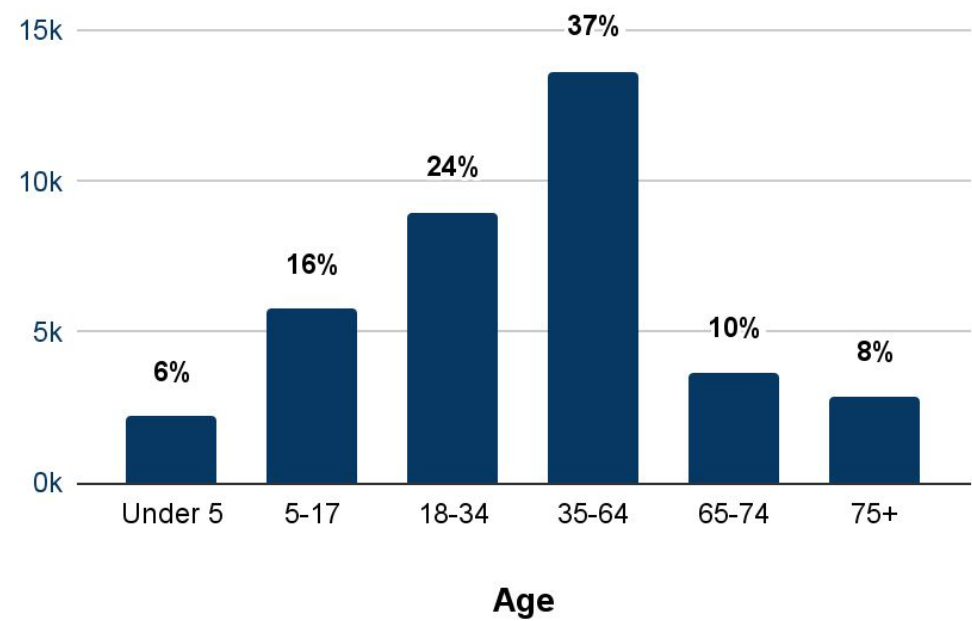
Source: FRED, U.S. Census Bureau

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

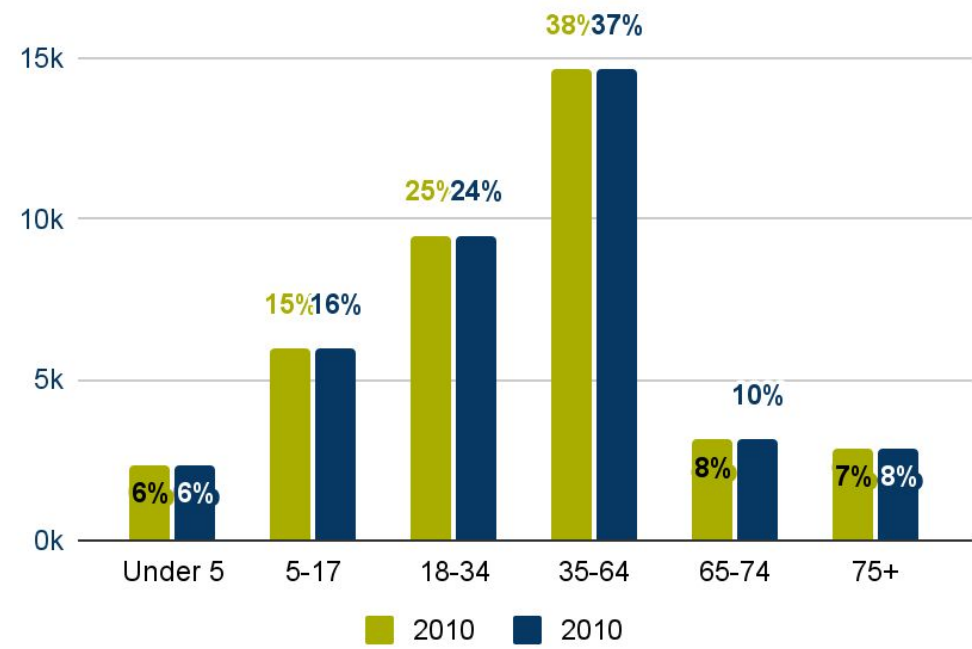
AGE | 18% of people in Knox County are above the age of 65, while 21% are below 18.

Population by Age
Knox County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Knox County | 2010, 2019

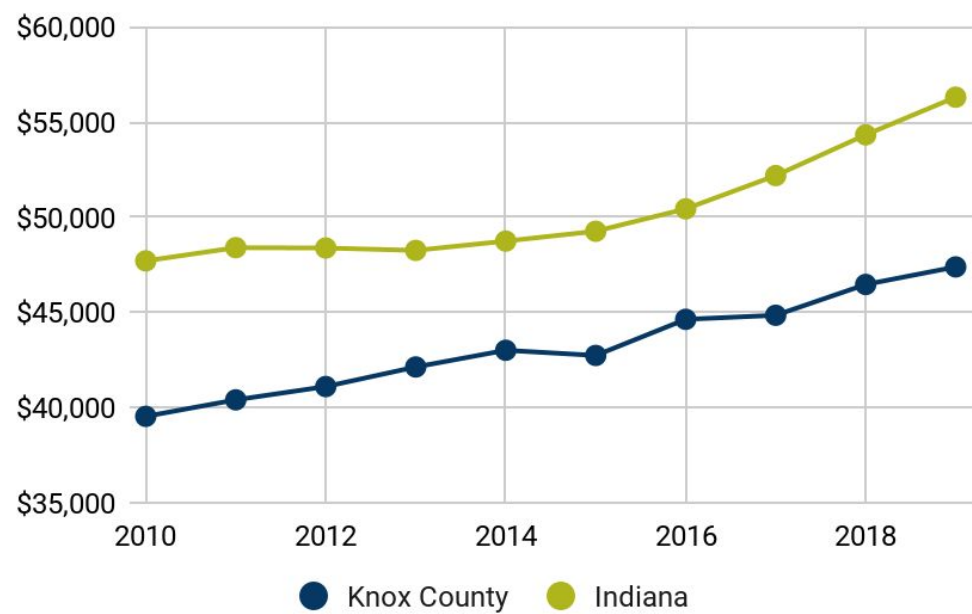


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Knox County had a median income of \$47,380 in 2019, up 20% since 2010. 35% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

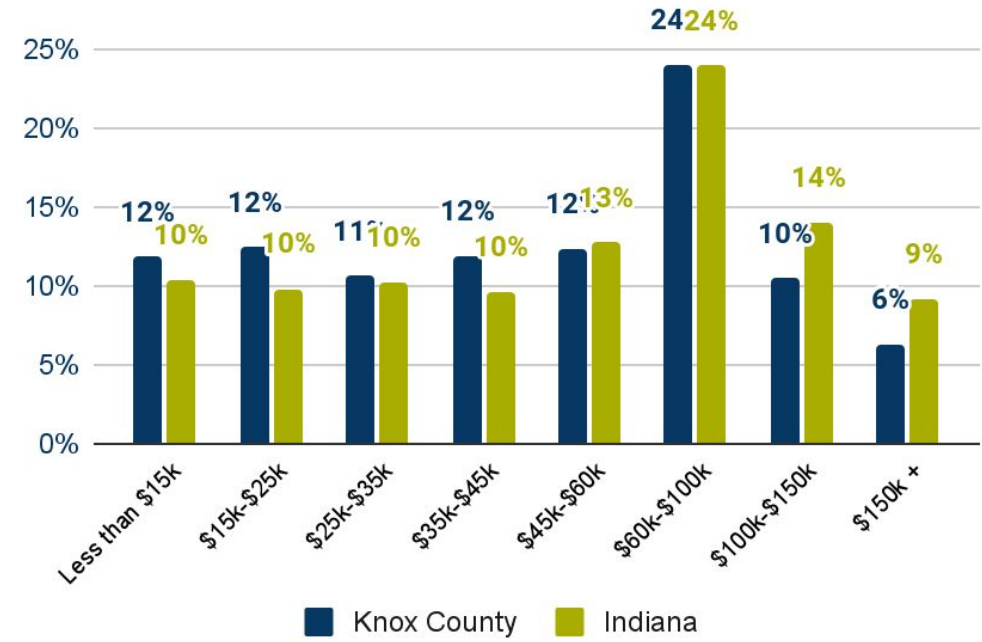
Knox County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Knox County, State of Indiana | 2019



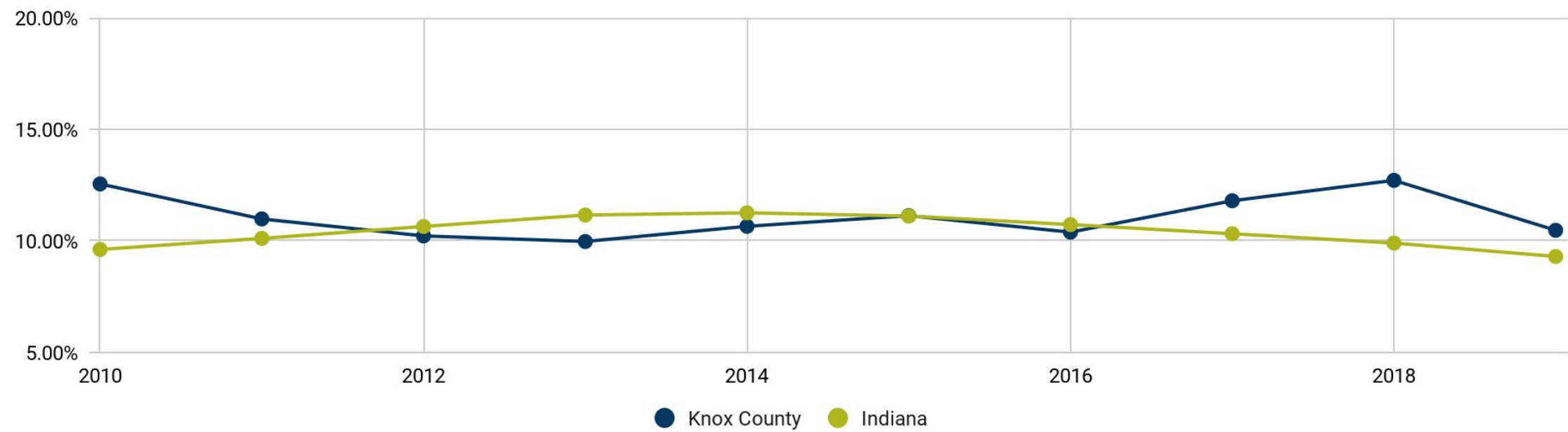
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 10.5% of families live in poverty conditions in Knox County, down 2.1 points from 12.6% in 2010.

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



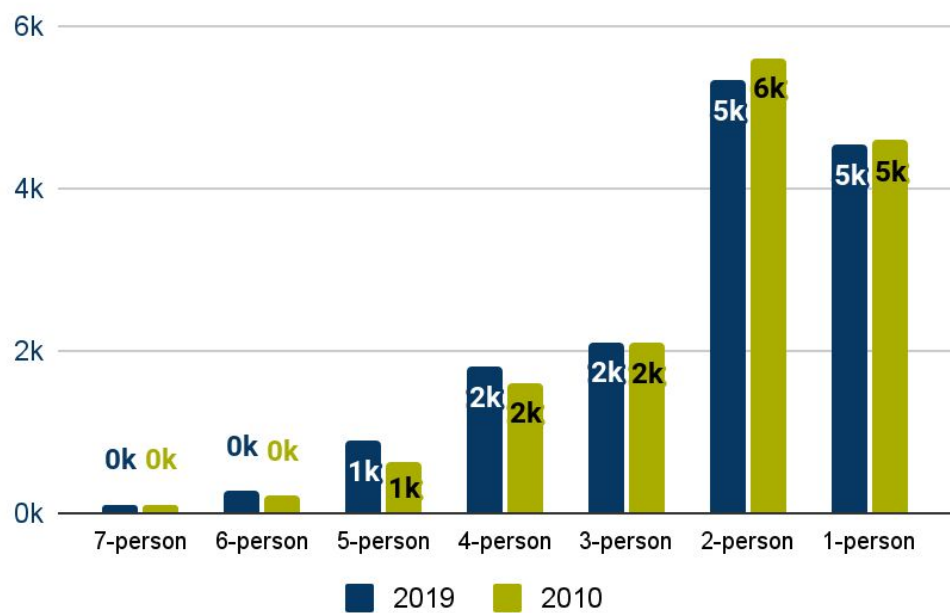
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

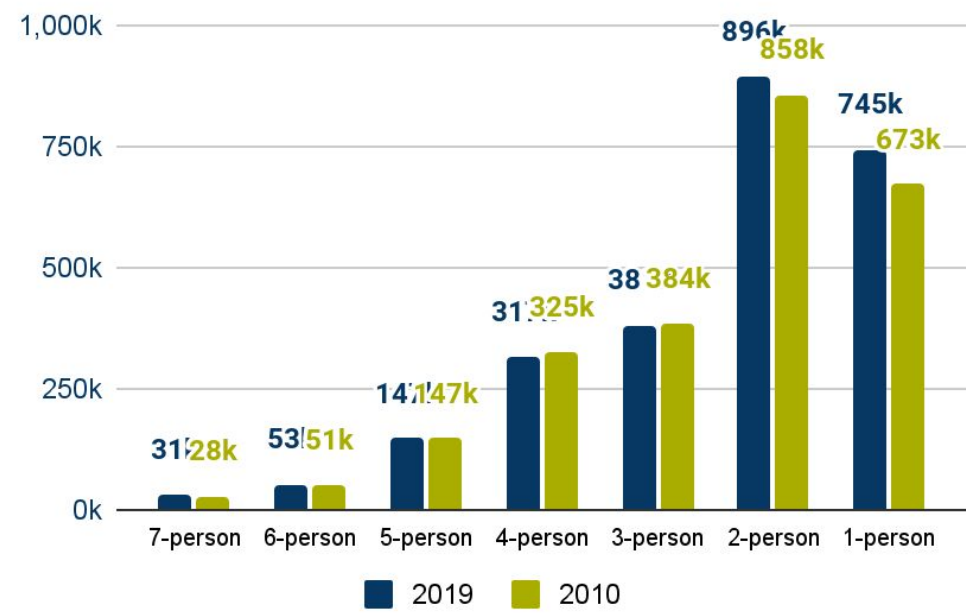
HOUSEHOLD SIZE | The average household size is 2.32, compared to 2.52 statewide. The Knox County average household has shrunk by 0.08 persons since 2010.

Household Size
Knox County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

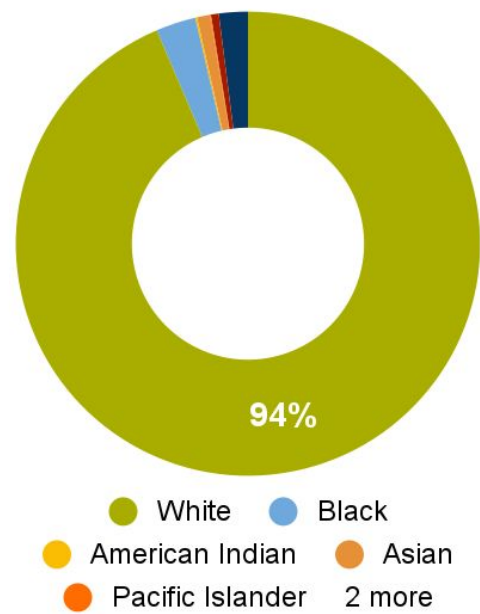


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The currently racial distribution of households in Knox County is 94% white, 3% Black, 2% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Knox County | 2019



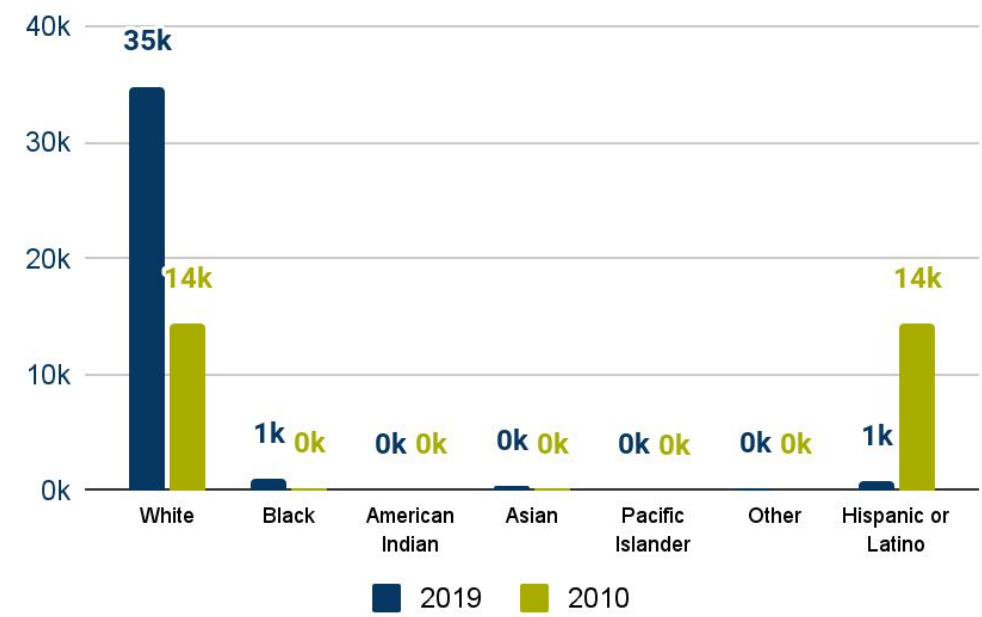
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Knox County | 2010, 2019

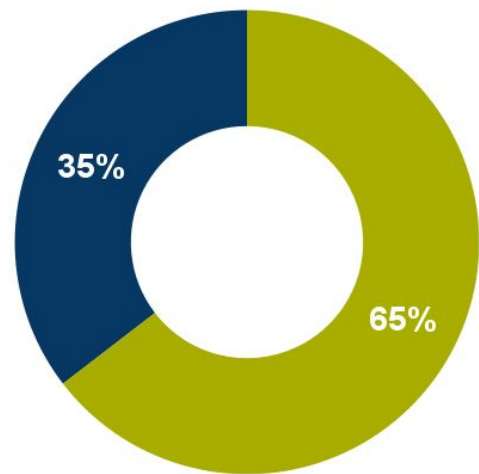


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 35% of households (5,330 households) in Knox County were renters, while 65% are (9,708 households) owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

Knox County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

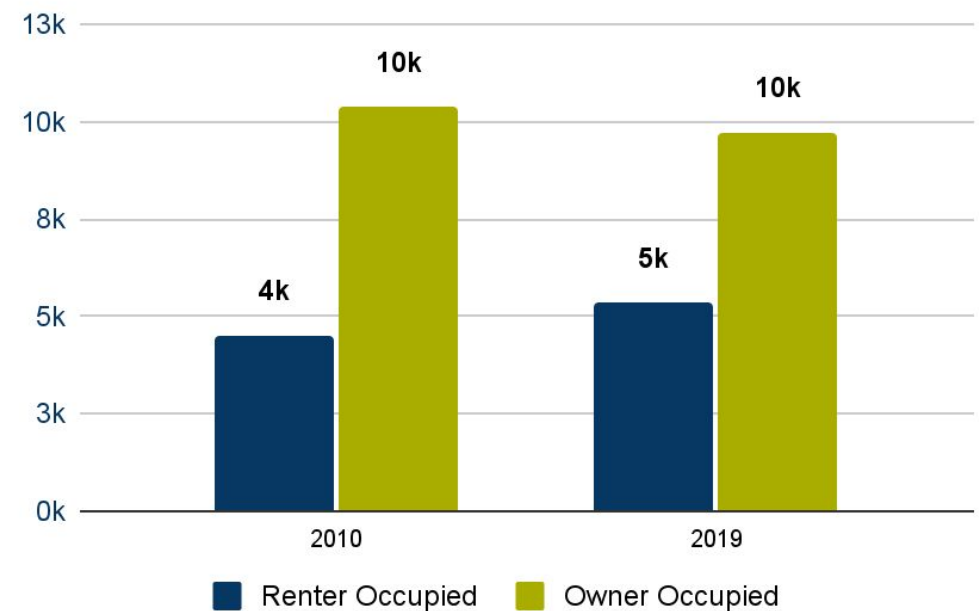
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Knox County | 2010-2019



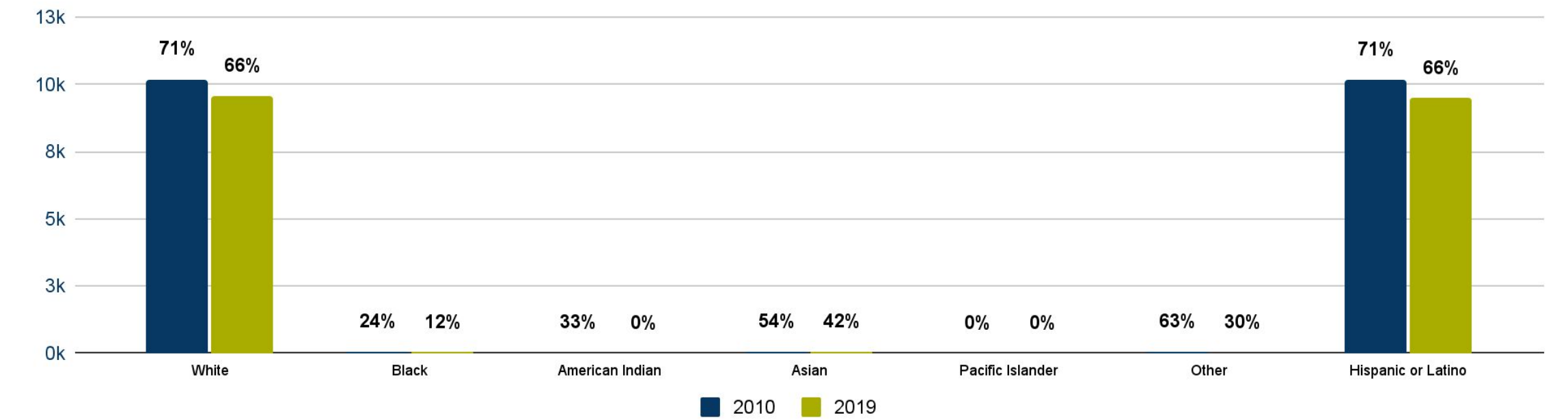
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 65%, among non-Hispanic White households' homeownership is 66%, 12% for Black households, and 66% for Hispanic or Latino households.

Homeownership by Race
Knox County | 2010, 2019

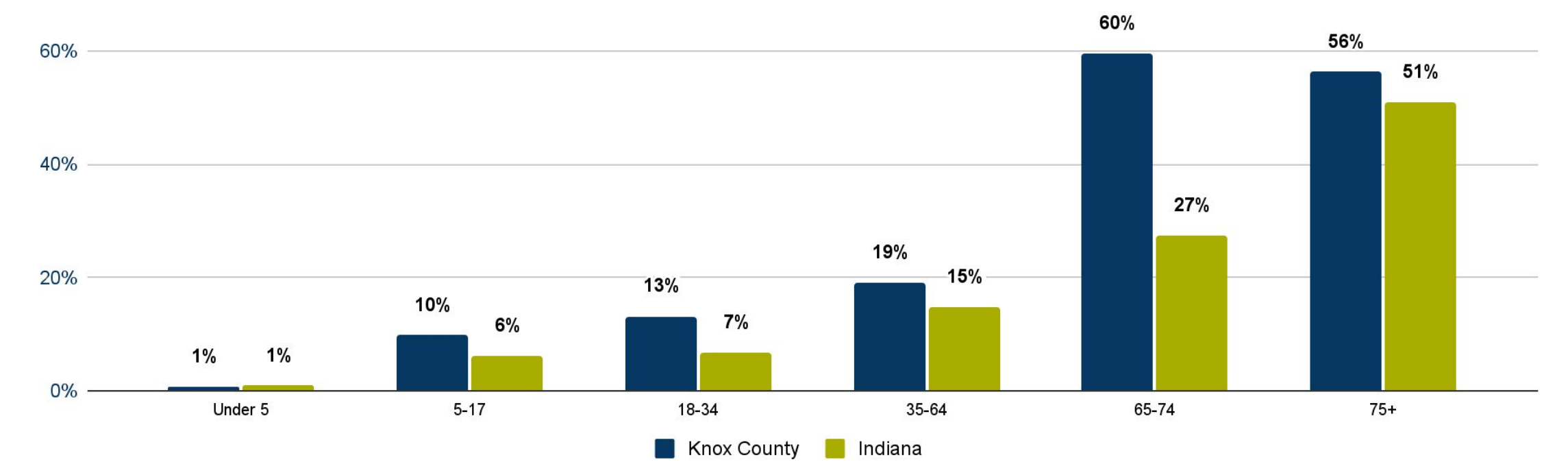


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 22% of people in Knox County live with a disability. For people above 65, the share increases to 58%.

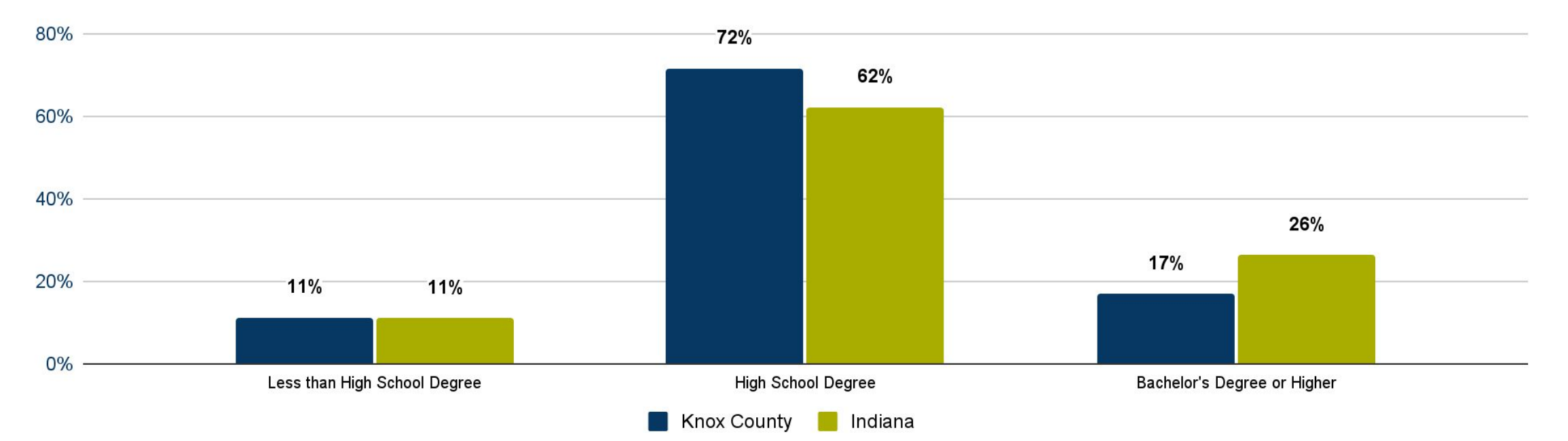
Share of the Population with a Disability by Age
Knox County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Knox County, 72% of the population has at least a high school degree and 17% of the population has at least a Bachelor’s degree.

Educational Attainment
Knox County, Indiana | 2019



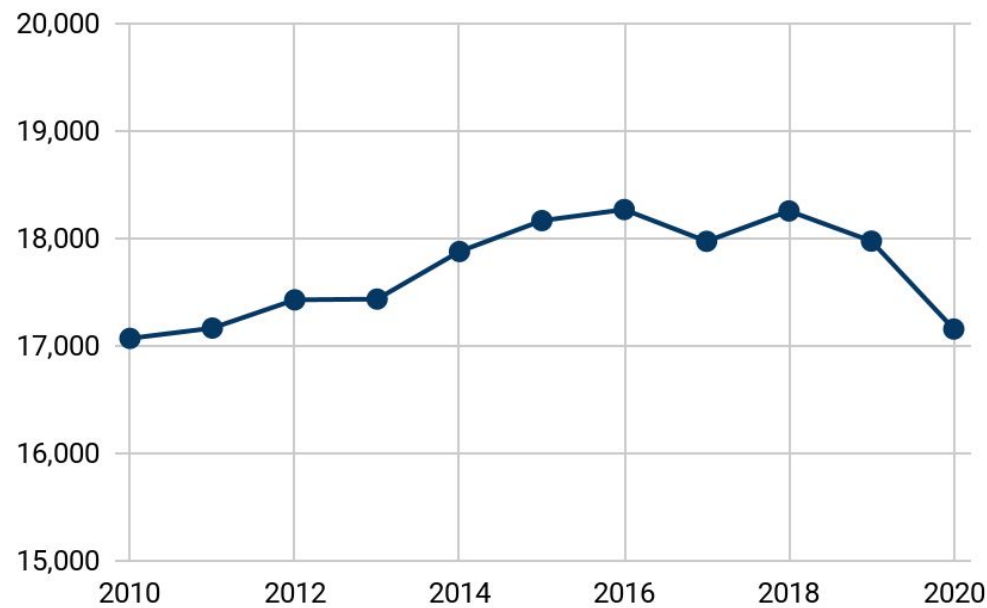
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

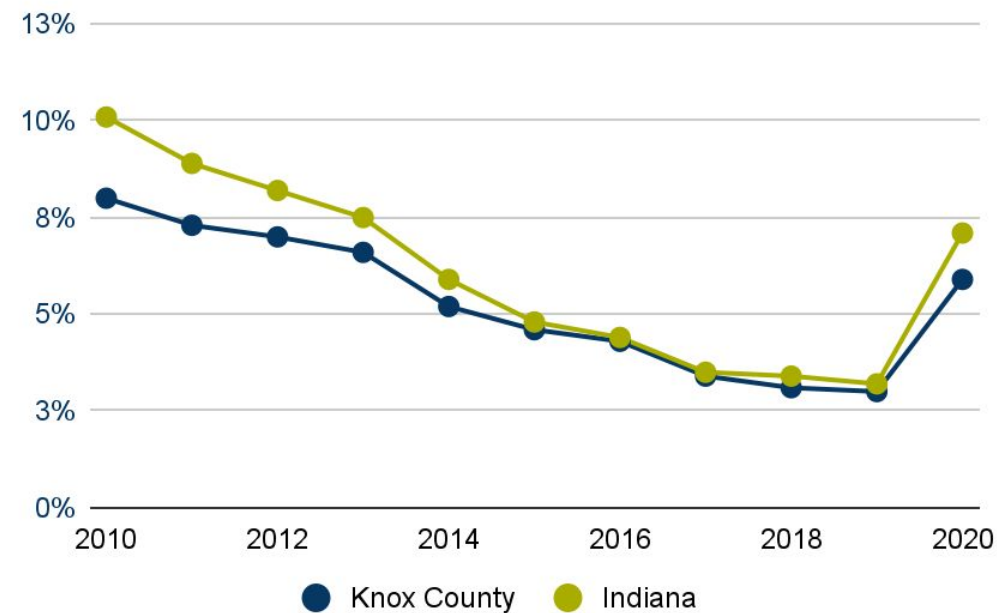
EMPLOYMENT BASE | There are currently 17,000 employed persons in Knox County, down by 1% since 2010. The unemployment rate in 2020 was 5.90%, up 2.9 points from 2019.

Total Employment
Knox County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Knox County, Indiana | 2010-2019

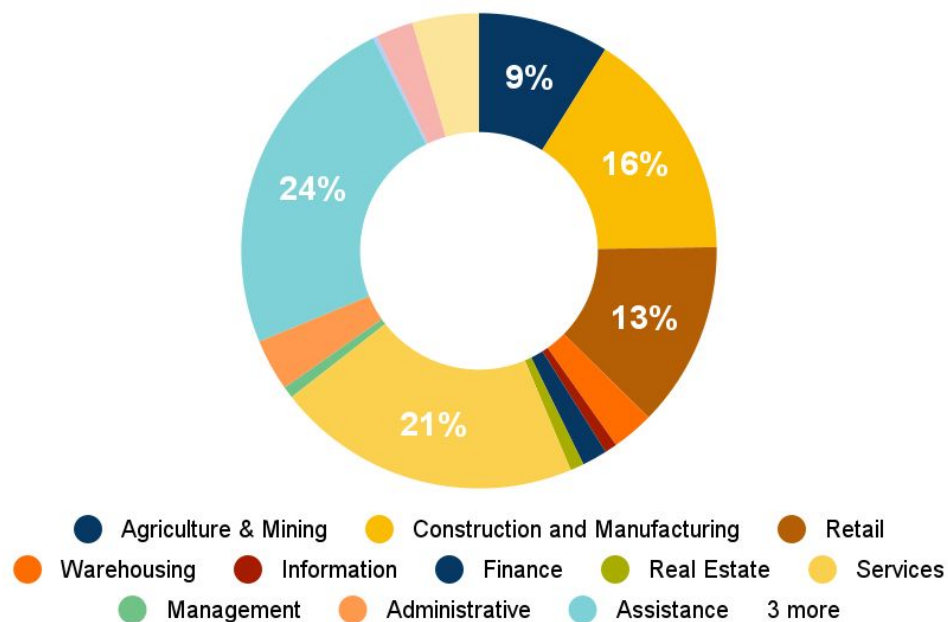


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Knox County, accounting for 24% of all jobs, followed by Manufacturing (12% of all jobs).

Total Jobs by All Industries
Knox County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$40,122**
2. Trade, transportation, and utilities | **\$43,295**
3. Goods-producing | **\$53,215**
4. Education and health services | **\$45,997**
5. Professional and business services | **\$35,682**

Source: BLS

Top 5 Employers

1. Good Samaritan Hospital (Vincennes)
2. Futaba Indiana Of America Corp (Vincennes)
3. Walmart Supercenter (Vincennes)
4. Bestway Express (Vincennes)
5. Schott Flat Glass (Vincennes)

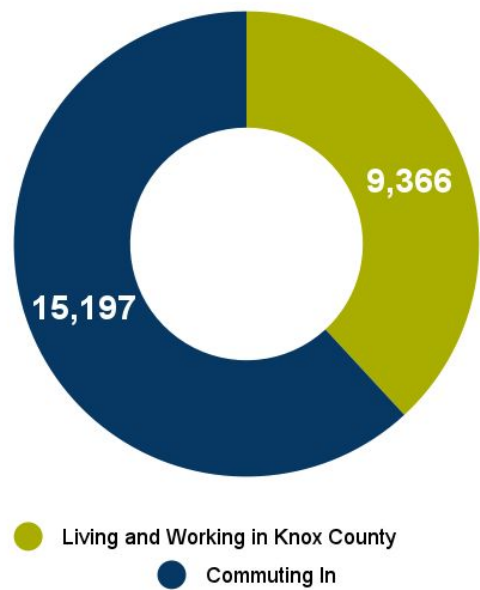
Source: BLS

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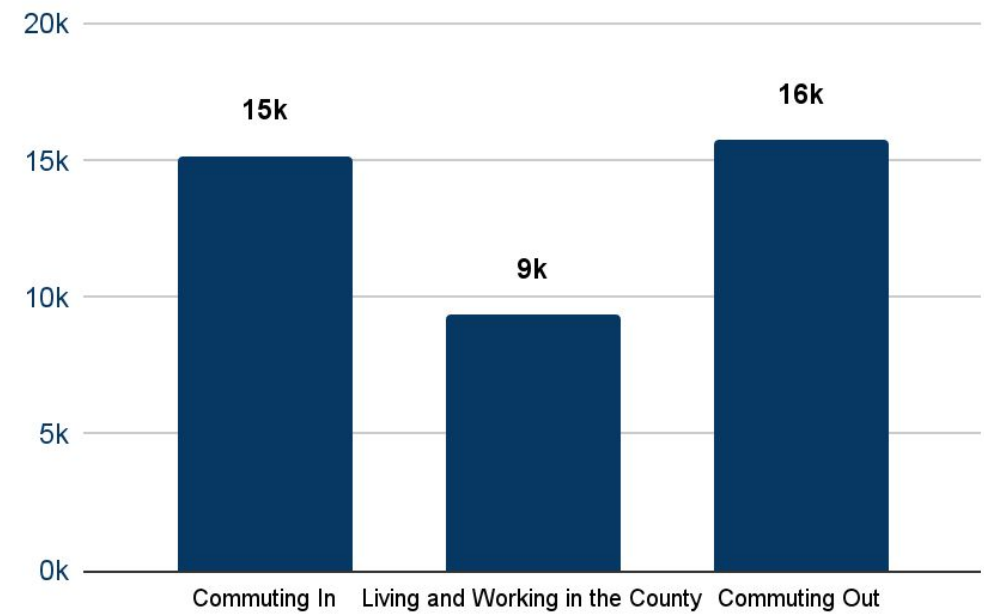
COMMUTER INFLOW / OUTFLOW | 15,000 commuters come into Knox County for their jobs, while 16,000 employees travel outside for their jobs.

Employment Inflow
Knox County | 2018



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

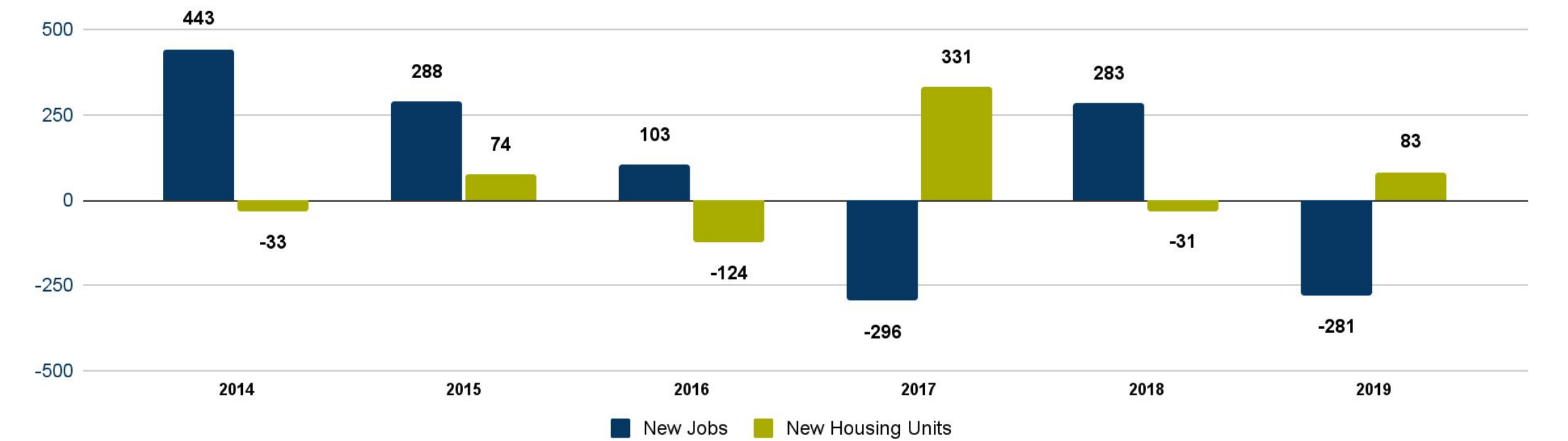
Commuting Patterns
Knox County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 540 between 2014-2019 and 300, or 56 units for every 100 jobs created.

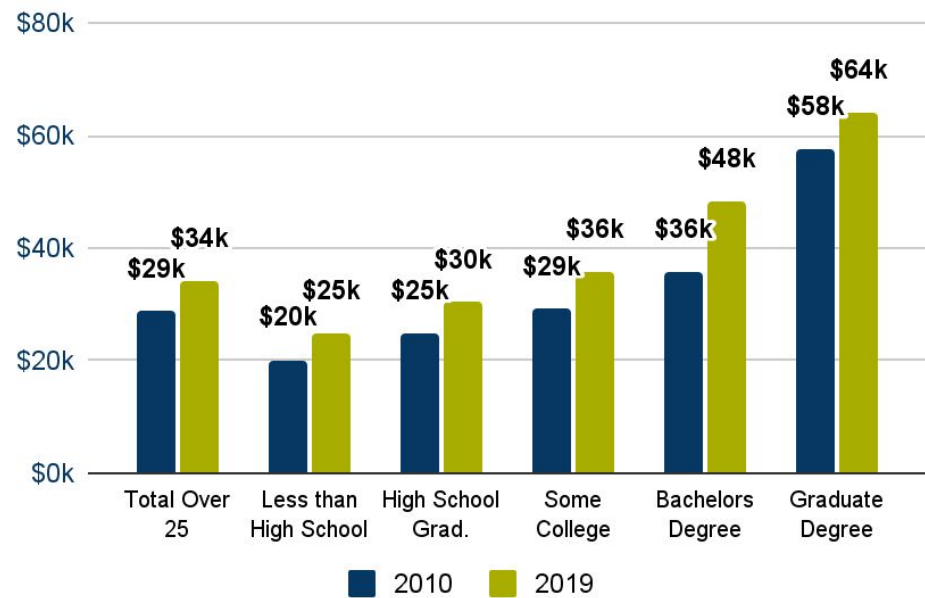
Job Growth and Housing Production Knox County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

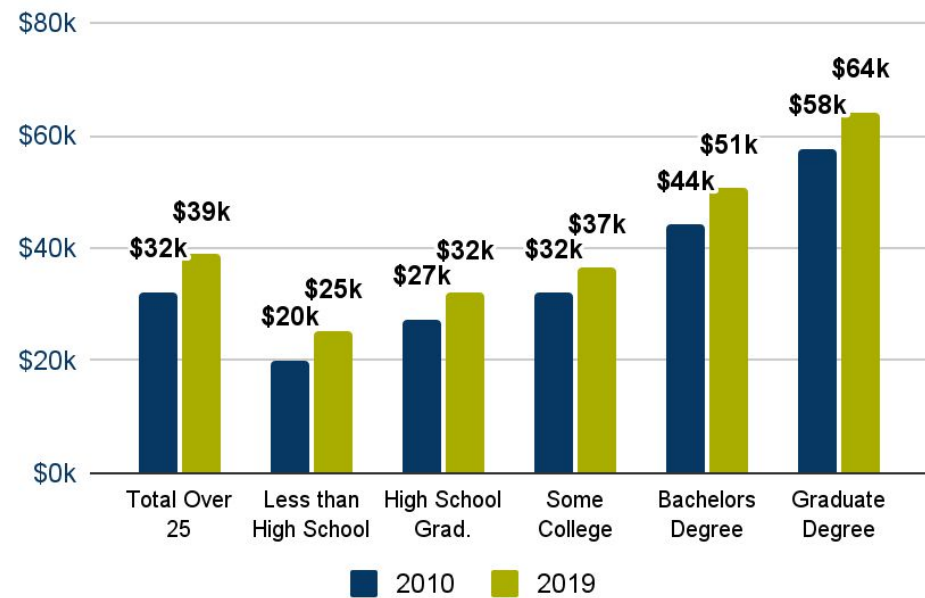
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 19% since 2010 for the total population and increased 22% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Knox County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

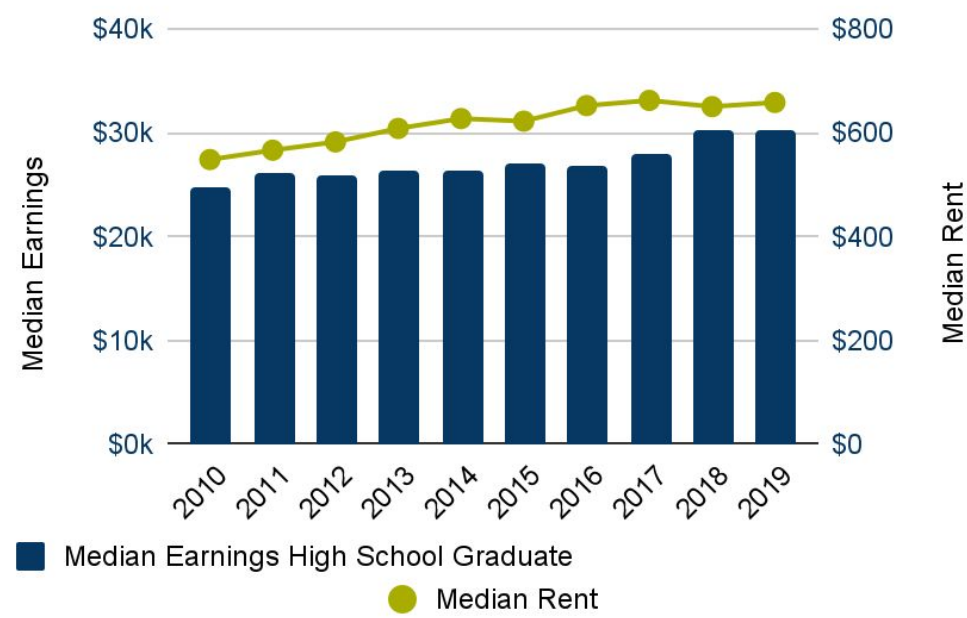
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 20.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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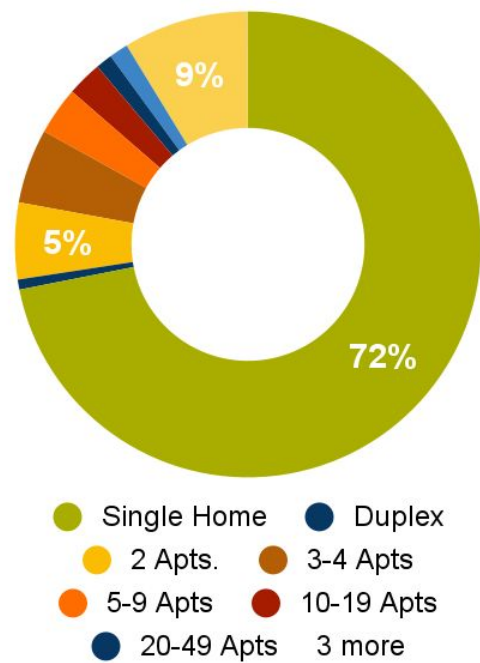
HOUSING TRENDS

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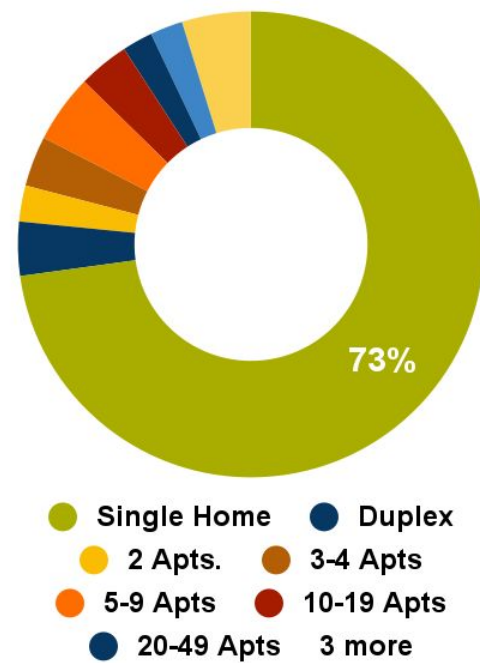
HOUSING TYPOLOGY | 72% of homes in Knox County are single-family, while 19% are multifamily. The share of multifamily housing has increased by 554 homes since 2010.

Housing Typology

Knox County | 2019



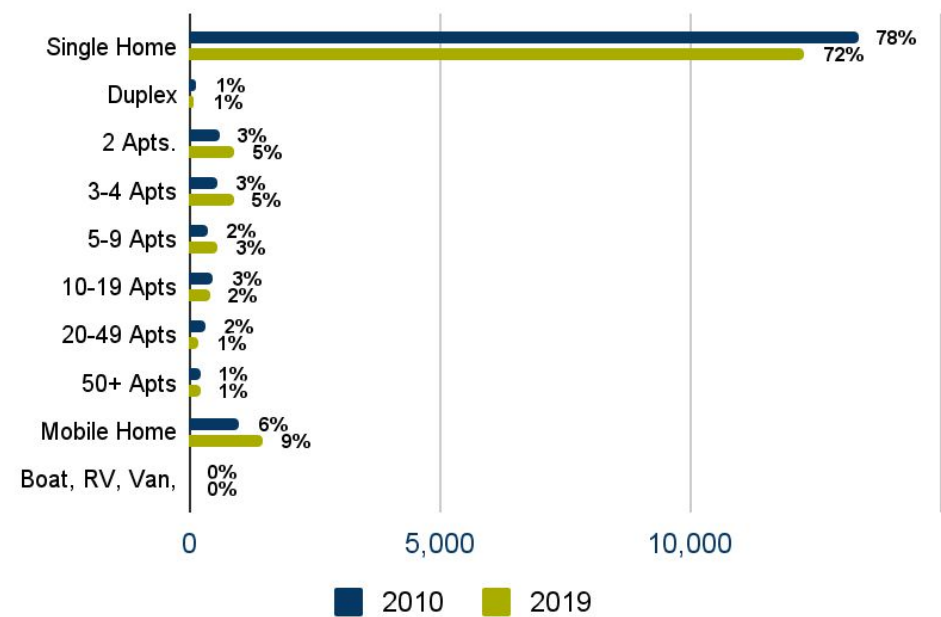
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Knox County | 2010, 2019

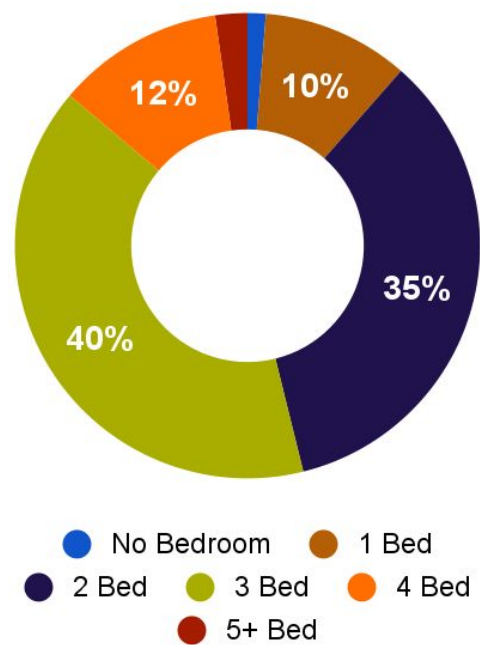


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Knox County are 2.32, with 54% of units 3 bedroom or more.

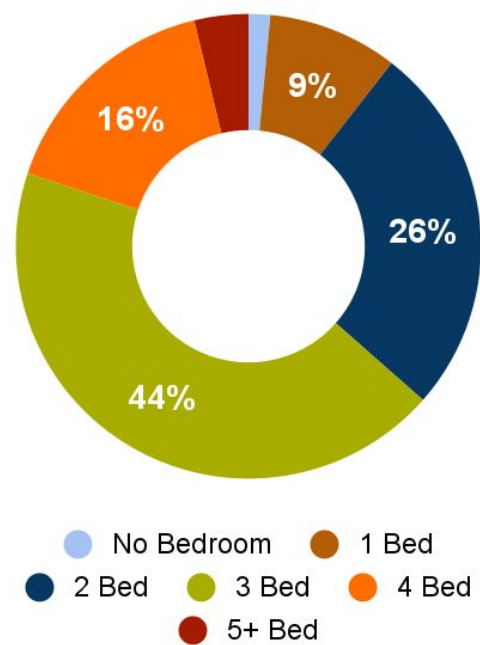
Housing Stock by Bedrooms

Knox County | 2019



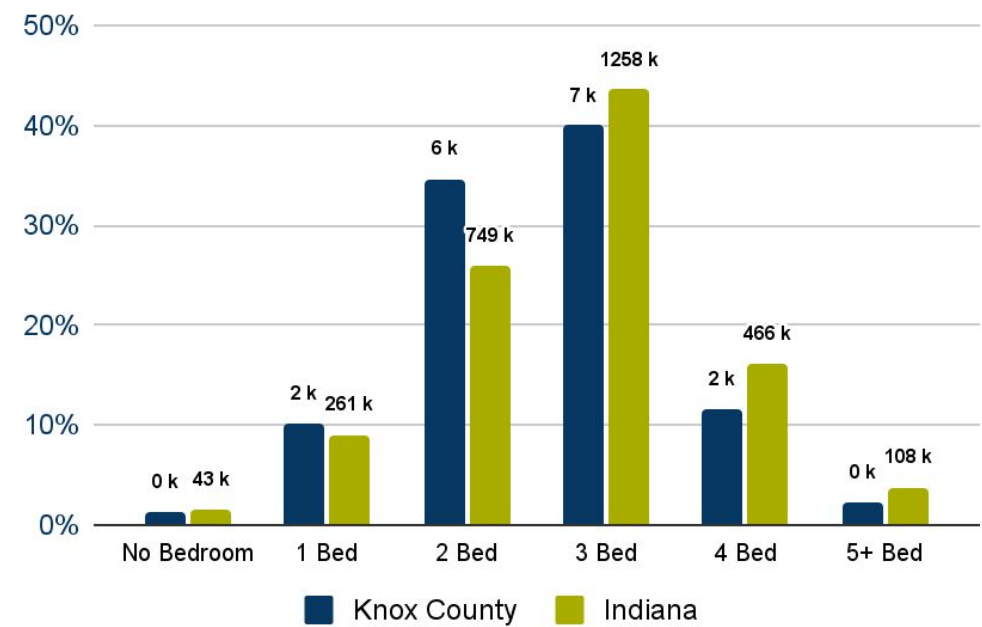
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

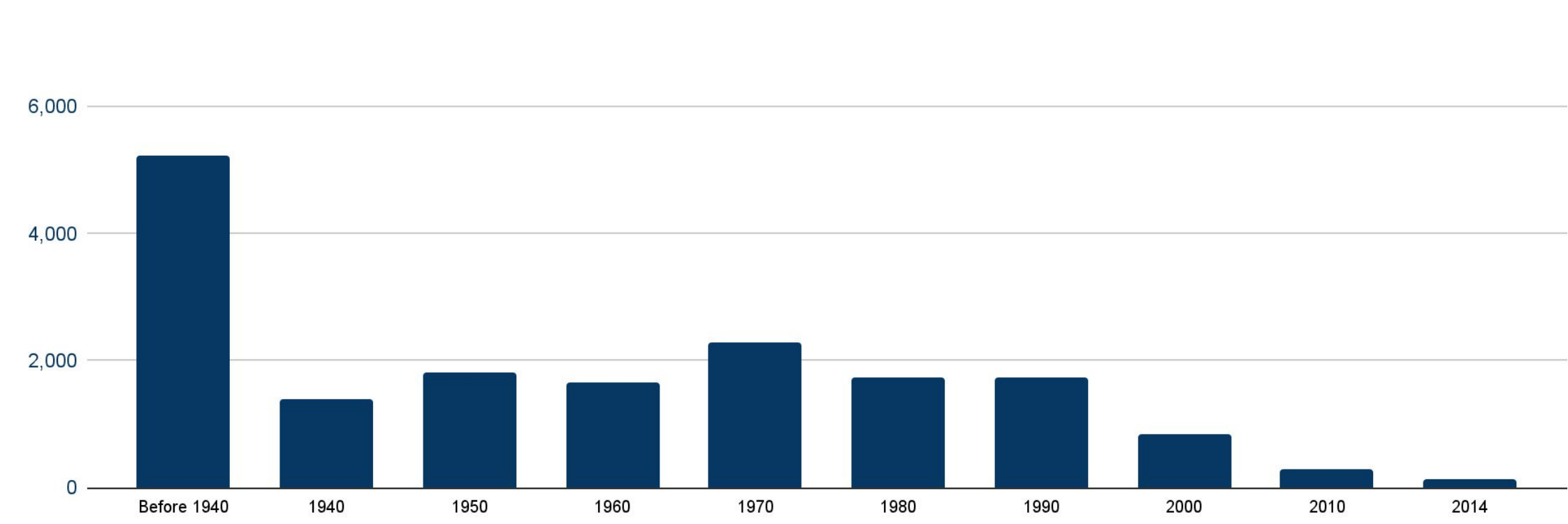
Knox County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 93% of homes were built before 1990, with most homes built in 2014.

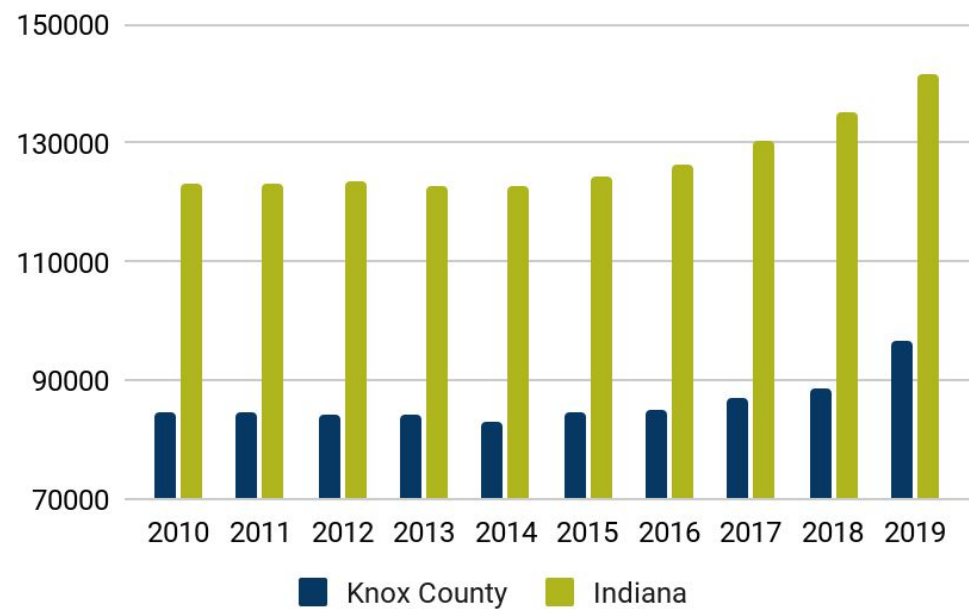
Homes by Year Built
Knox County | 2019



Source: ACS 2010-2019 5-year estimates

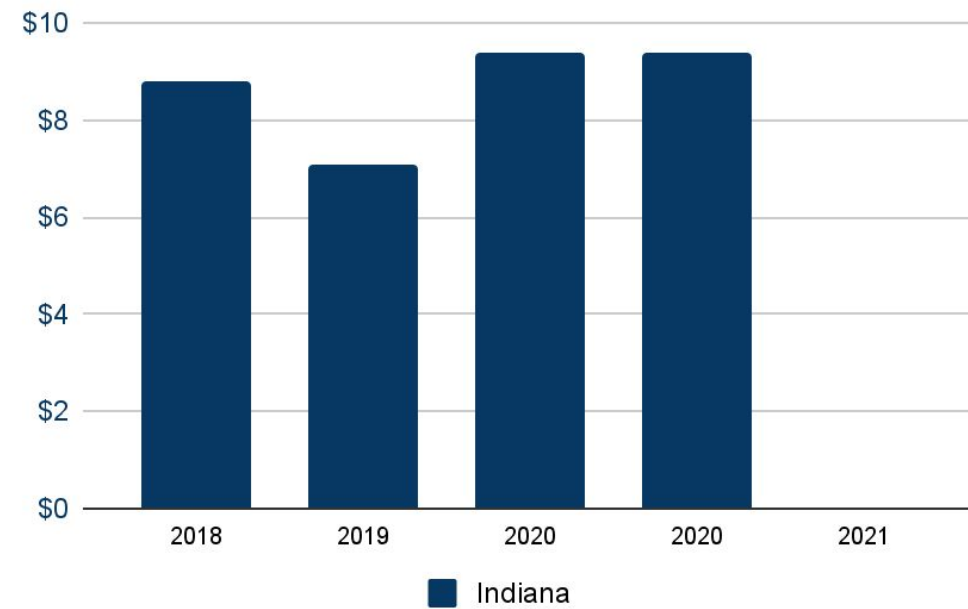
MEDIAN LISTING PRICE | Homes in Knox County have a median listing price of \$96,800, compared to \$141,700 statewide. Home prices have increased by 14% since 2010.

Median Listing Price
Knox County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

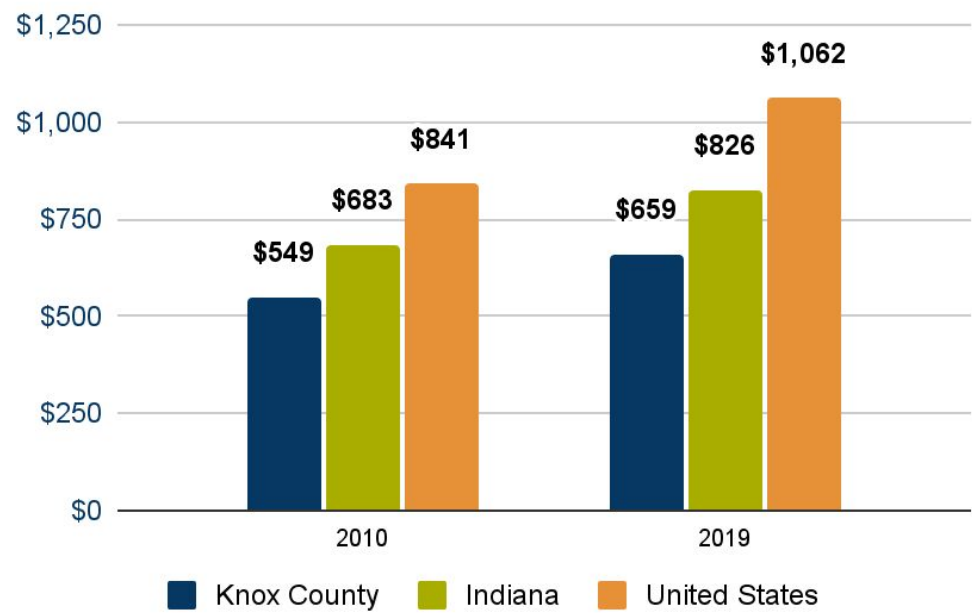
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at \$659.

Median Rent

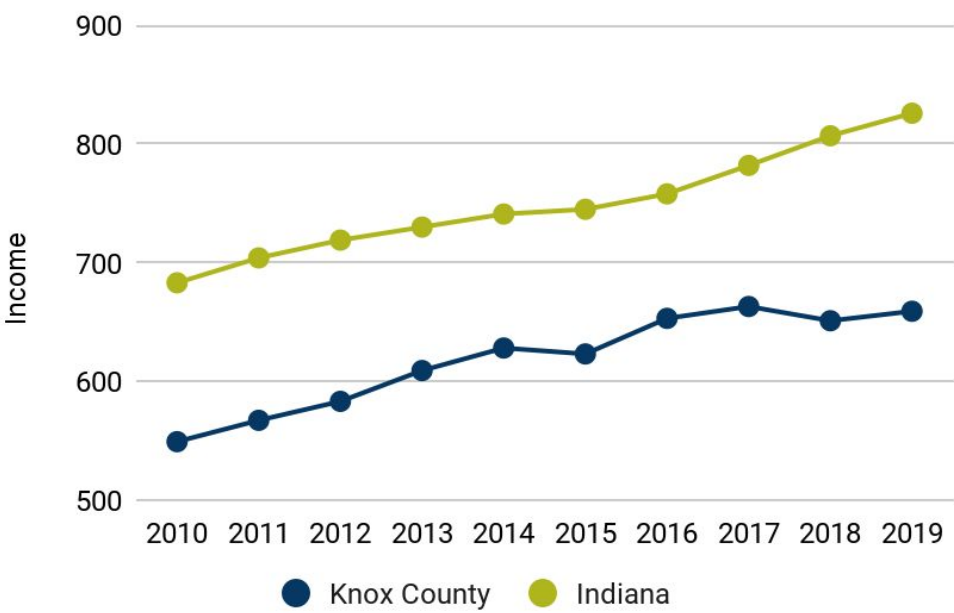
Knox County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

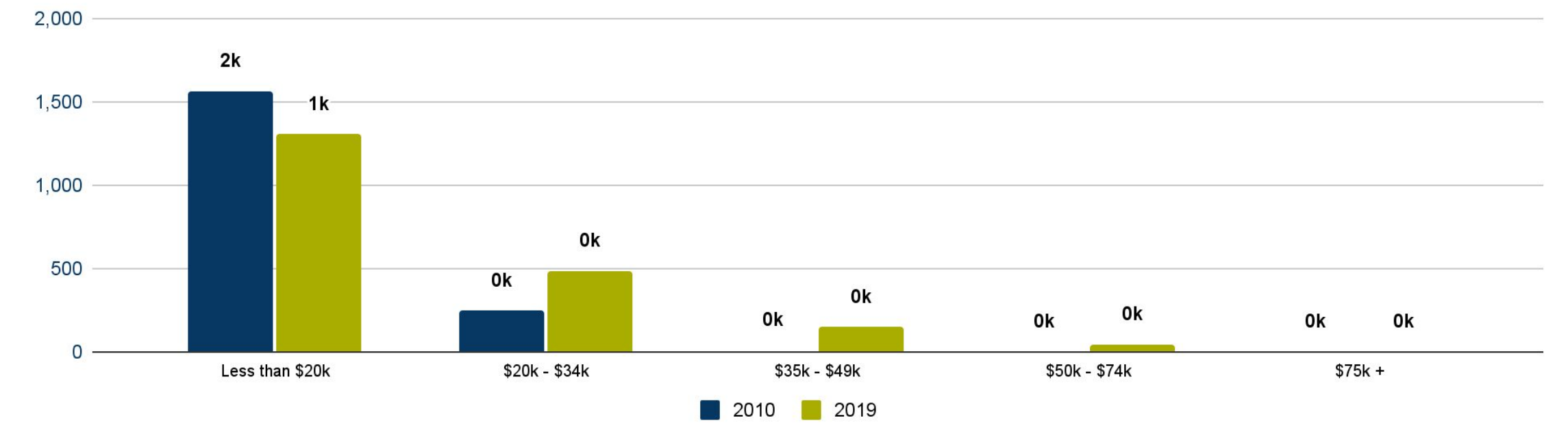
Knox County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 41% of households are housing cost burdened in Knox County, down -14% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

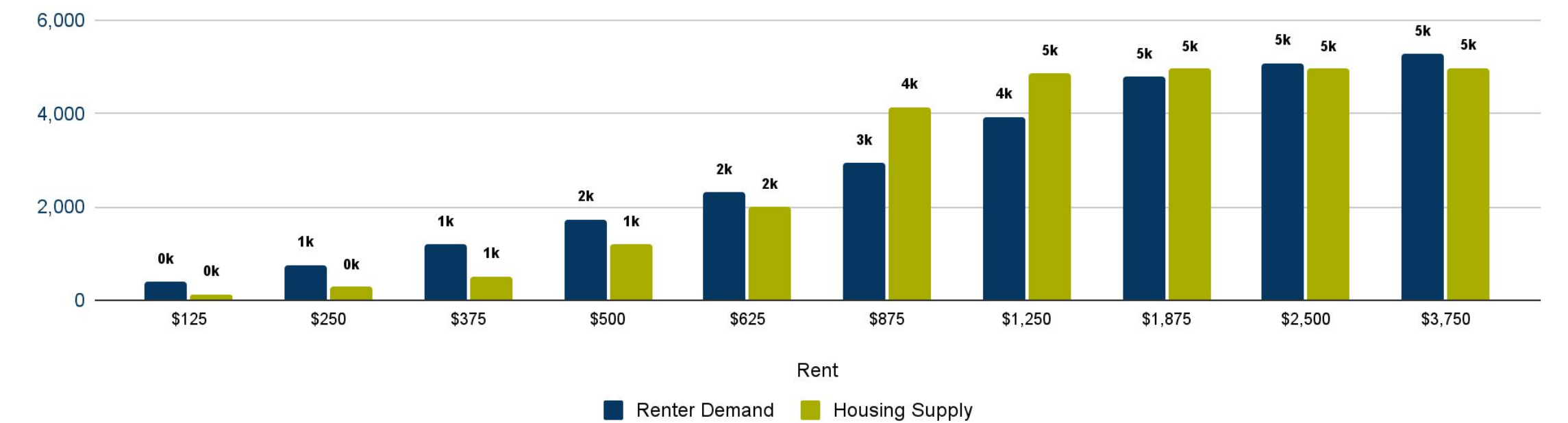
Renter Housing Cost Burden
Knox County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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
Knox County, Indiana | 2010-2019

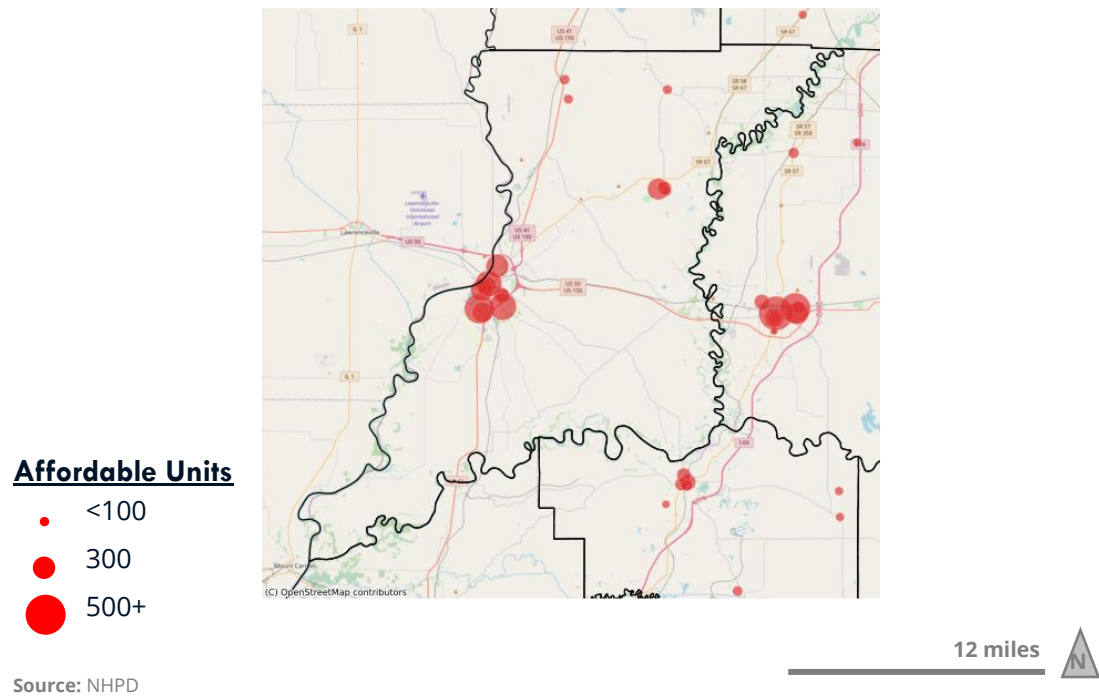


Source: ACS 2010-2019 5-year estimates

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

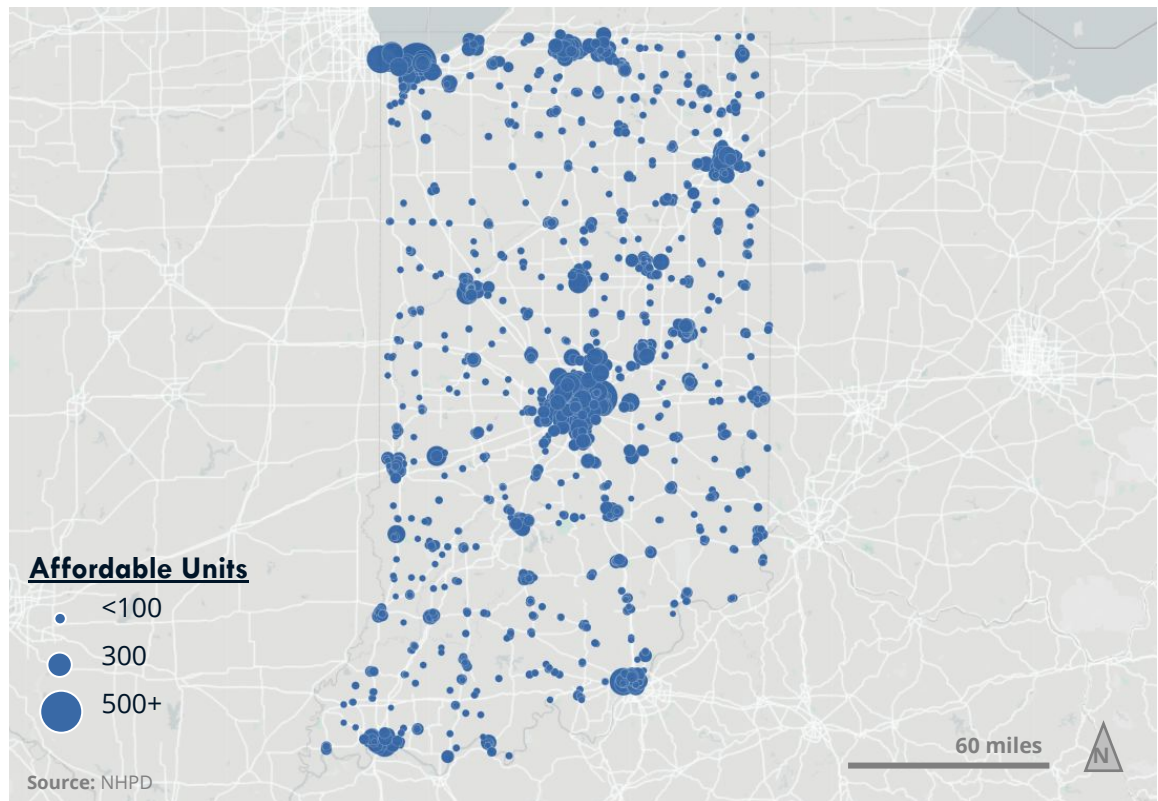
Affordable Housing Inventory

Knox County | 2020



Affordable Housing Inventory

State of Indiana | 2020

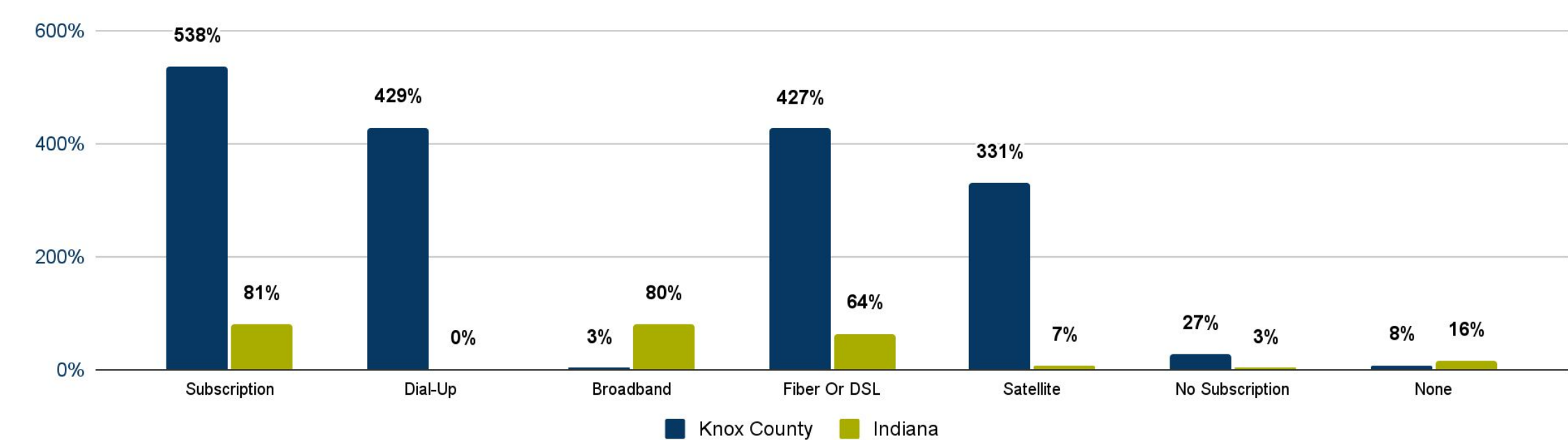


WORKING DRAFT

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HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Knox County | 2017-2020



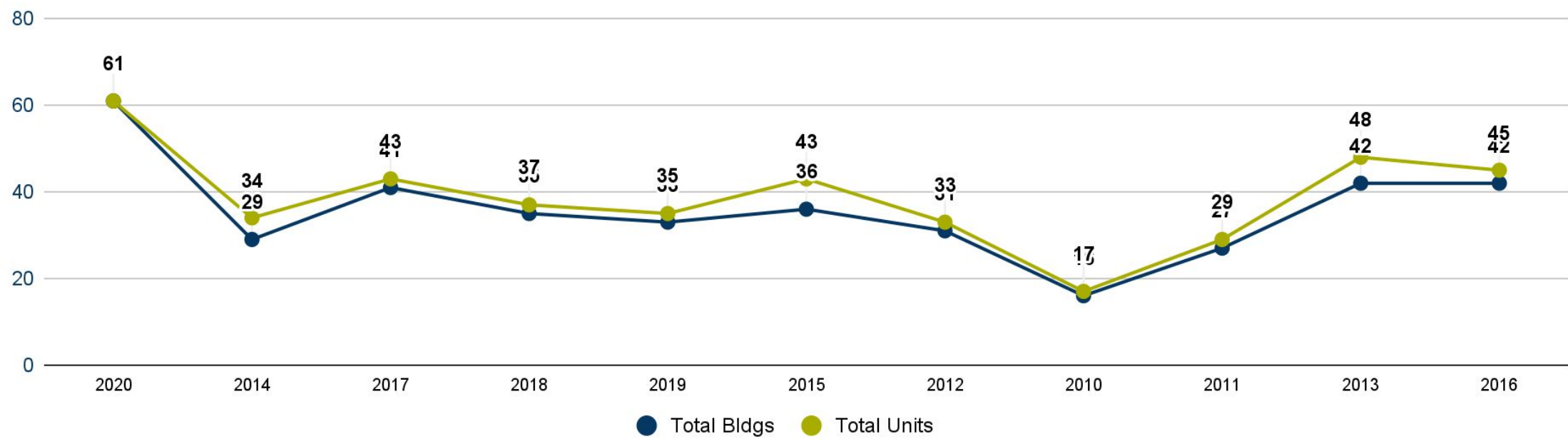
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 42 new housing starts in 2016 in Knox County, with 393 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Knox 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

WORKING DRAFT

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