



INDIANA HOUSING
DASHBOARD



Indiana Housing & Community Development Authority



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INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR BROWN COUNTY

MARCH 2022

ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

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
- U.S. Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

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

DEMOGRAPHIC TRENDS

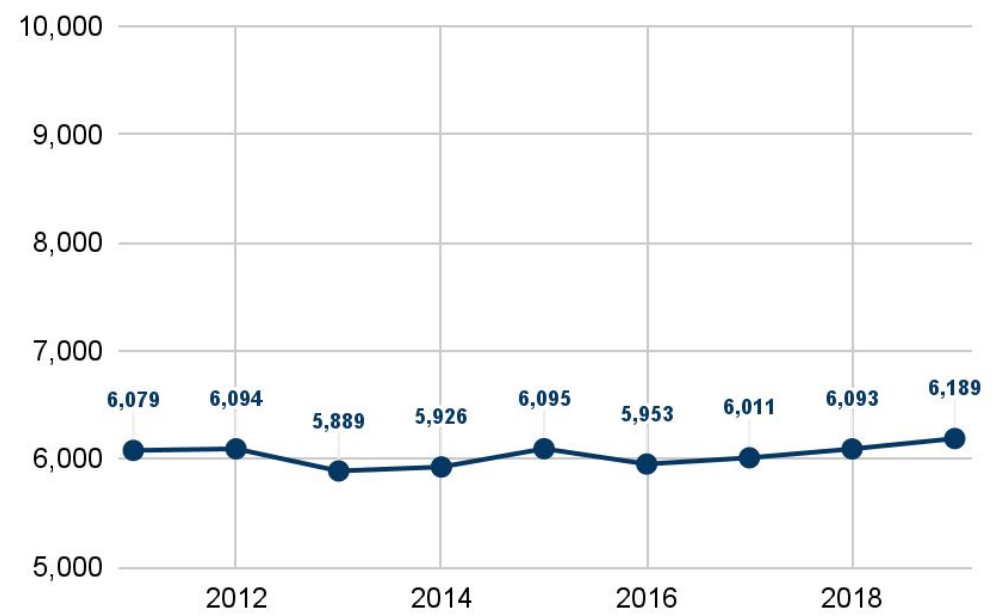
POPULATION | Brown County's population has decreased by 1.36% (207 people) between 2010-2019. In the same time period, the total number of households increased by 4.67% (276 households).

Resident Population
Brown County | 2010-2019



Source: FRED, U.S. Census Bureau

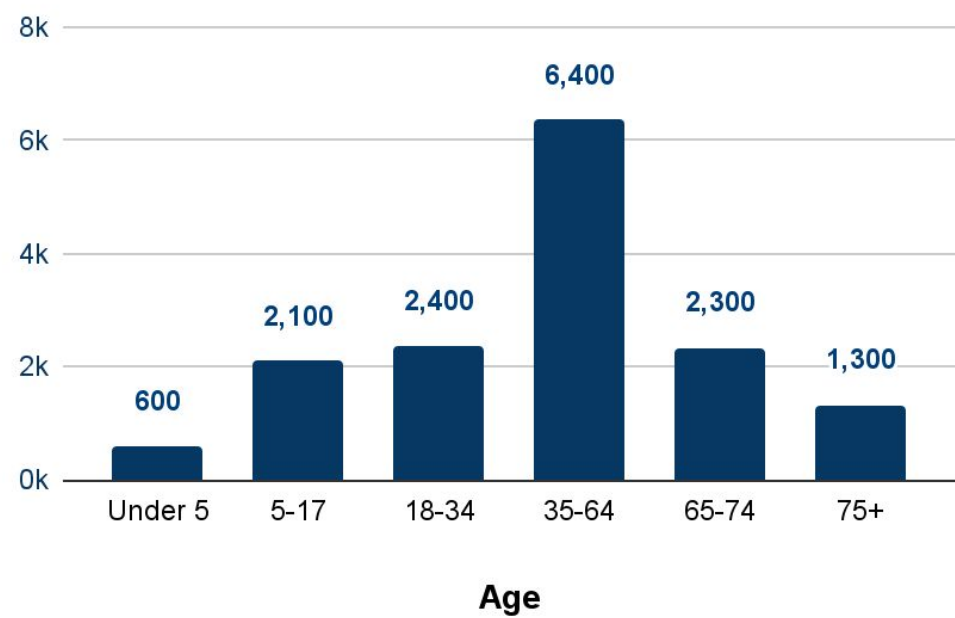
Households
Brown County | 2010-2019



Source: FRED, U.S. Census Bureau

AGE | 3,600 of people in Brown County are age 65 or older, while 18% are younger than 18.

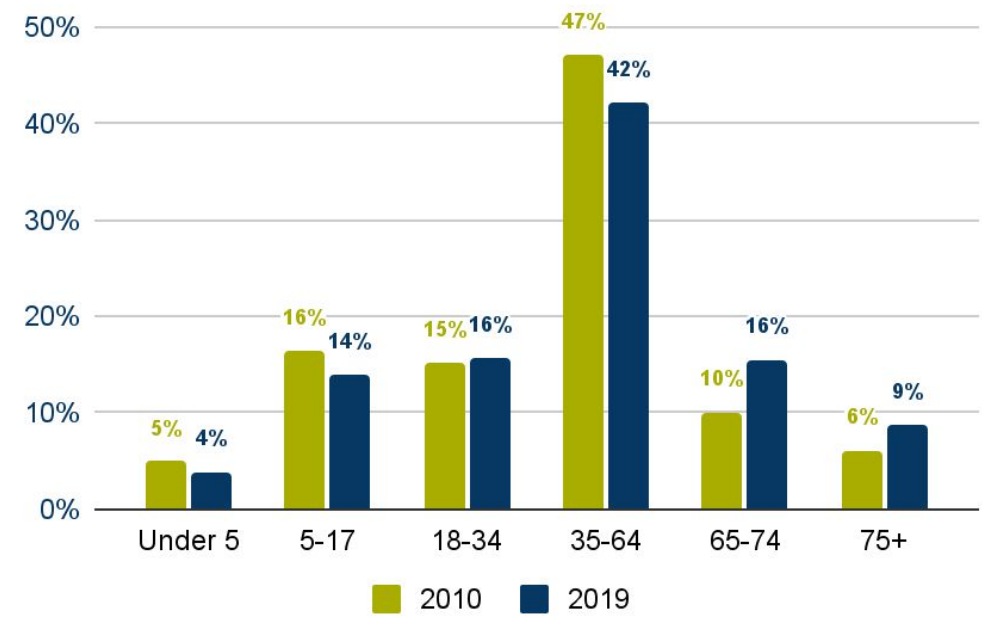
Population by Age
Brown County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Brown County | 2010, 2019

Change in Share of Population

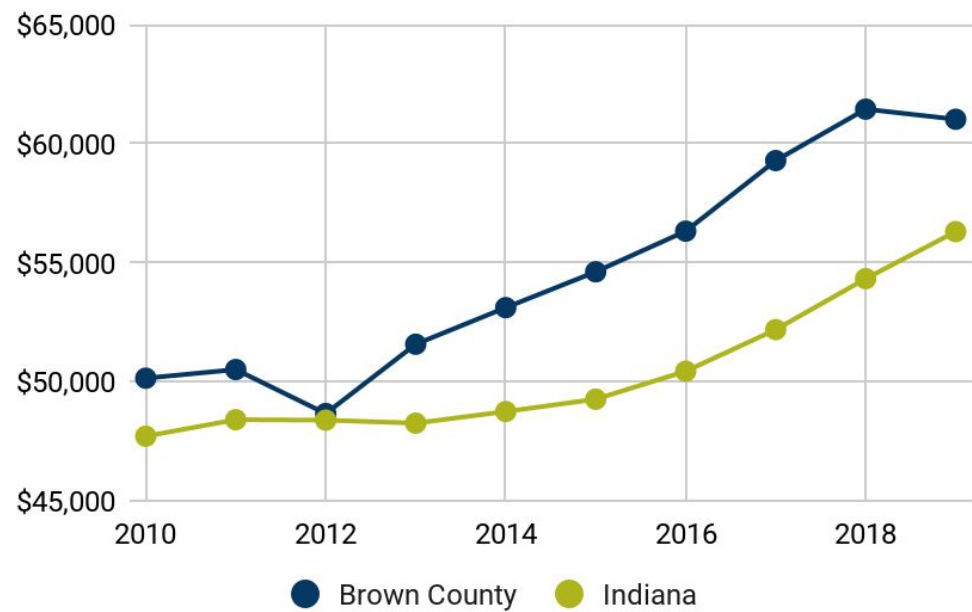


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Brown County had a median income of \$61,030 in 2019, up 22% since 2010. 29% of households have incomes below \$35,000, while 27% have incomes above \$100,000.

Median Income

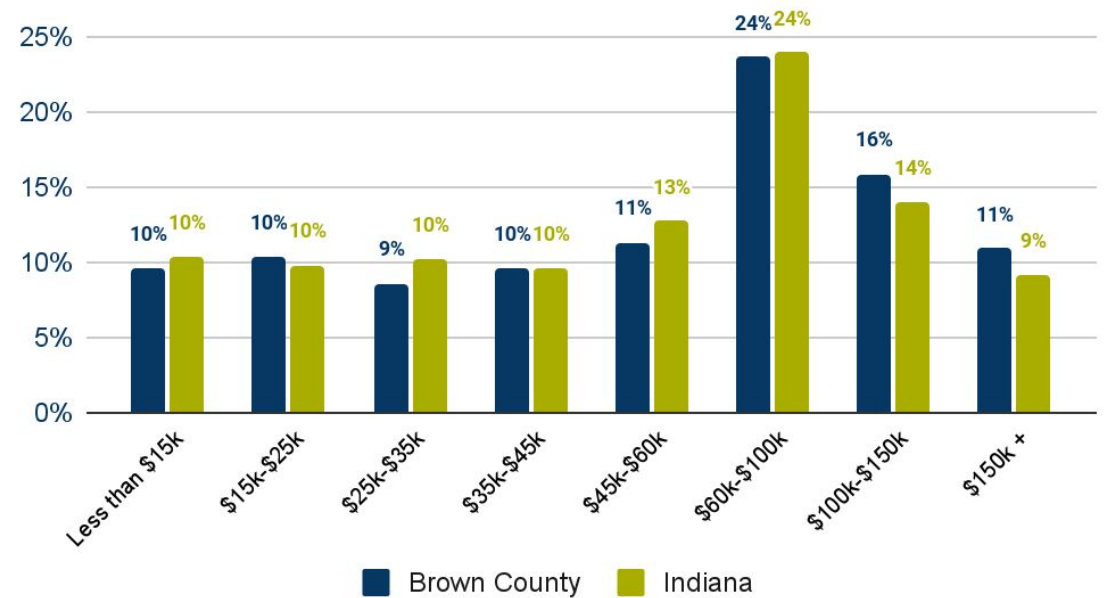
Brown County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

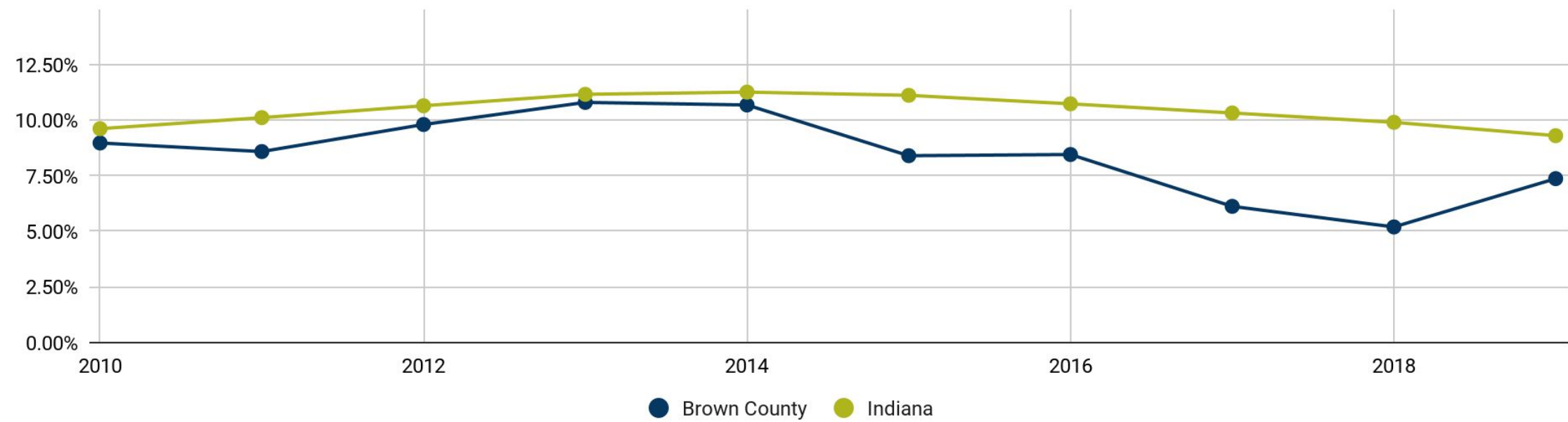
Brown County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.4% of families in Brown County live below the poverty line, down 1.60 points from 9.0% in 2010.

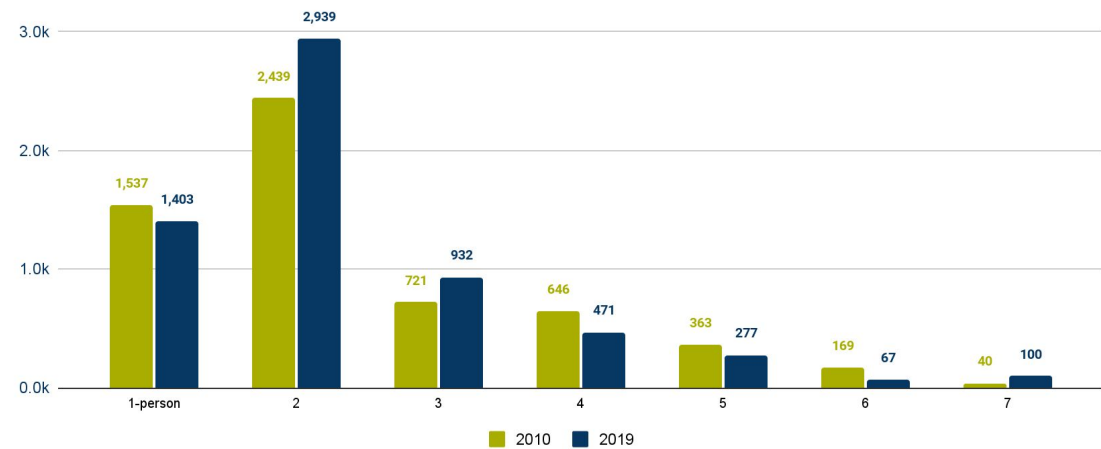
Family Poverty Rate
Brown County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

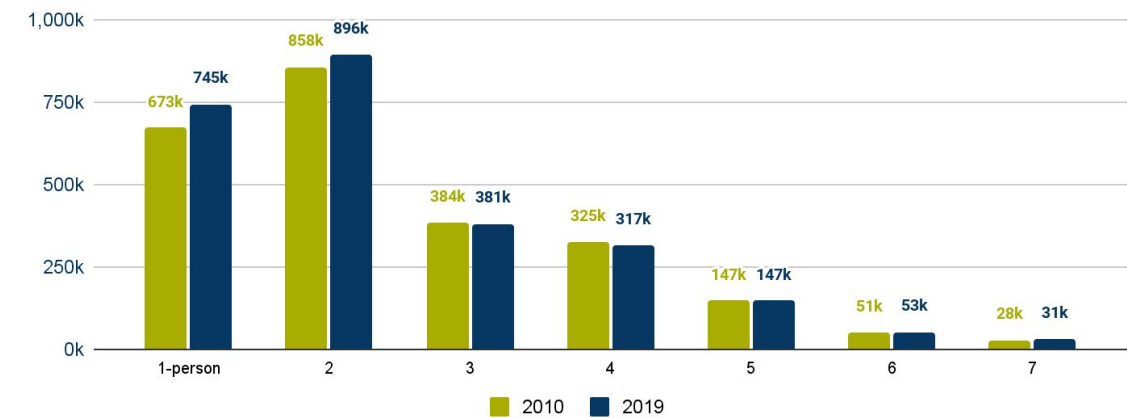
HOUSEHOLD SIZE | The average household size is 2.41 people, compared to the statewide average of 2.52. The Brown County average household has shrunk by 0.16 persons since 2010.

Household Size
Brown County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

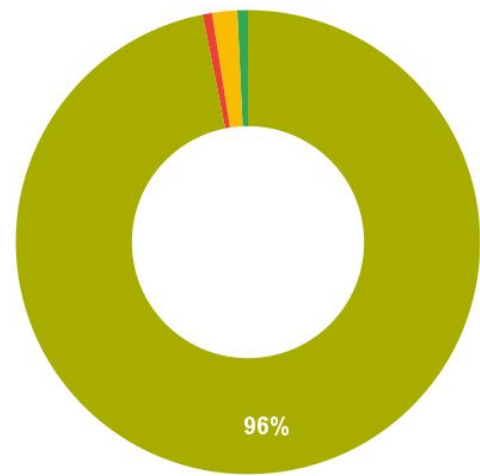


Source: ACS 2010-2019 5-year estimates

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

Racial/Ethnic Distribution

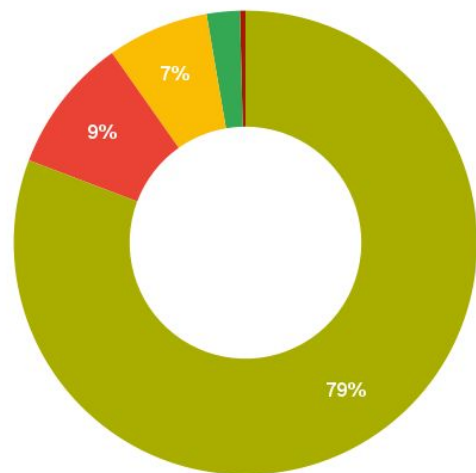
Brown County | 2019



● White ● Black
● Hispanic or Latino ● Asian

Source: ACS 2010-2019 5-year estimates

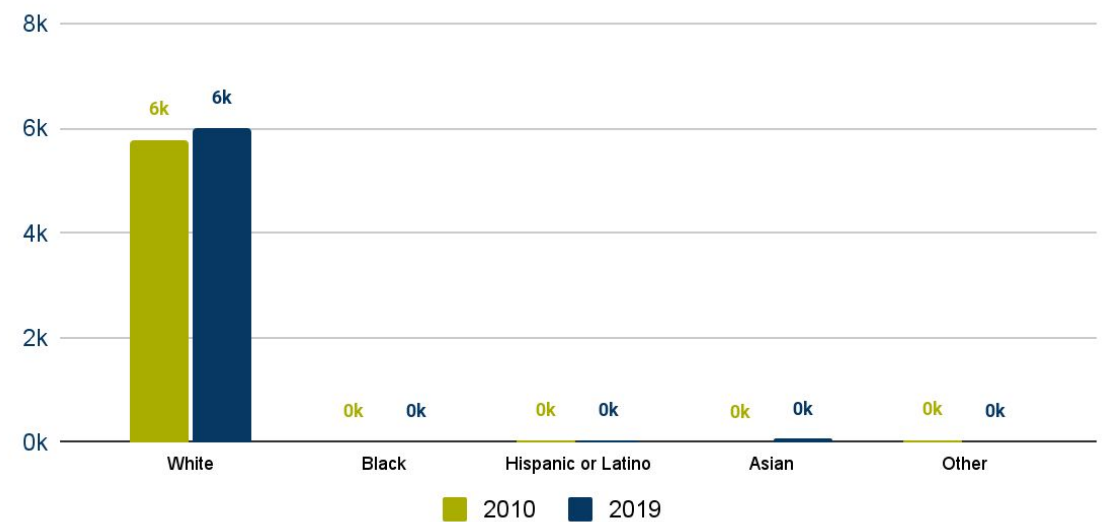
Indiana | 2019



● White ● Black
● Hispanic or Latino ● Asian
● Other

Household Racial/Ethnic Distribution

Brown County | 2010, 2019



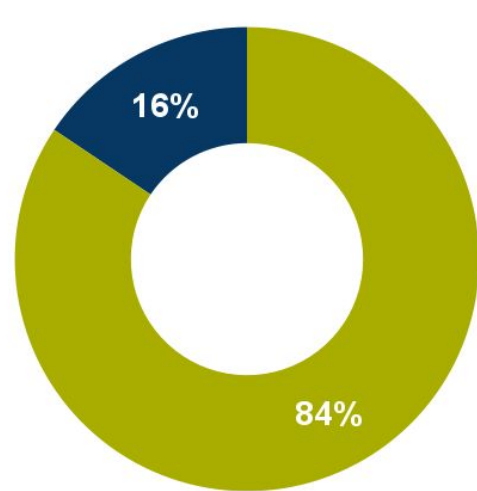
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 16% of households (965 households) in Brown County were renters, while 84% (5,224 households) were owners. The share of renters has decreased by 0.32 percentage points since 2010.

Housing Tenure

Brown County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

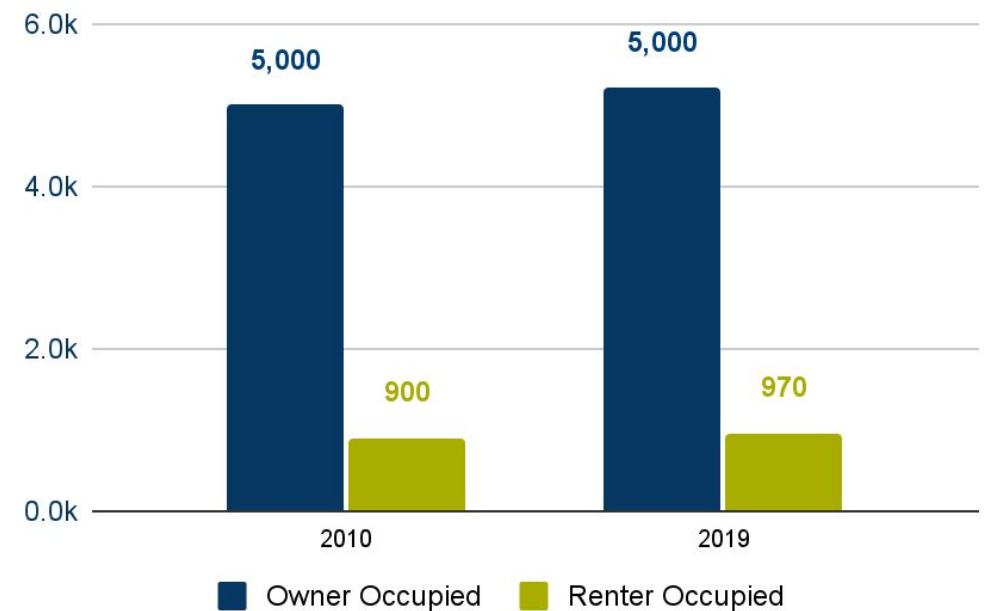
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

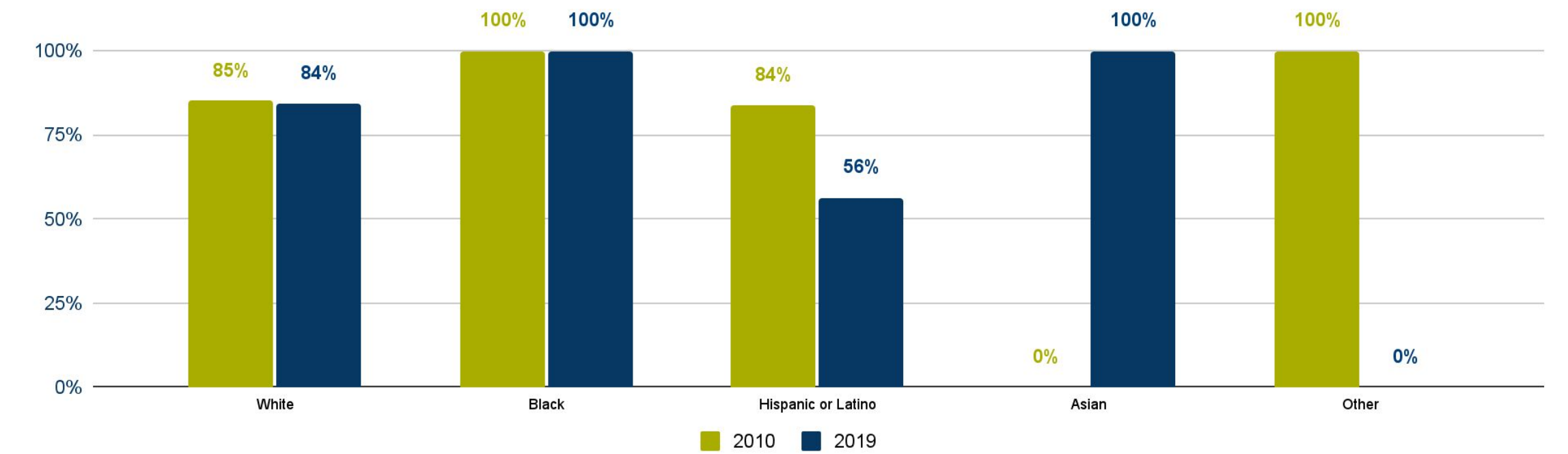
Brown County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 84%, homeownership is 84% among non-Hispanic White households, 100% for Black households, and 56% for Hispanic or Latino households.

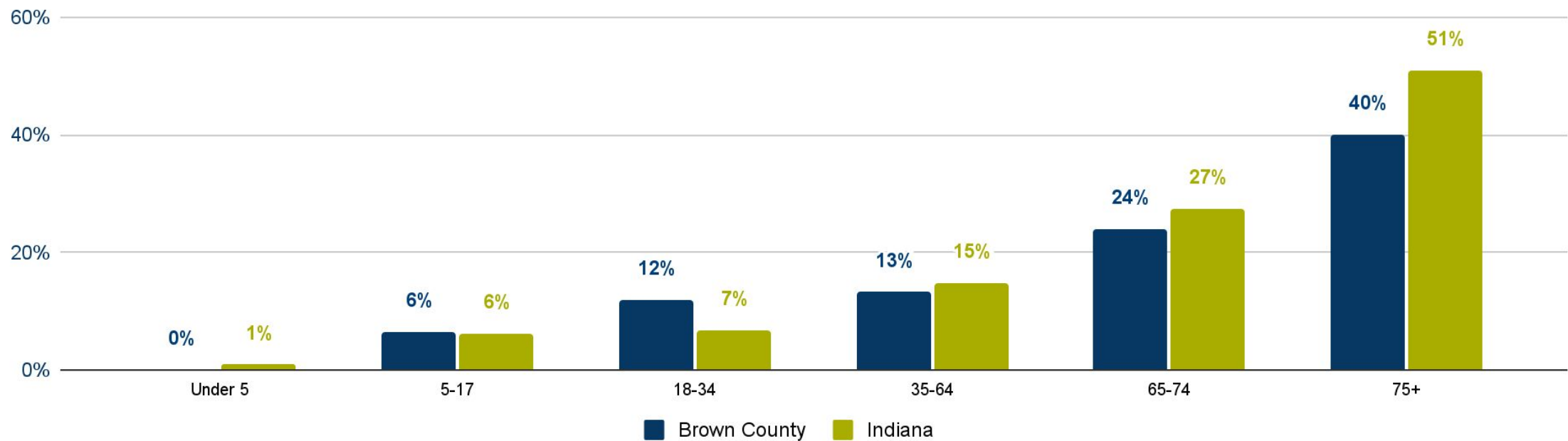
Homeownership by Race
Brown County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Brown County live with a disability. For people 65 and older, the figure increases to 29%.

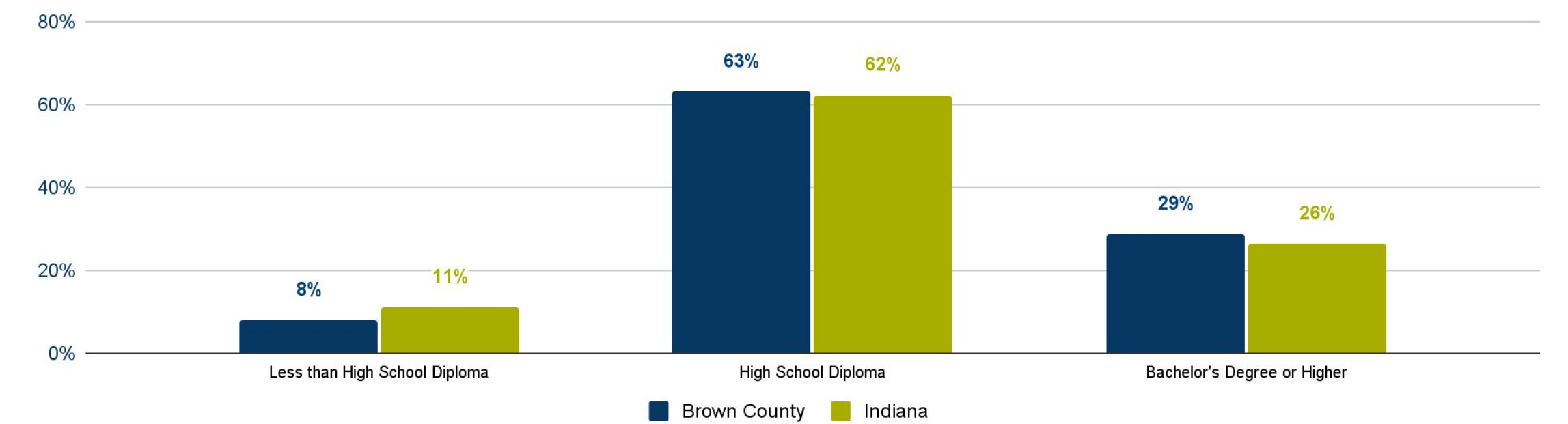
Share of the Population by Age with a Disability
Brown County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Brown County, 63% of the population completed high school degree as their highest level of education, while 29% of the population has a Bachelor's degree or higher.

Educational Attainment
Brown County, Indiana | 2019

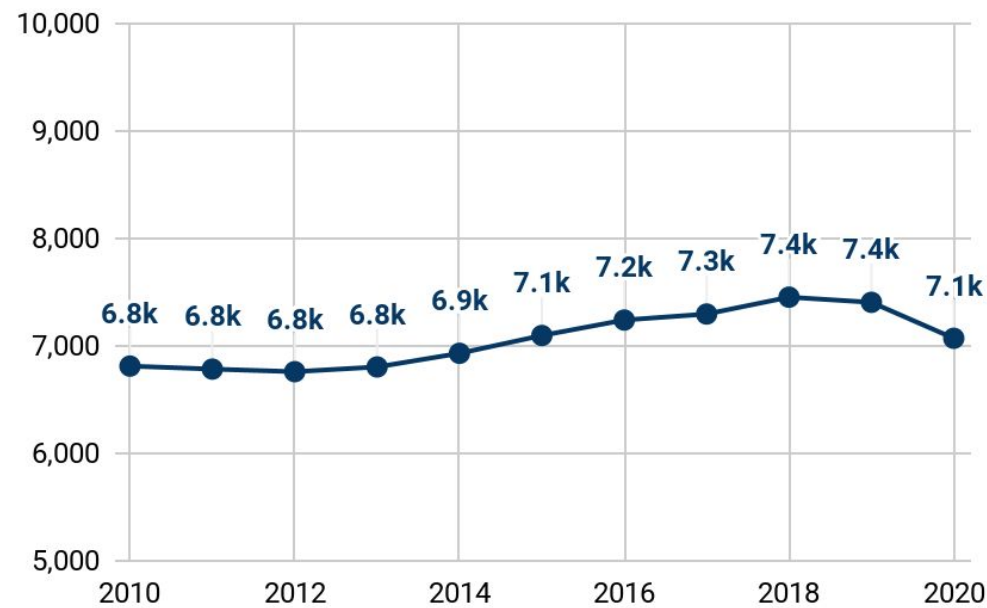


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

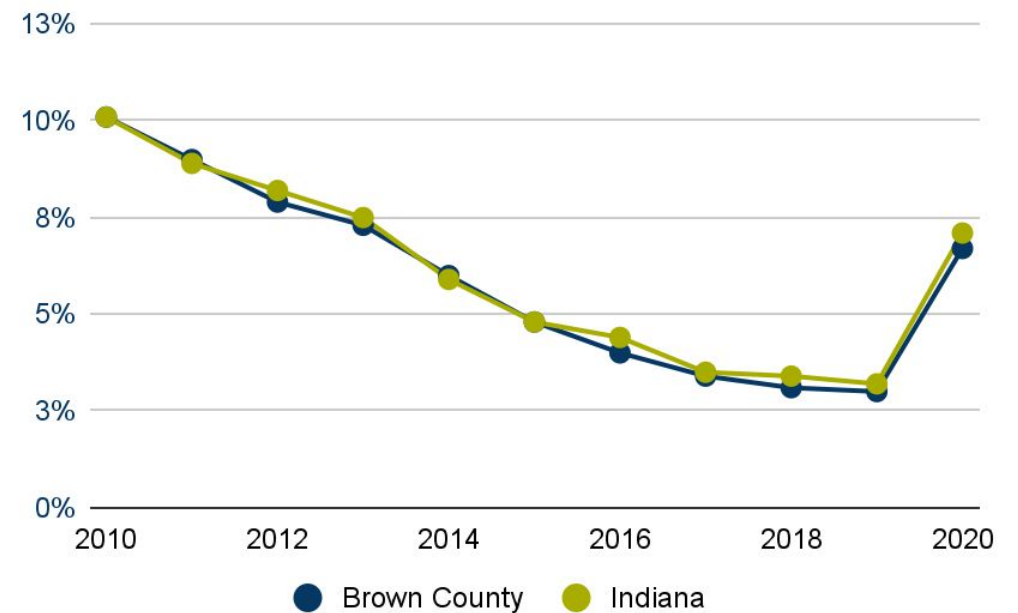
EMPLOYMENT BASE | There are currently 7,000 employed persons in Brown County, up by 3.81% since 2010. The unemployment rate in 2020 was 6.70%, up 3.70 points from 2019.

Total Employment
Brown County | 2010-2019



Source: FRED Estimates

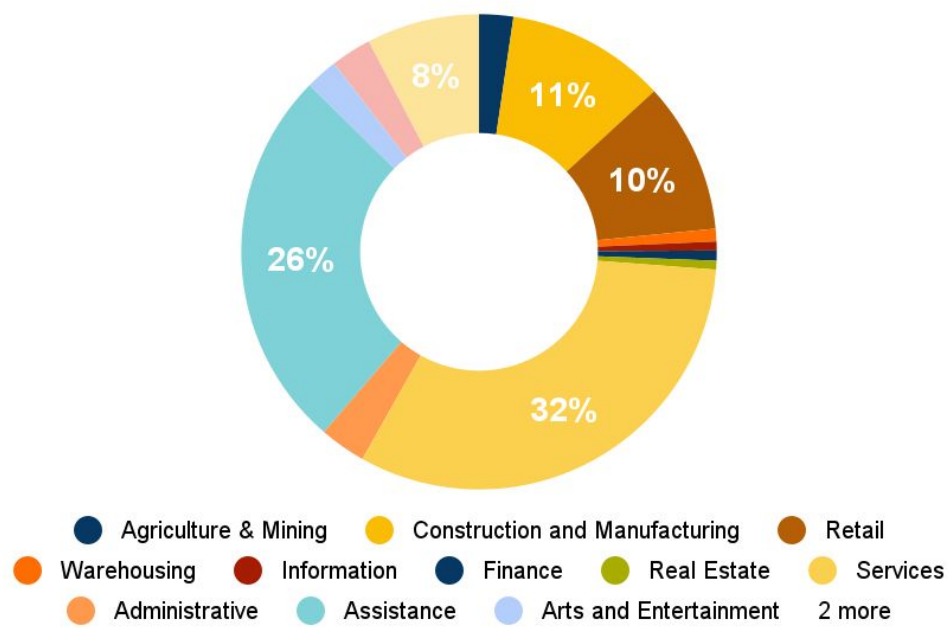
Unemployment Rate
Brown County, Indiana | 2010-2019



Source: FRED Estimates

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance is the leading industry for jobs in Brown County, followed by Accommodation and Food Services (19%).

Total Jobs by All Industries Brown County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$30,345
- 2. Trade, transportation, and utilities | \$27,607
- 3. Goods-producing | \$34,491
- 4. Leisure and hospitality | \$19,281
- 5. Professional and business services | \$41,719

Source: BLS

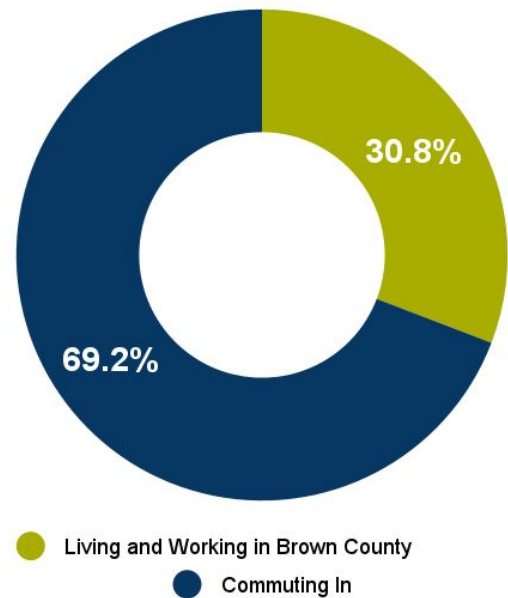
Top 5 Employers

- 1. Brown County Health-living (Nashville)
- 2. Abe Martin Lodge (Nashville)
- 3. Brown County High School (Nashville)
- 4. Brown County State Park (Nashville)
- 5. Brown County Inn (Nashville)

Source: BLS

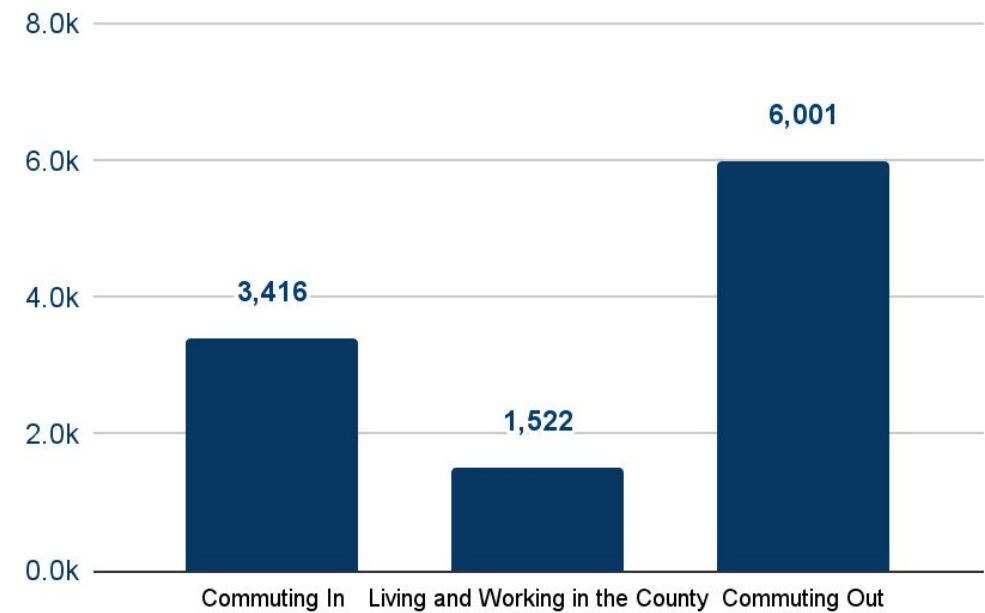
COMMUTER INFLOW / OUTFLOW | 3,000 commuters come into Brown County for their jobs, while 6,000 employees travel out of Brown County for their jobs.

Employment Inflow
Brown County | 2018



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

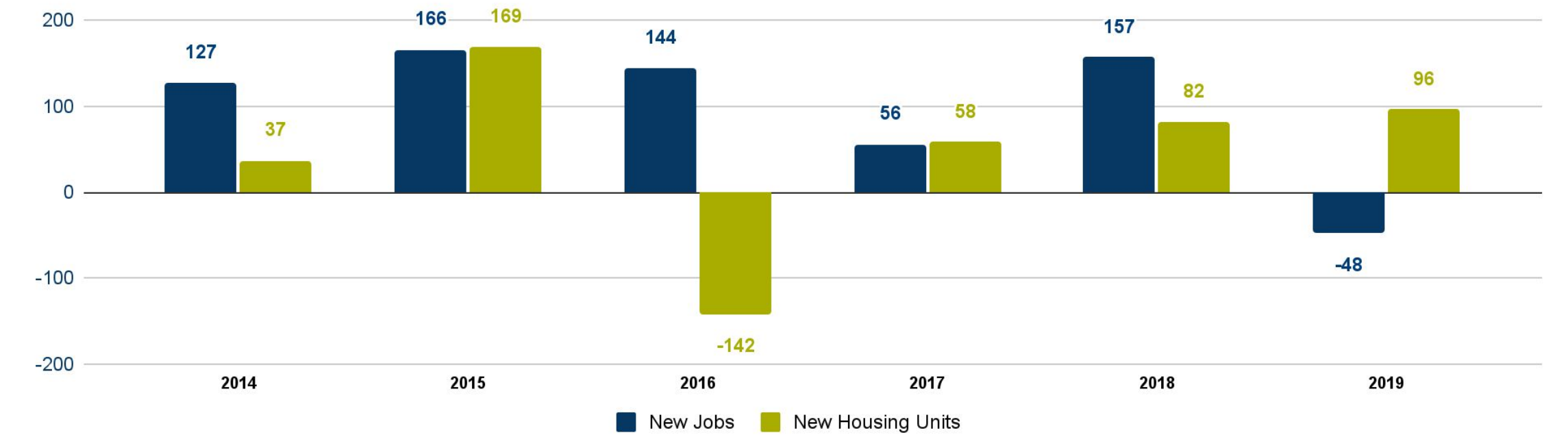
Commuting Patterns
Brown County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Brown County has created 602 jobs and 300 housing units between 2014 and 2019, or 50 housing units for every 100 jobs created.

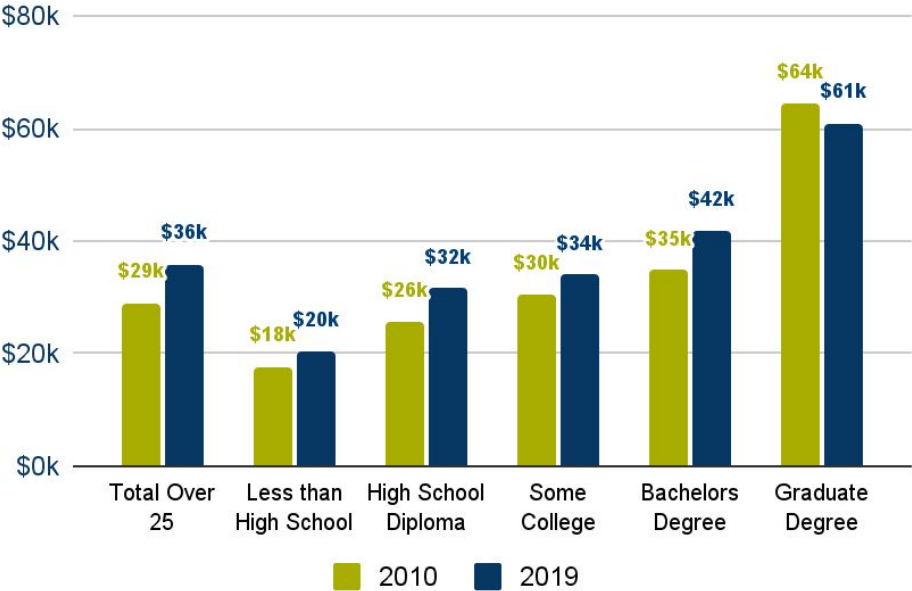
Job Growth and Housing Production
Brown County | New Jobs, New Housing Units



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

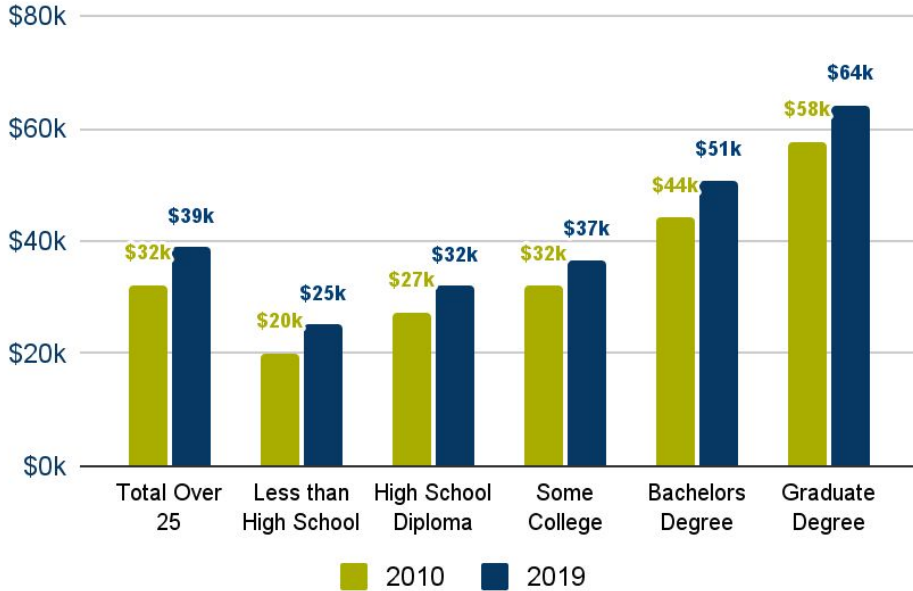
INCOME GROWTH | Median earnings have increased 24% since 2010 for the total population and increased 23% for the population with a high school diploma or greater education.

Median Earnings by Educational Attainment
Brown County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

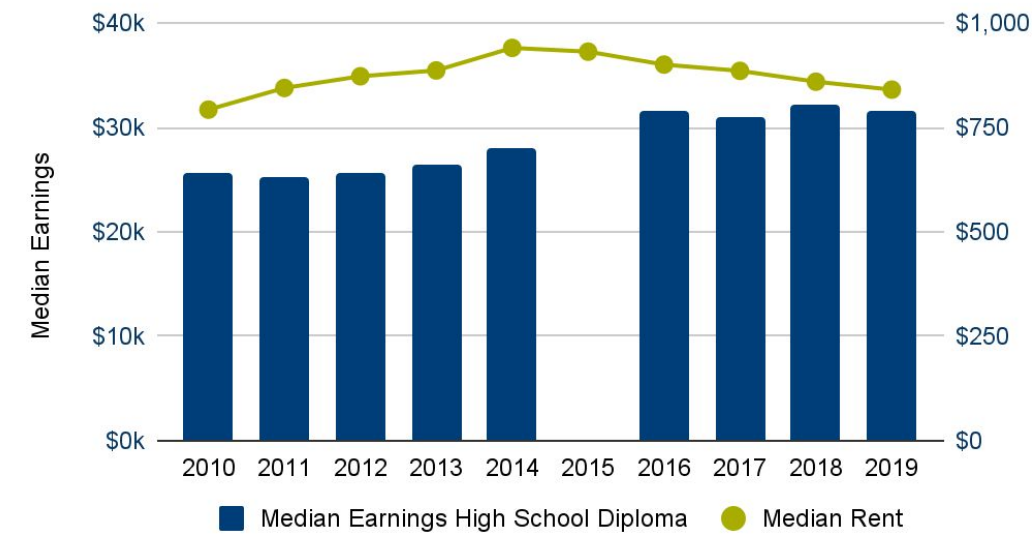
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

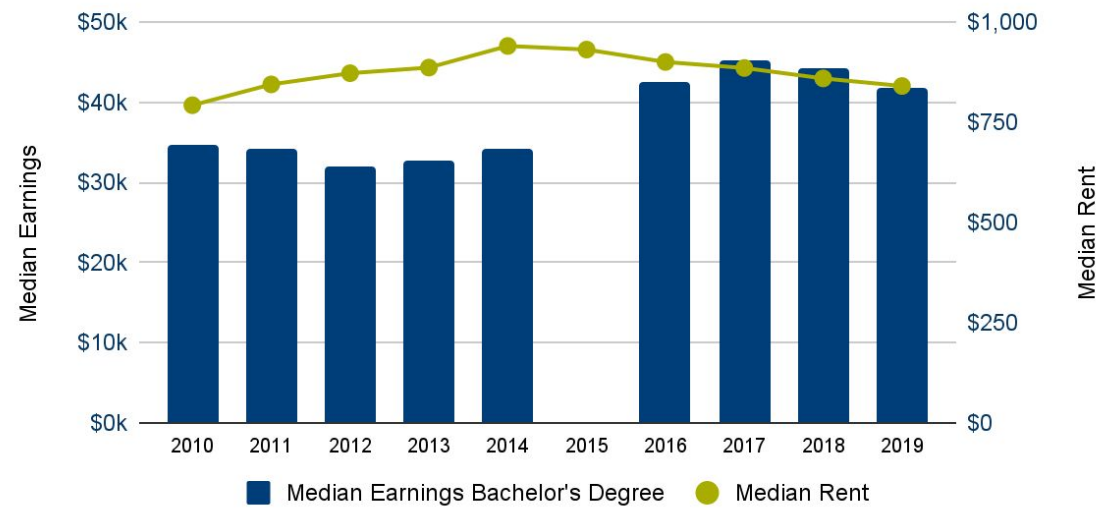
INCOME GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$48, or 6% since 2010.

Income and Rent Growth, High School Diploma
Brown County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Income and Rent Growth, Bachelor's Degree
Brown County | 2010-2019



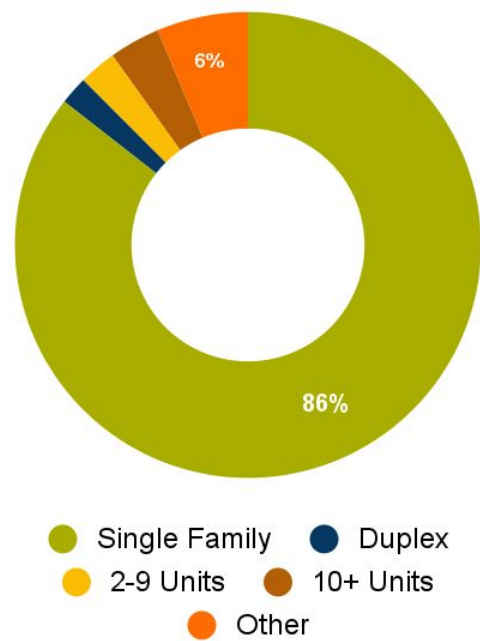
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPE | 86% of homes in Brown County are single-family, while 14% are multifamily.

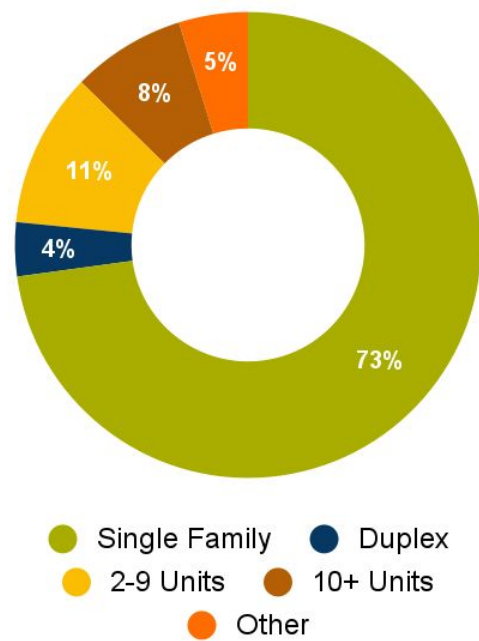
Housing Type

Brown County | 2019



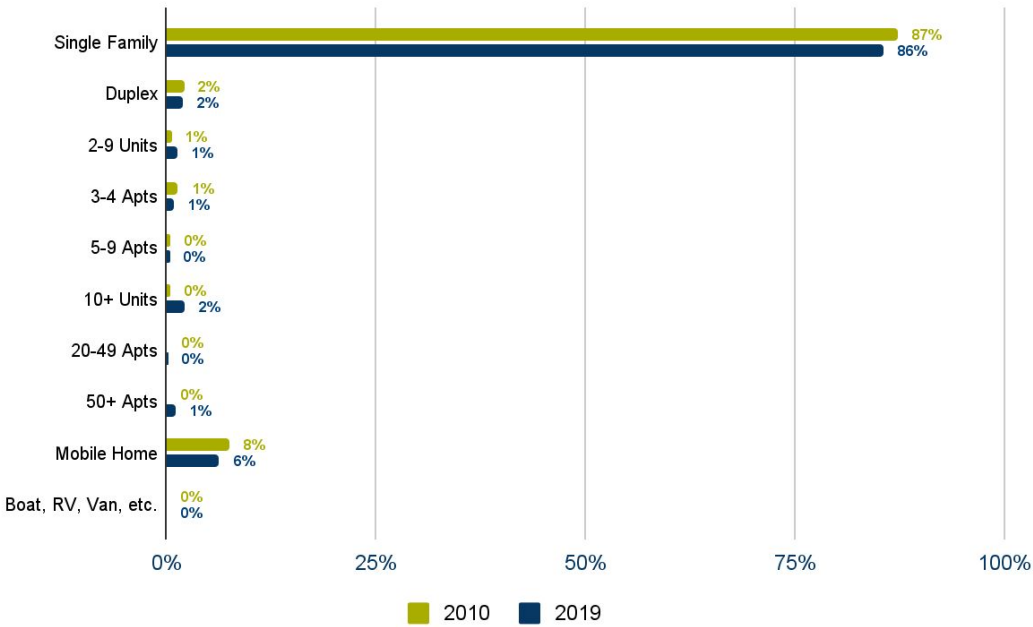
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Type

Brown County | 2010-2019



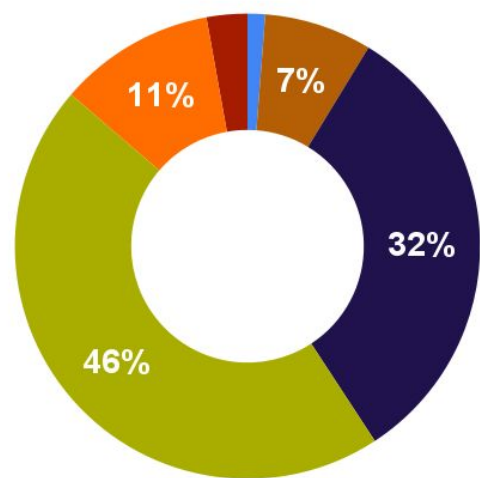
Source: ACS 2010-2019 5-year estimates

HOUSING UNIT SIZE | Most homes in Brown County average 2.41 bedrooms, with 59% of units containing 3 bedrooms or more.

Housing Stock by Number of Bedrooms

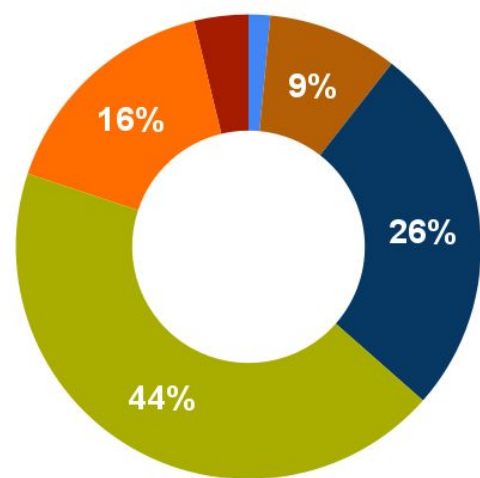
Brown County | 2019

Indiana | 2019



0 BR 1 BR 2 BR
3 BR 4 BR 5+ BR

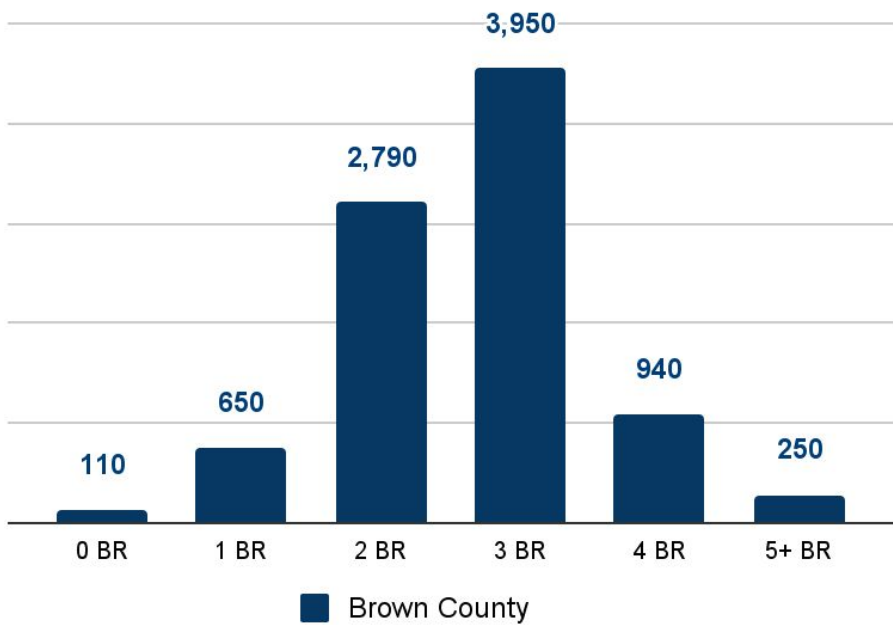
Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates



0 BR 1 BR 2 BR
3 BR 4 BR 5+ BR

Share of Housing Stock by Bedroom

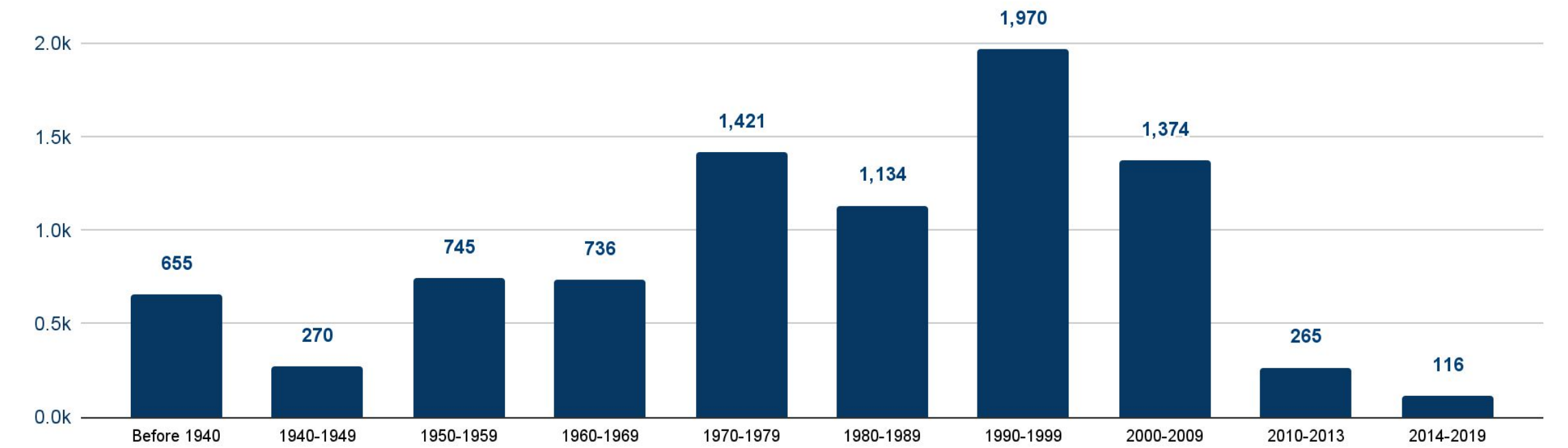
Brown County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

AGE OF HOUSING | 28% of homes were built before 1970, 52% were built between 1970 and 2000, and 20% were built after 2000.

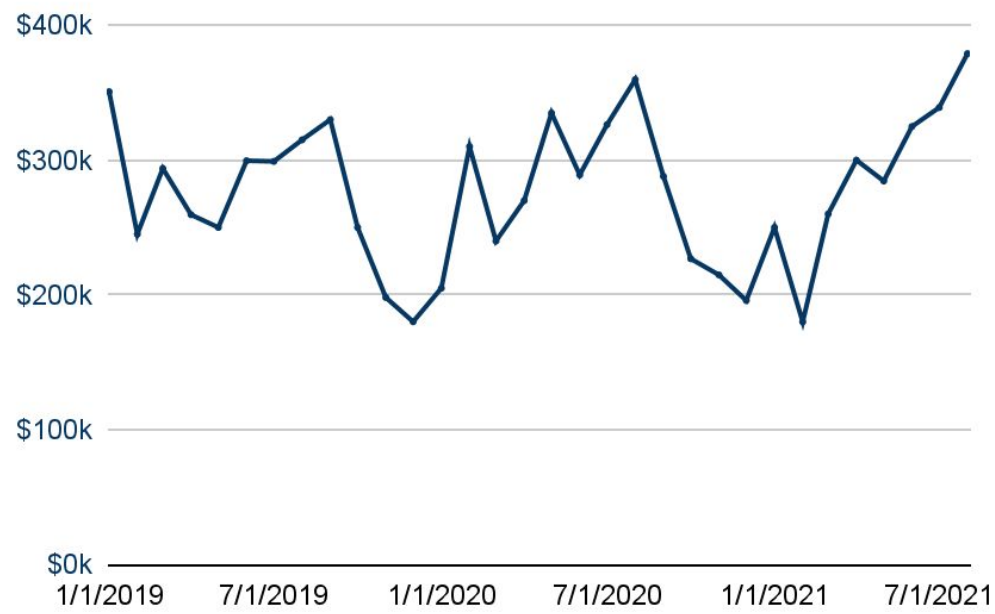
Homes by Year Built
Brown County | 2019



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

MEDIAN LISTING PRICE | Homes in Brown County have a median listing price of \$379,000. Home prices have increased by 8% since 2019.

Median Listing Price
Brown 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)
Brown County | 2021

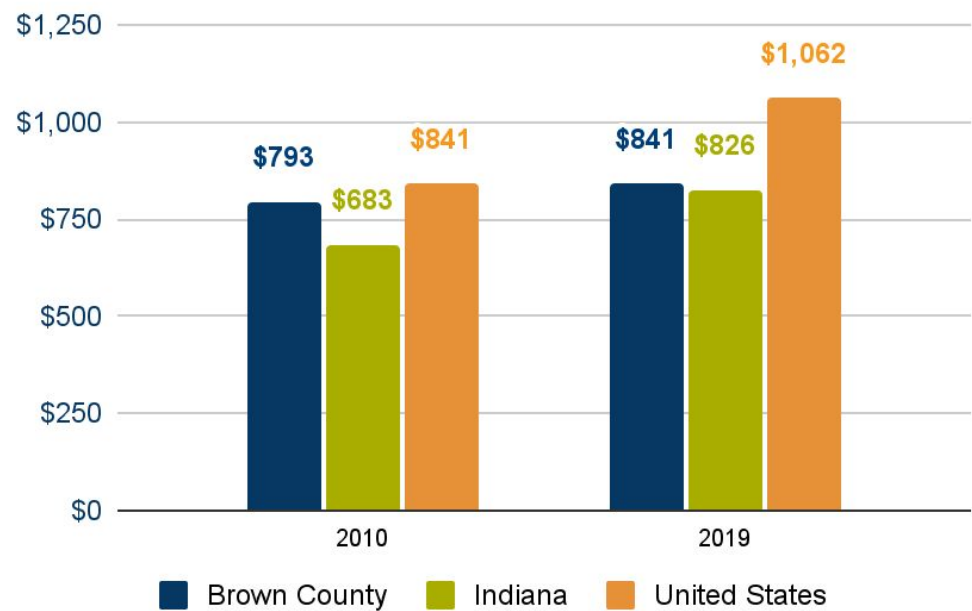


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rent has increased by 6% since 2010, with median rent at \$841 in 2019.

Median Rent

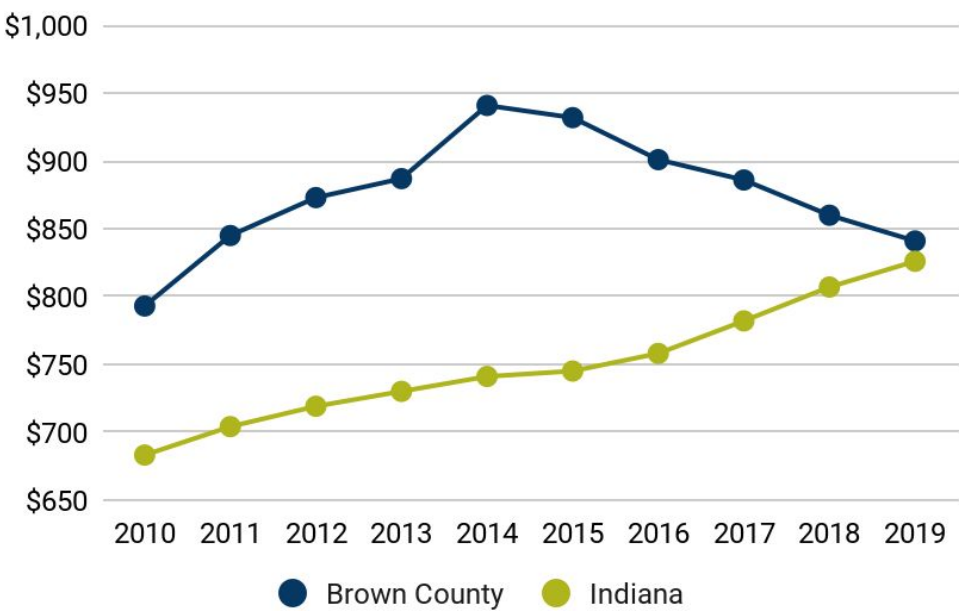
Brown County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

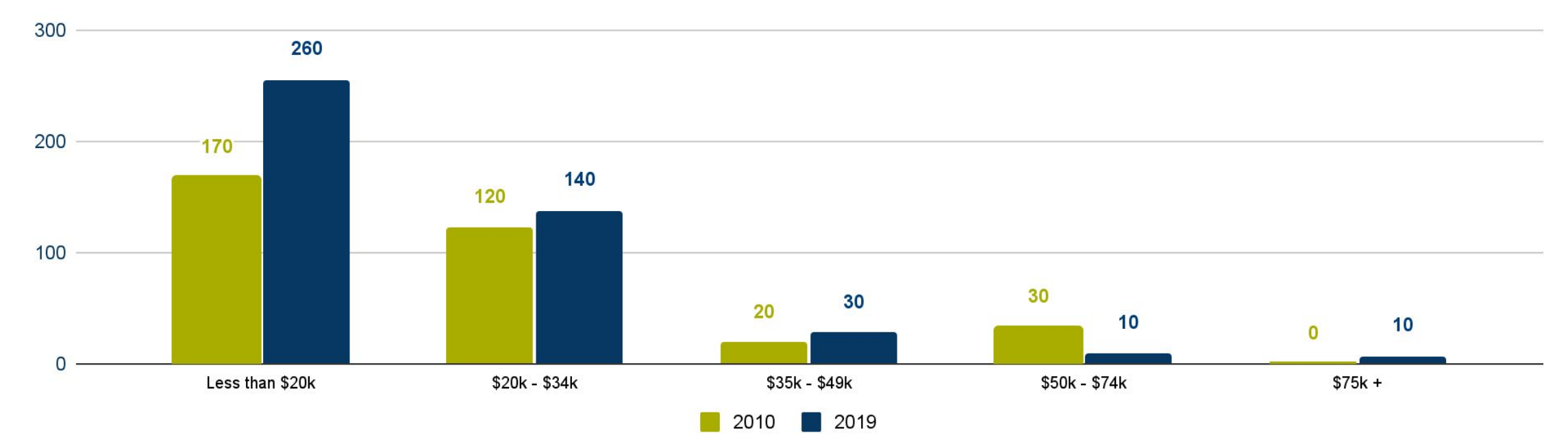
Brown County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 50% of renter households in Brown County are housing cost burdened, up 3.24% points since 2010. 66% of households earning below \$50,000 are housing cost burdened.

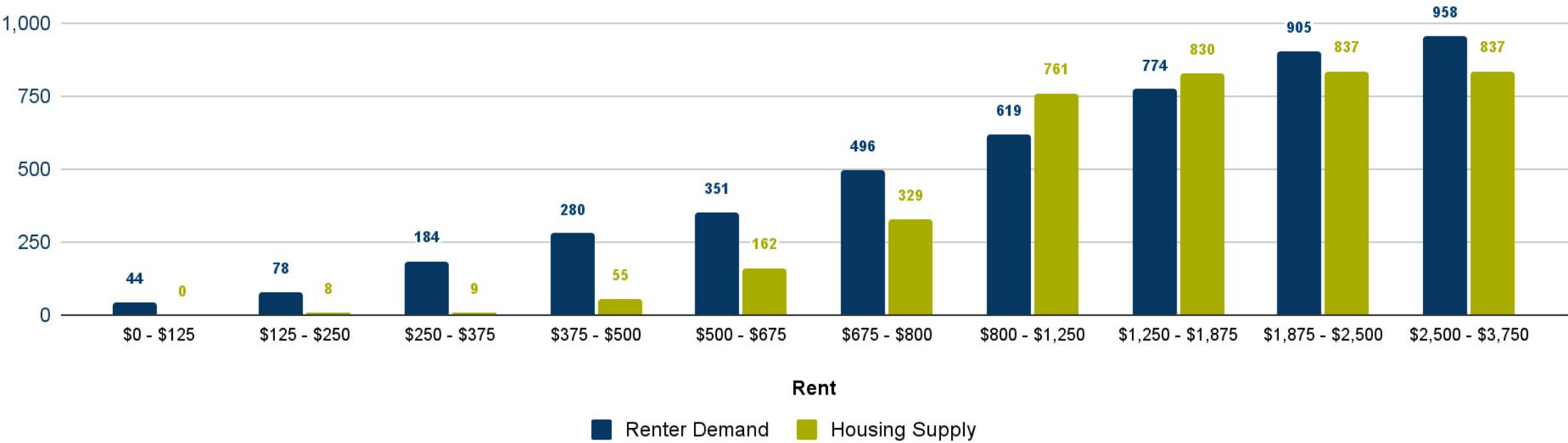
Cost Burden Renter Households
Brown County, Indiana | 2010 - 2019



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 1,000 unit gap in rental homes available for households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Brown County, Indiana | 2010-2019

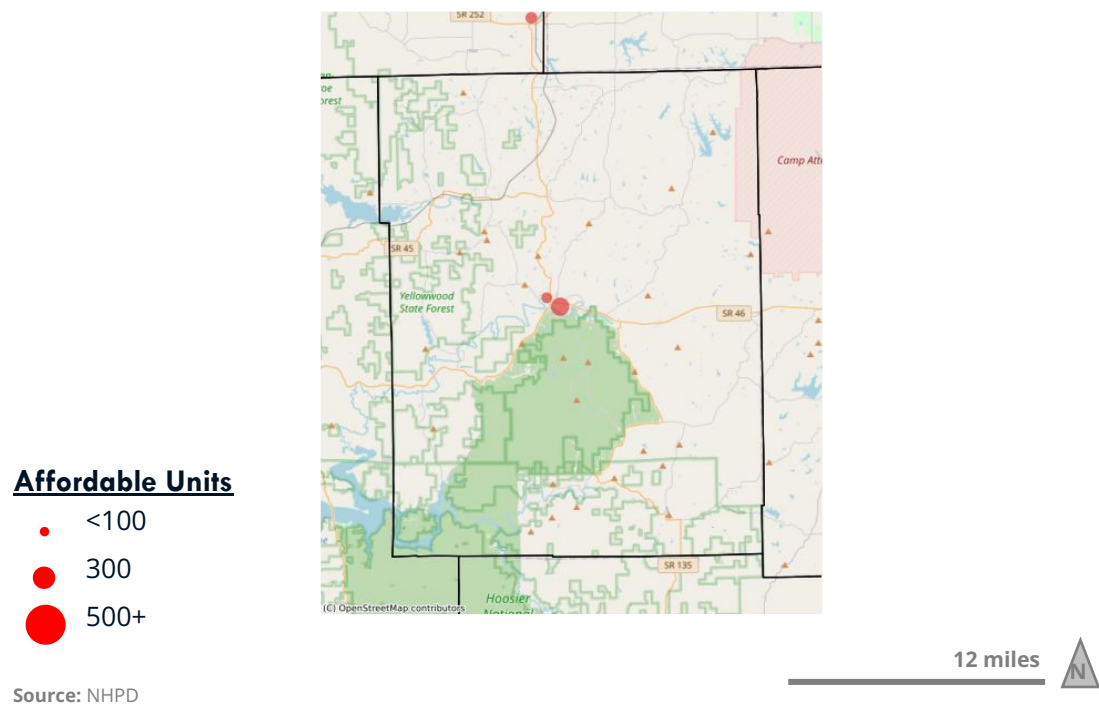


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Brown County | 2020



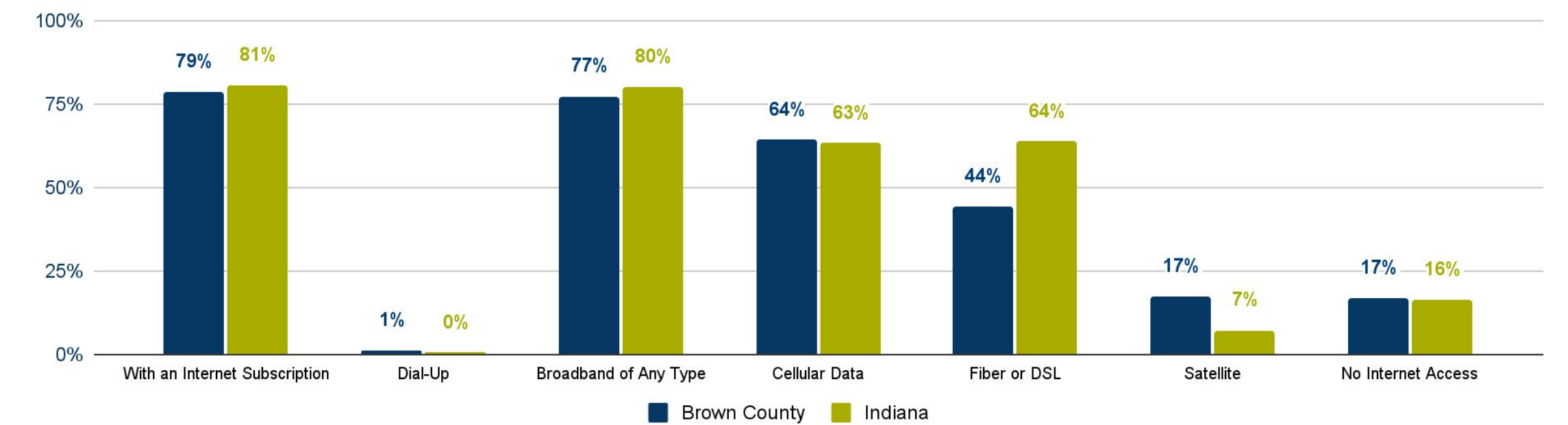
Affordable Housing Inventory

State of Indiana | 2020



INTERNET ACCESS | 79% of housing units have access to internet compared to 81% state-wide.

Internet Access
Brown County, Indiana | 2020

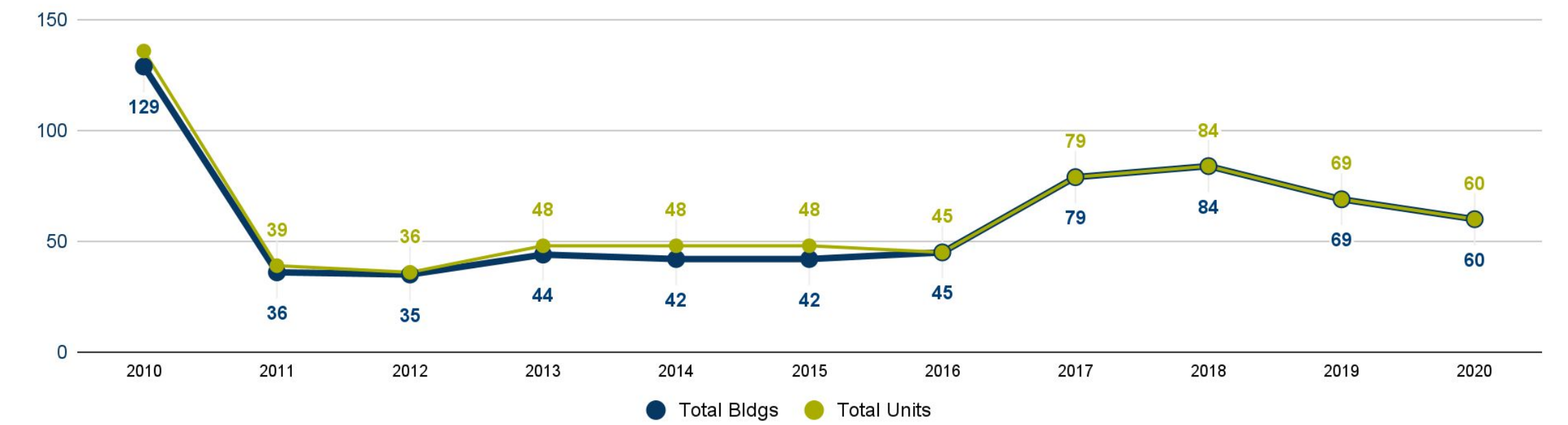


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 60 new housing starts in 2020 in Brown County, part of the total of 665 building permits authorized since 2010.

New Housing Structures Authorized by Building Permits
Brown County | 2010-2020



Source: St. Louis Fed.

CONSTRUCTION INPUTS | Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2020



Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics