



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR GIBSON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

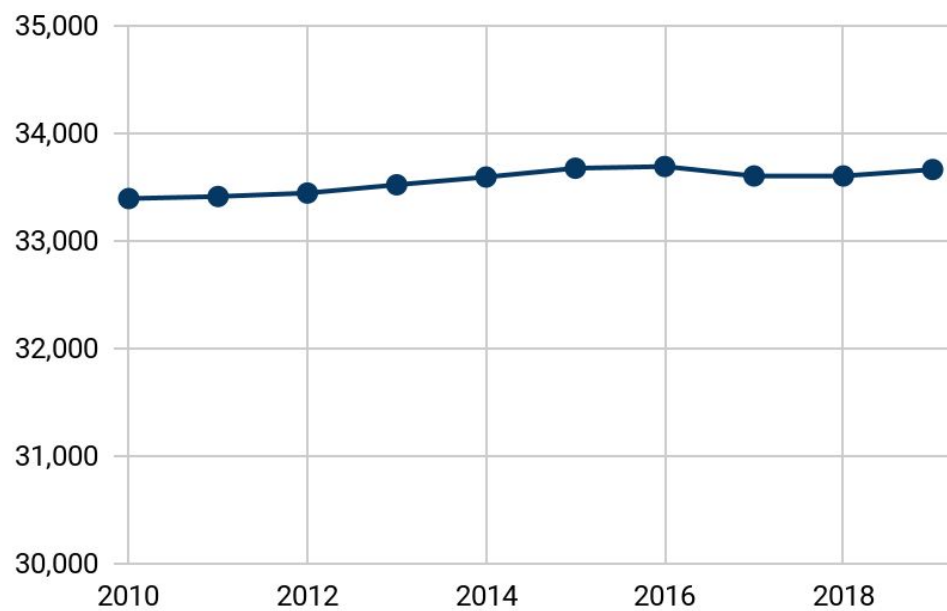
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

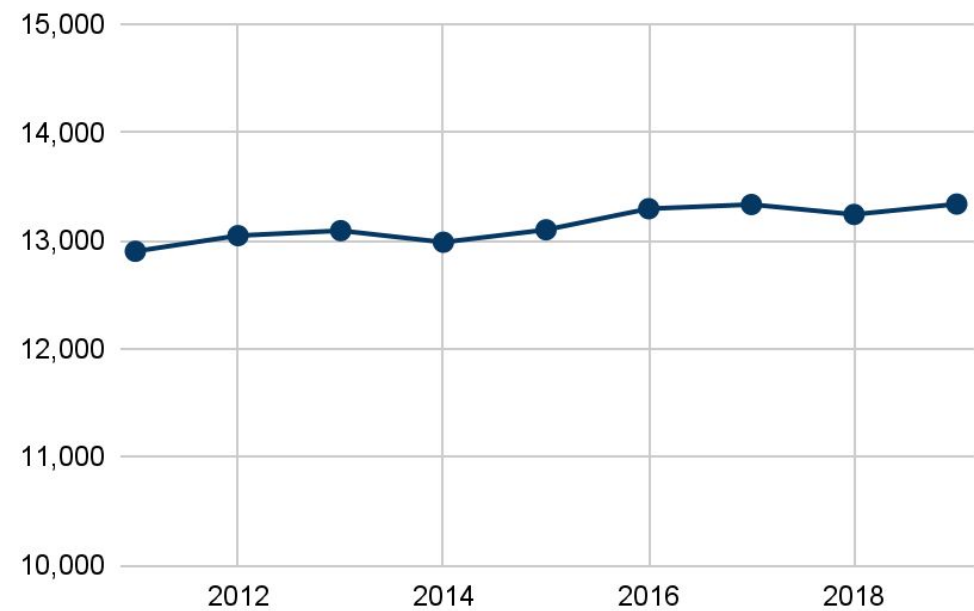
POPULATION | Gibson County’s population has increased by 0.81% (0 people) between 2010-2019. In the same time period, the total number of households increased by 3% (0 households).

Resident Population
Gibson County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Gibson County | 2010-2019



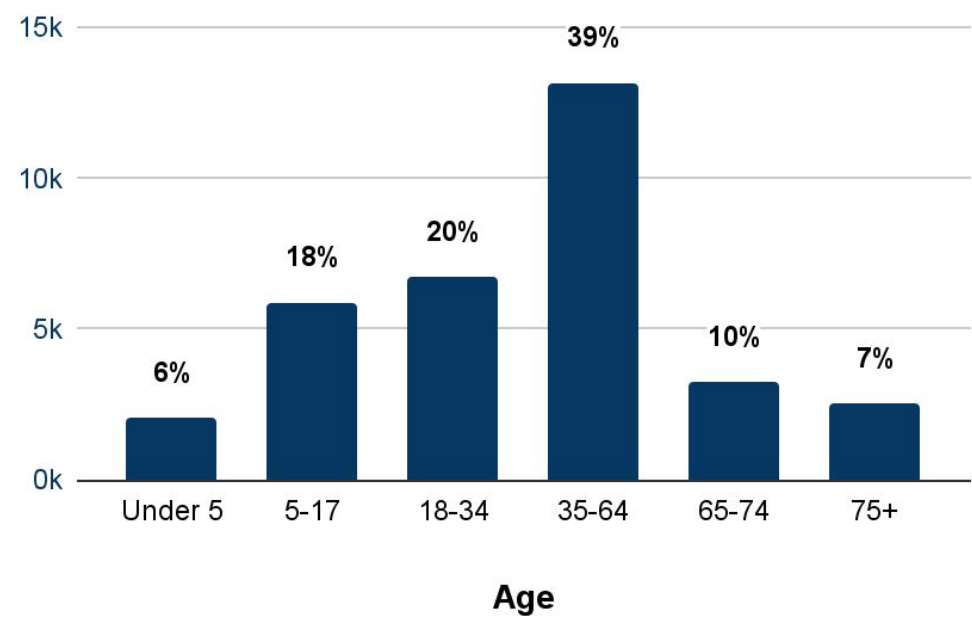
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

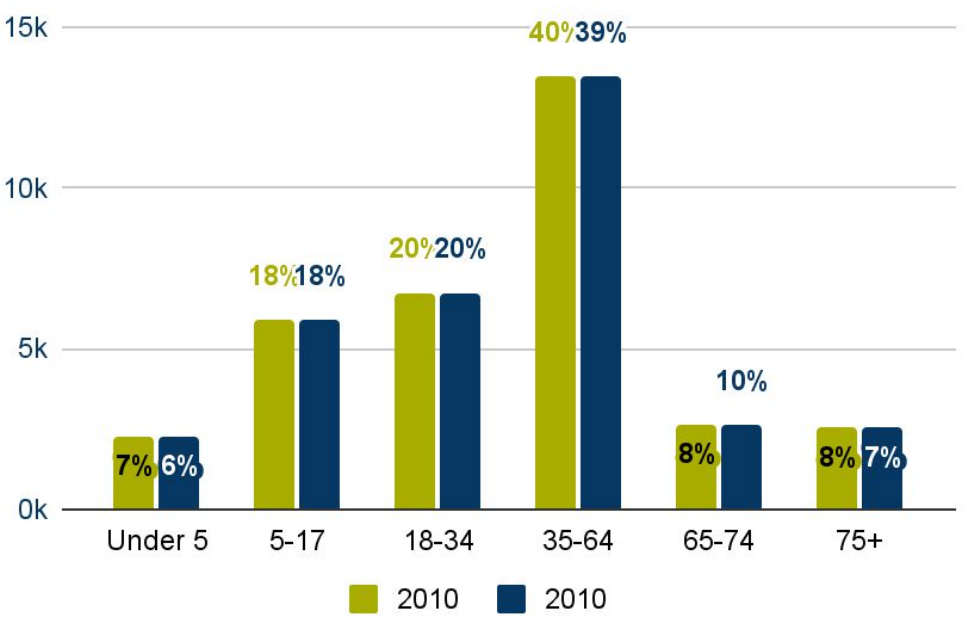
AGE | 17% of people in Gibson County are above the age of 65, while 24% are below 18.

Population by Age
Gibson County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Gibson County | 2010, 2019

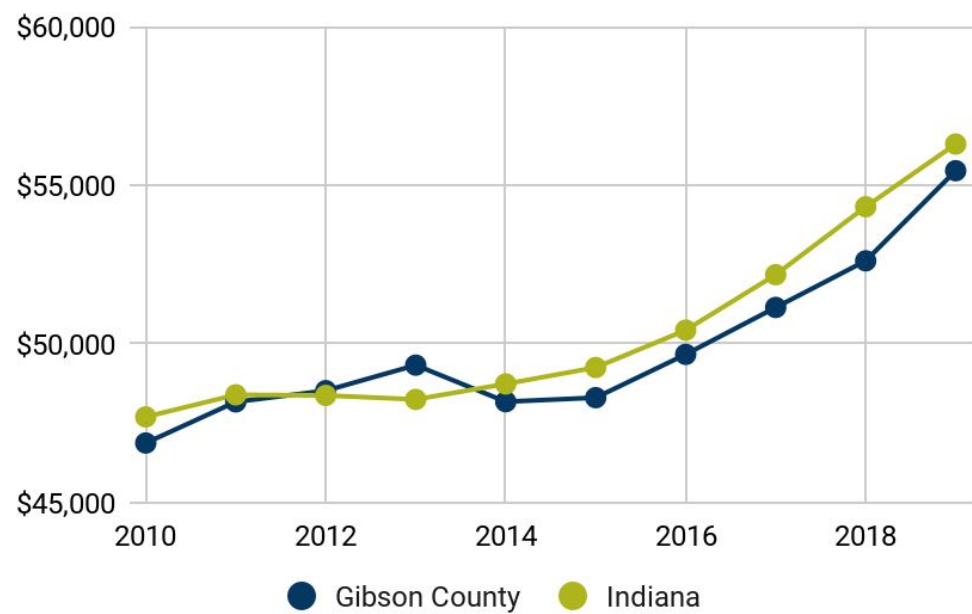


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Gibson County had a median income of \$55,462 in 2019, up 18% since 2010. 28% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

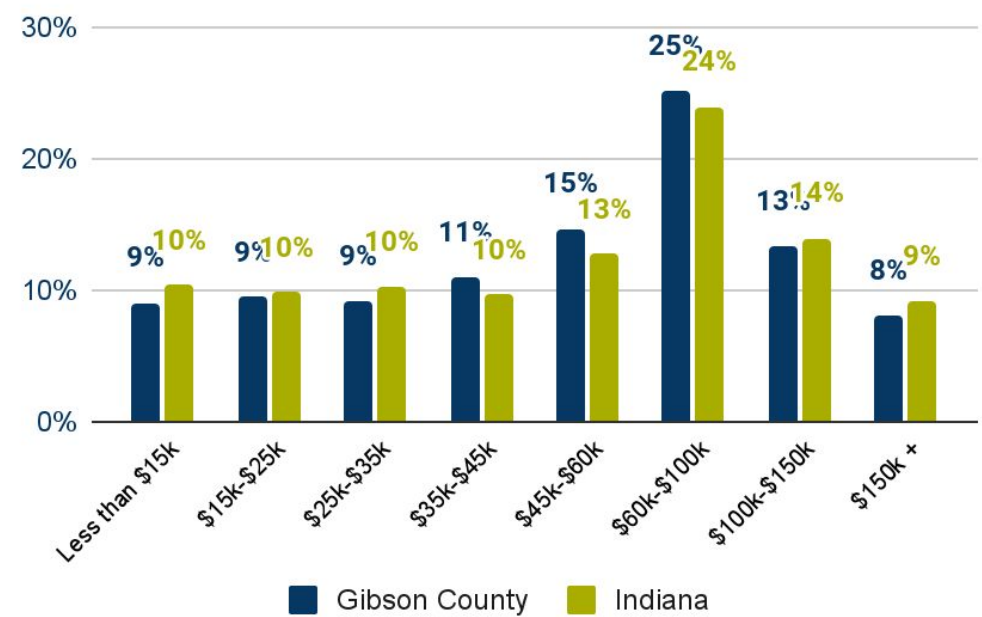
Gibson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Gibson County, State of Indiana | 2019



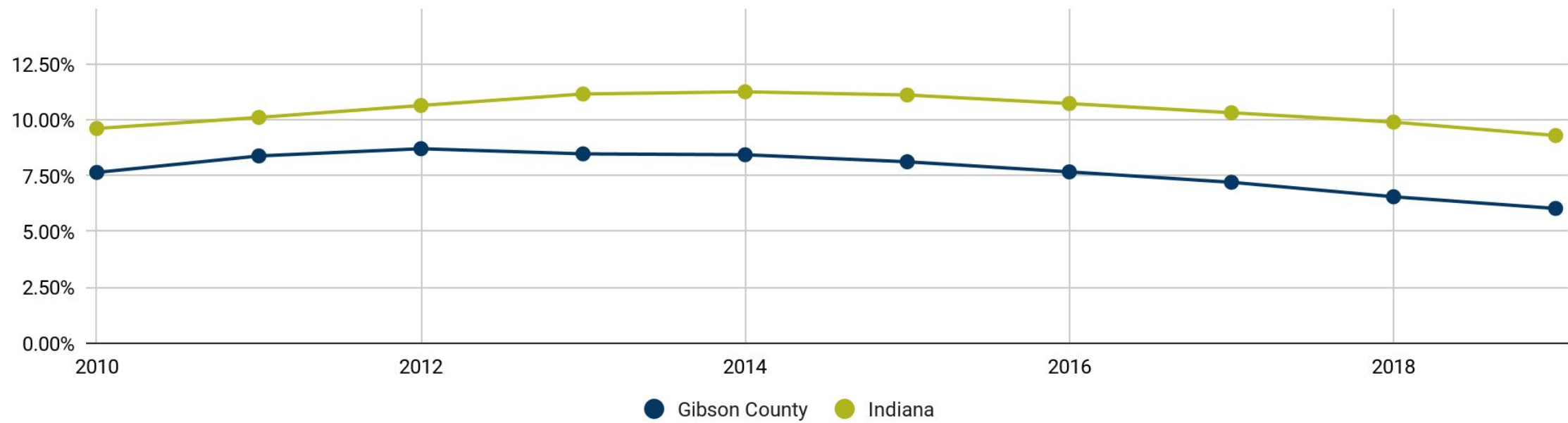
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 6.0% of families live in poverty conditions in Gibson County, down 1.6 points from 7.6% in 2010.

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



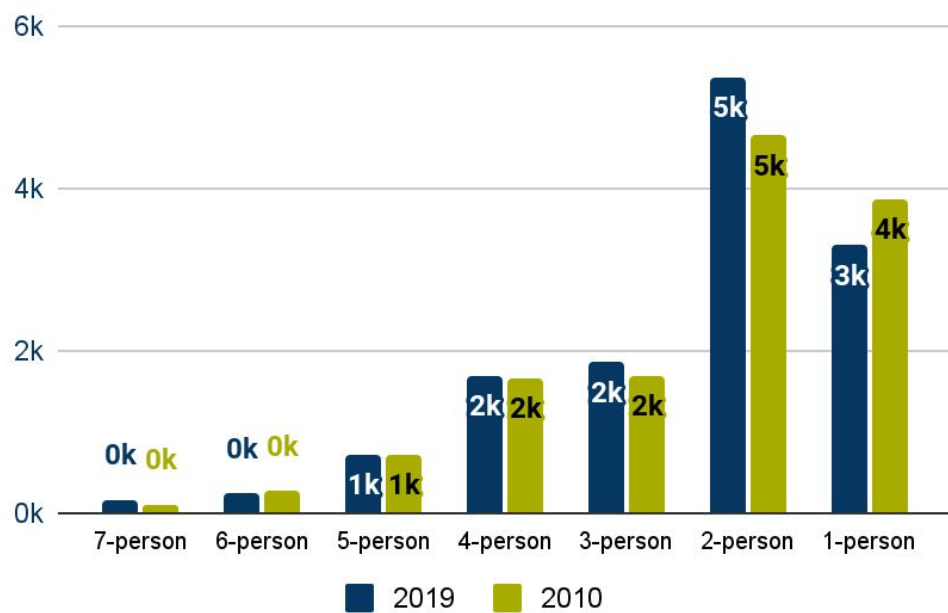
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

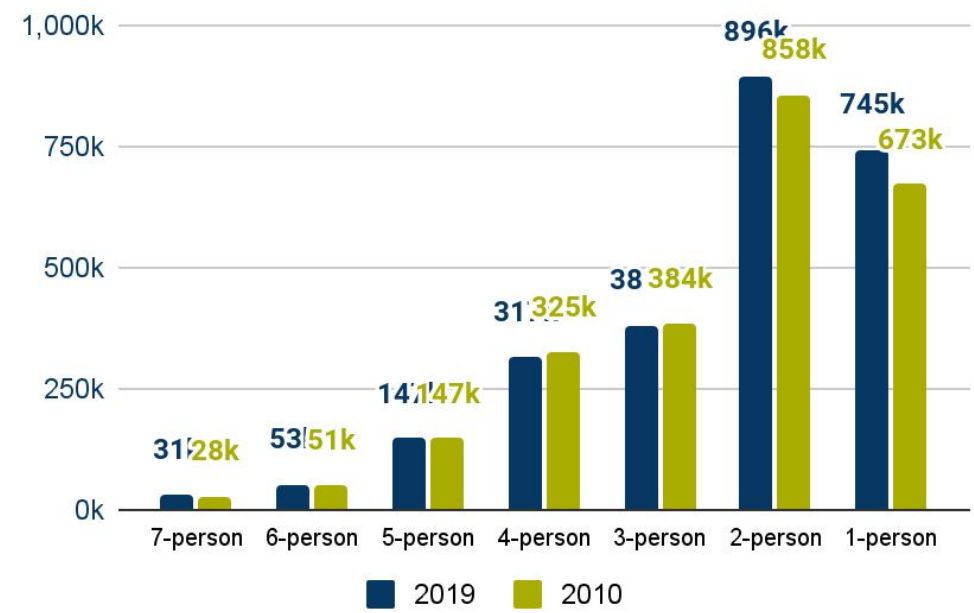
HOUSEHOLD SIZE | The average household size is 2.46, compared to 2.52 statewide. The Gibson County average household has shrunk by 0.04 persons since 2010.

Household Size
Gibson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

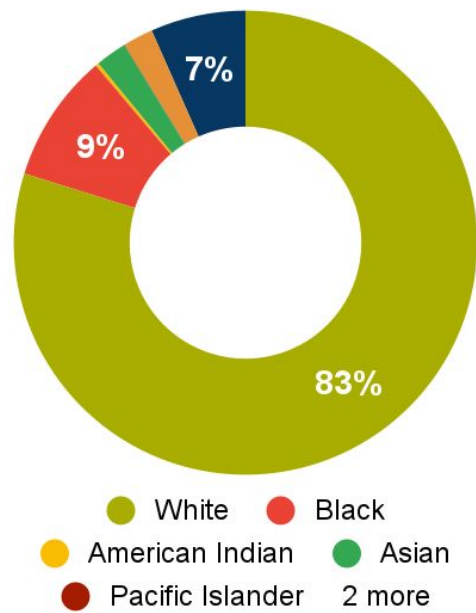
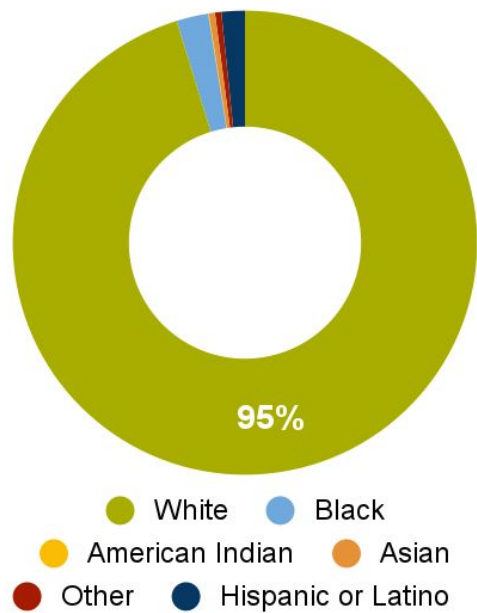
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Gibson County is 95% white, 2% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Gibson County | 2019

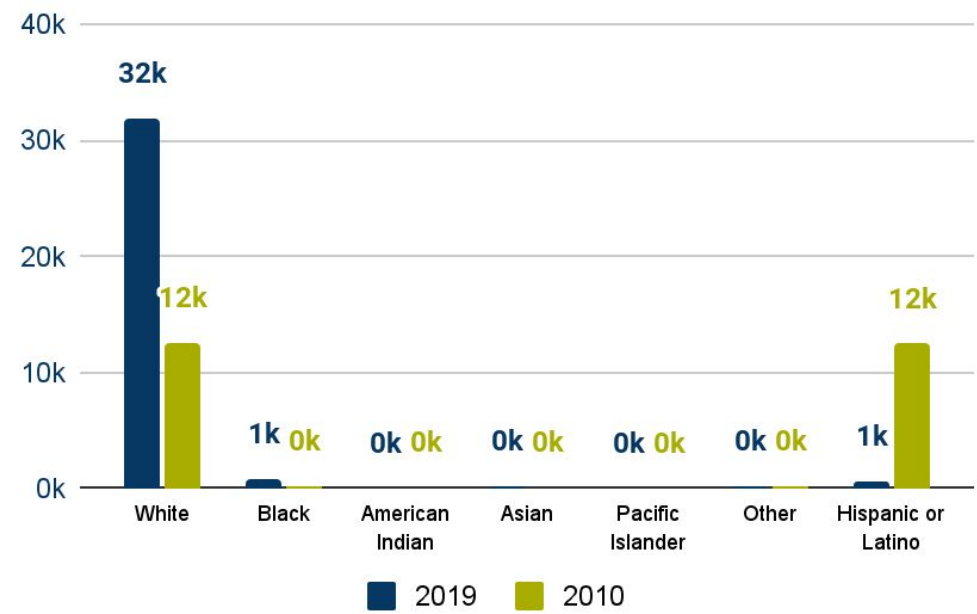
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial Distribution

Gibson County | 2010, 2019



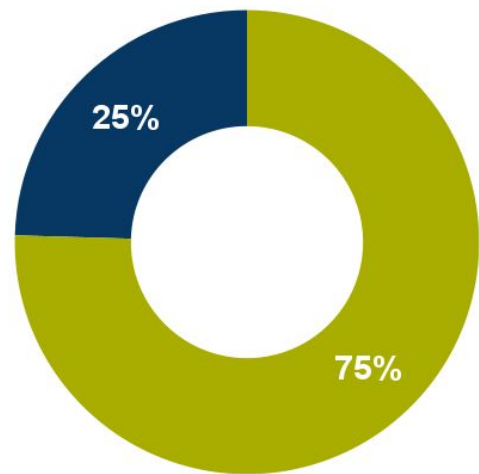
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 25% of households (3,272 households) in Gibson County were renters, while 75% are (10,068 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Gibson County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

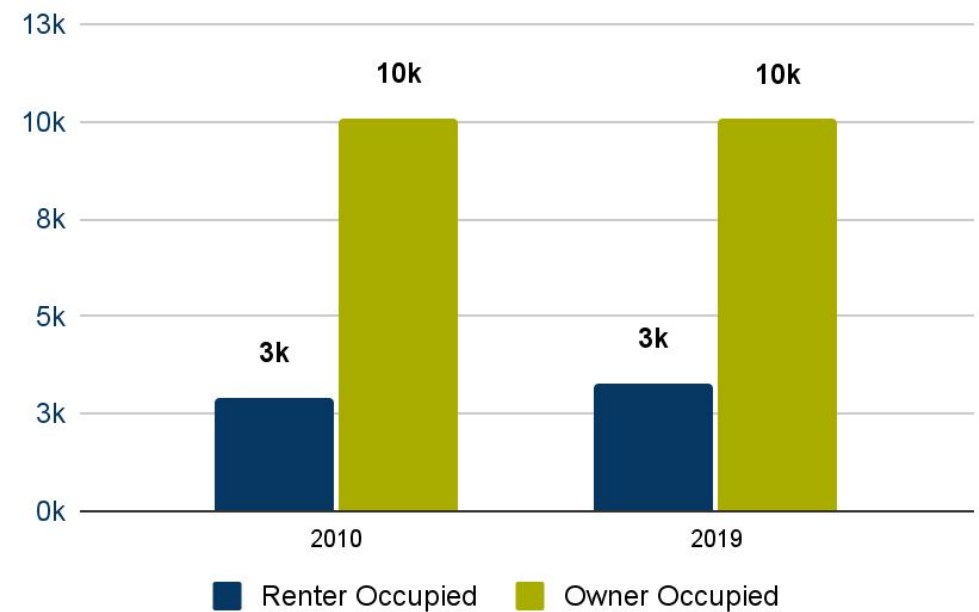
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Gibson County | 2010-2019



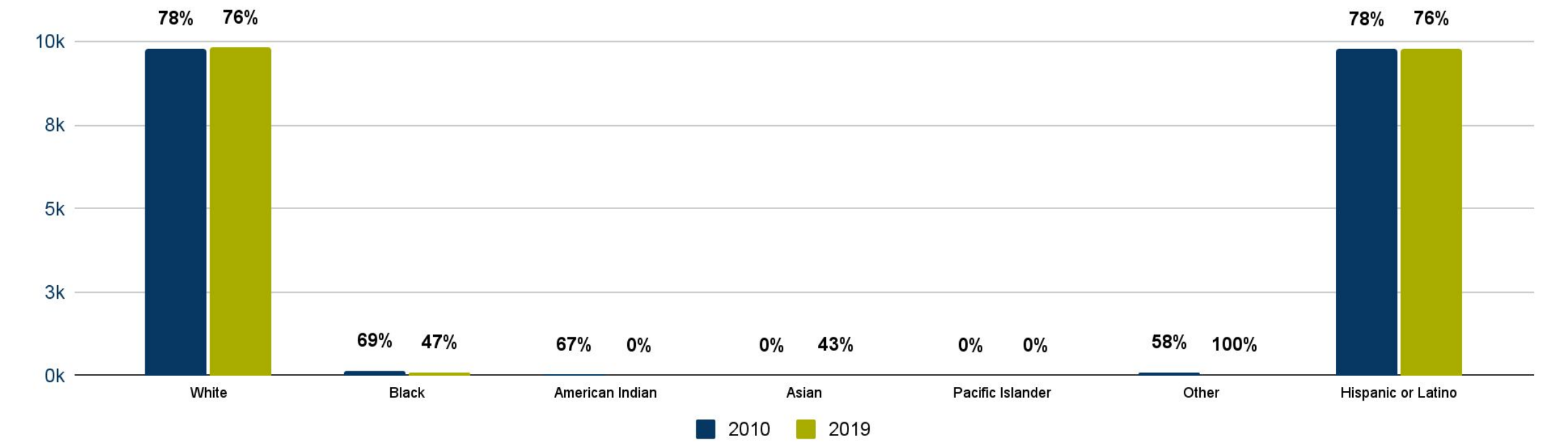
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 75%, among non-Hispanic White households' homeownership is 76%, 47% for Black households, and 76% for Hispanic or Latino households.

Homeownership by Race
Gibson County | 2010, 2019

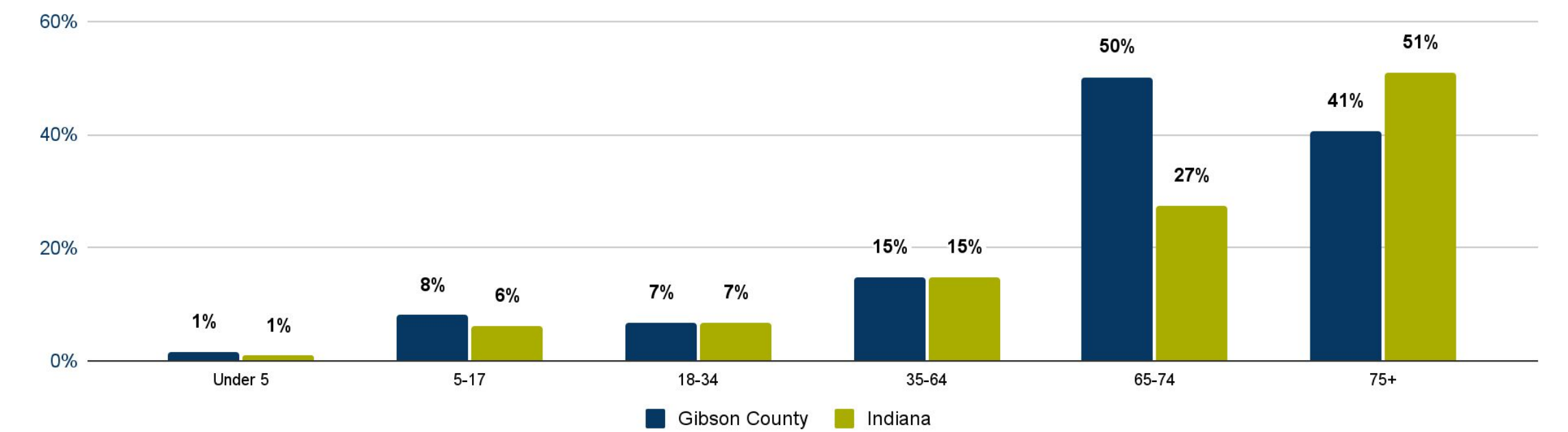


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 16% of people in Gibson County live with a disability. For people above 65, the share increases to 46%.

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

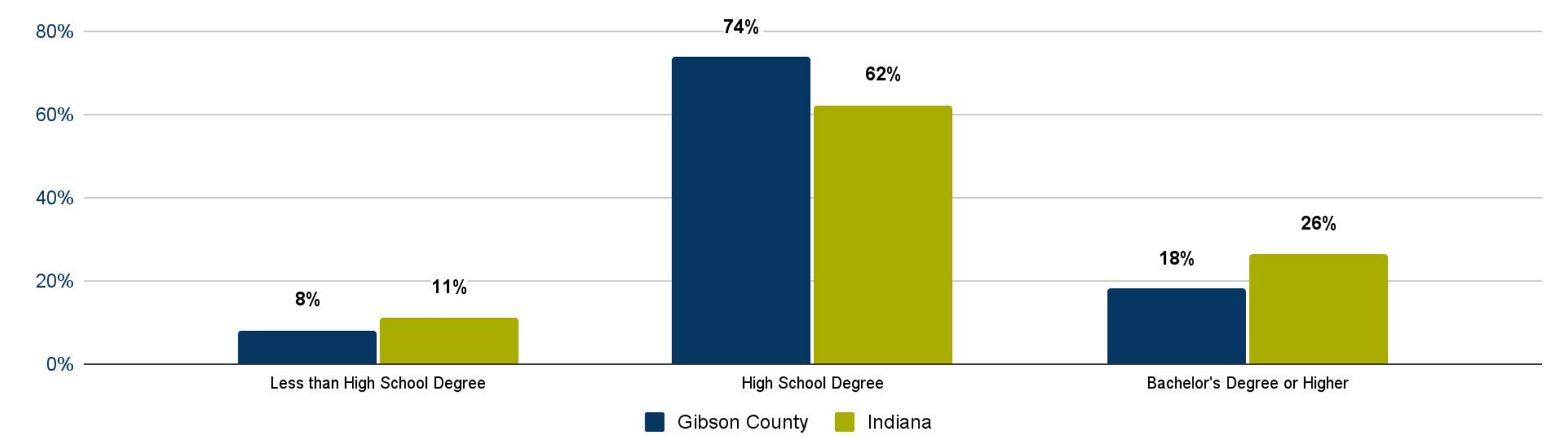


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EDUCATIONAL ATTAINMENT | In Gibson County, 74% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Gibson County, Indiana | 2019



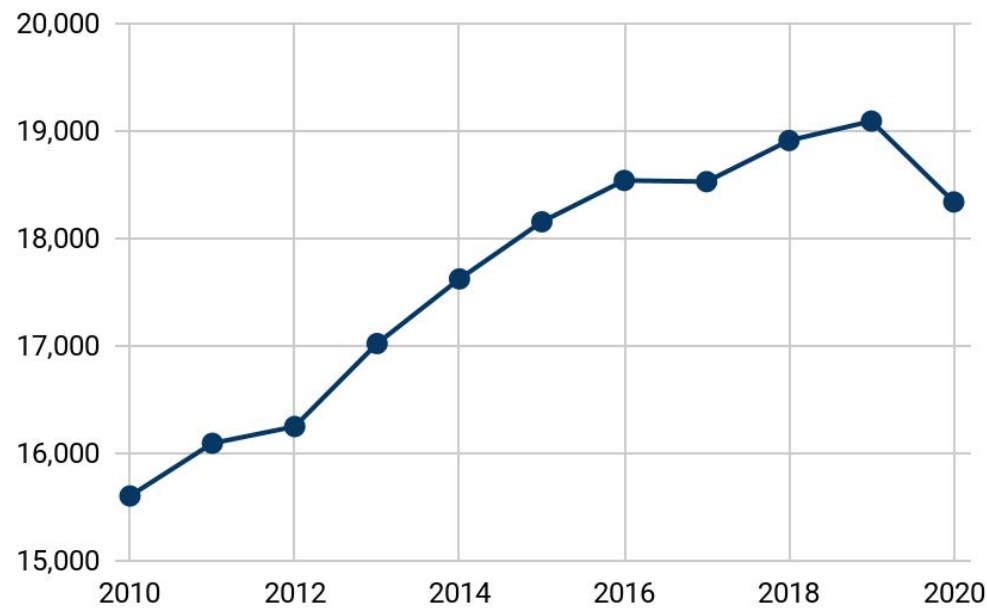
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

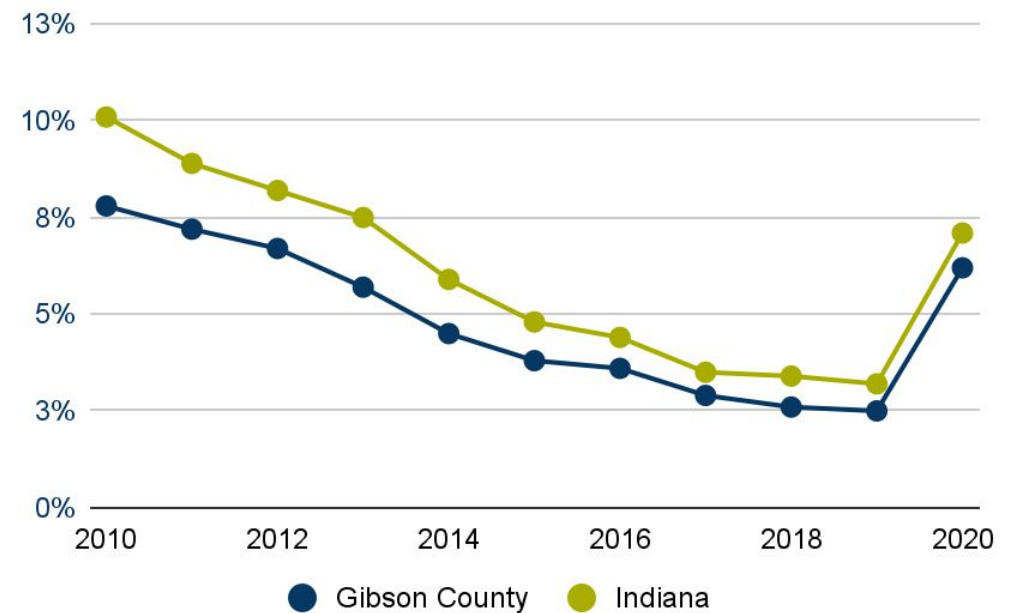
EMPLOYMENT BASE | There are currently 18,000 employed persons in Gibson County, up by 18% since 2010. The unemployment rate in 2020 was 6.20%, up 3.7 points from 2019.

Total Employment
Gibson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Gibson County, Indiana | 2010-2019

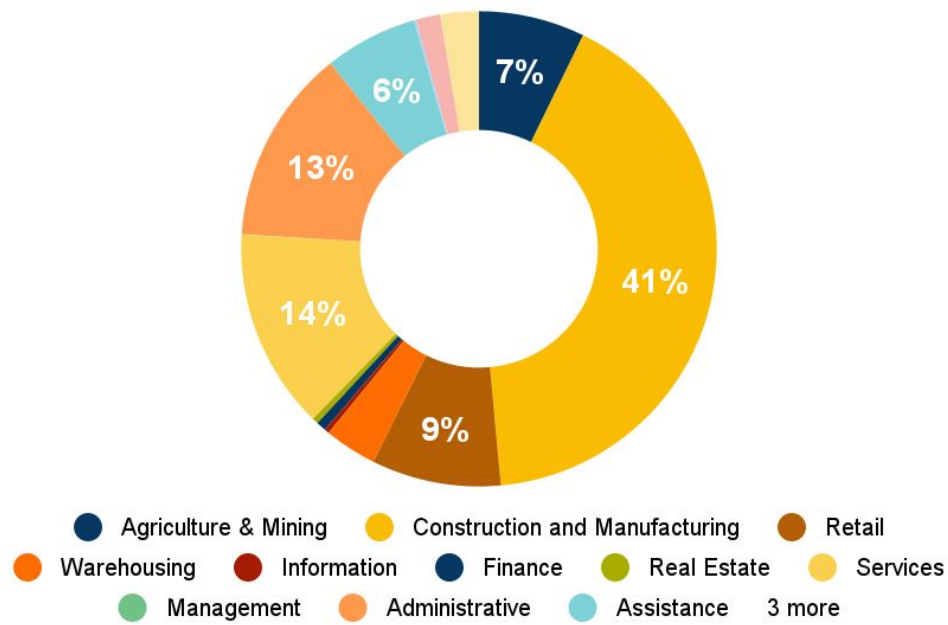


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Gibson County, accounting for 39% of all jobs, followed by Administrative and Support and Waste Management and Remediation Services (13% of all jobs).

Total Jobs by All Industries
Gibson County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$37,793**
2. Trade, transportation, and utilities | **\$48,109**
3. Goods-producing | **\$64,730**
4. Professional and business services | **\$32,608**
5. Education and health services | **\$37,909**

Source: BLS

Top 5 Employers

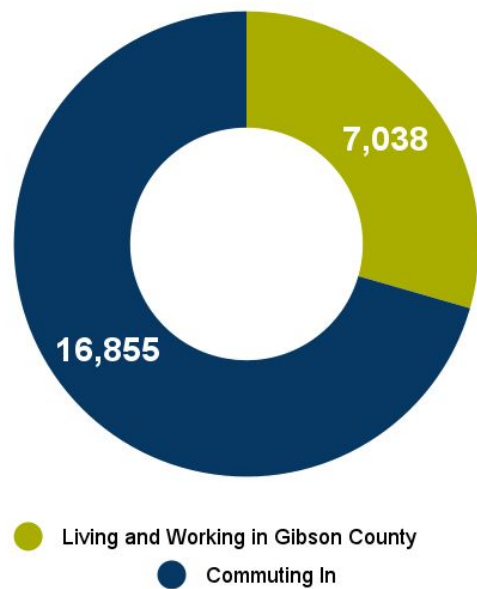
1. Aerotek At Toyota Motor Mfg (Princeton)
2. Vuteq (Princeton)
3. Duke Energy (Owensville)
4. Hansen Corp (Princeton)
5. Gibson General Hospital (Princeton)

Source: BLS

WORKING DRAFT

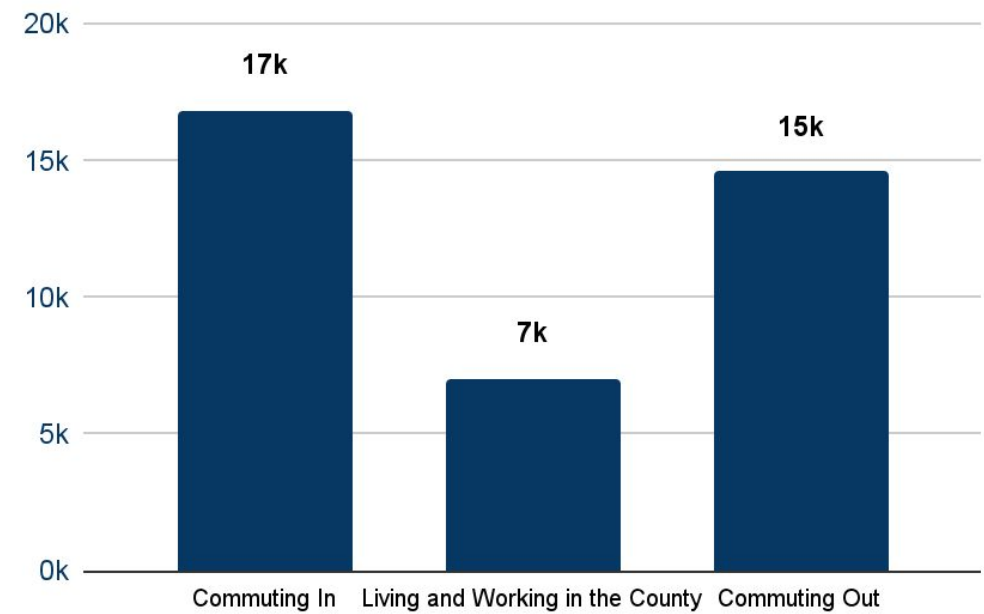
COMMUTER INFLOW / OUTFLOW | 17,000 commuters come into Gibson County for their jobs, while 15,000 employees travel outside for their jobs.

Employment Inflow
Gibson County | 2018



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

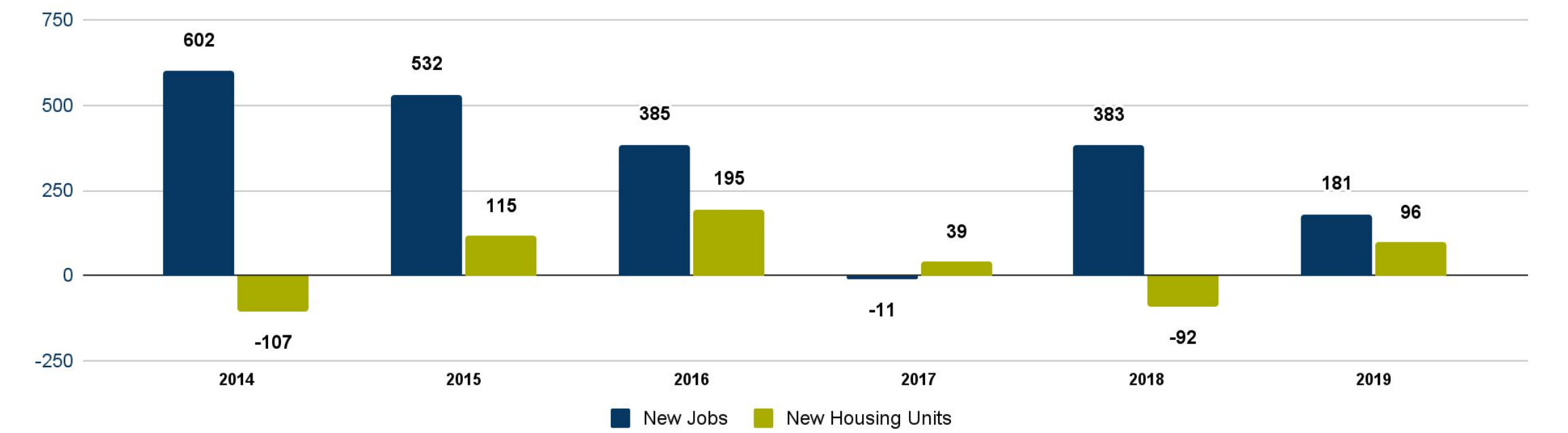
Commuting Patterns
Gibson County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2072 between 2014-2019 and 246, or 12 units for every 100 jobs created.

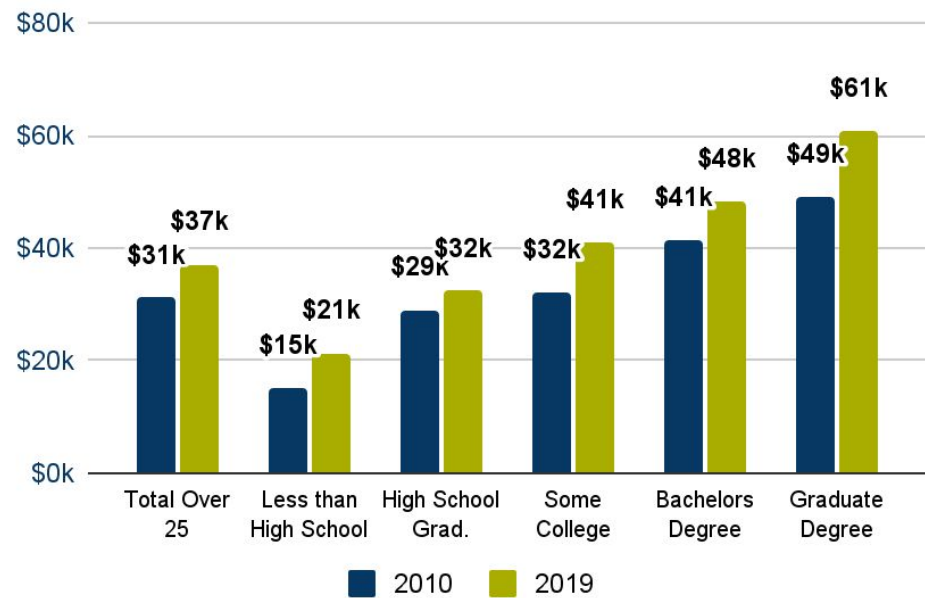
Job Growth and Housing Production Gibson County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

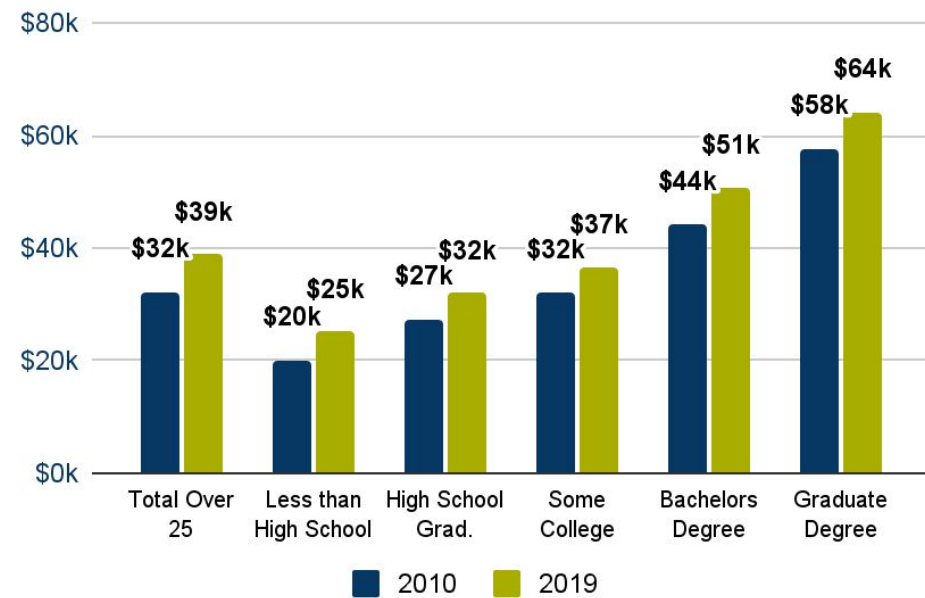
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 19% since 2010 for the total population and increased 11% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Gibson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

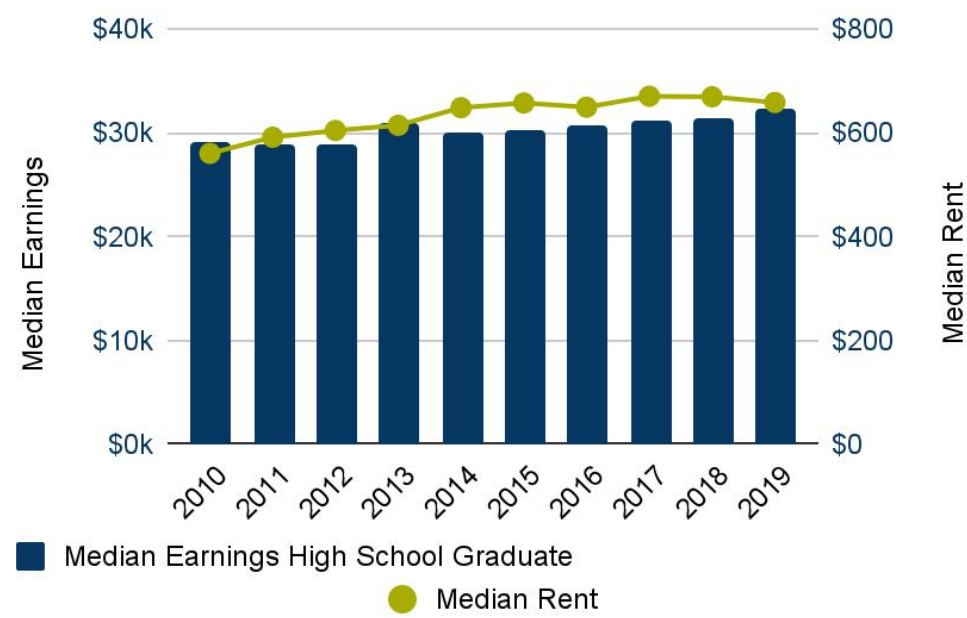
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 17.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

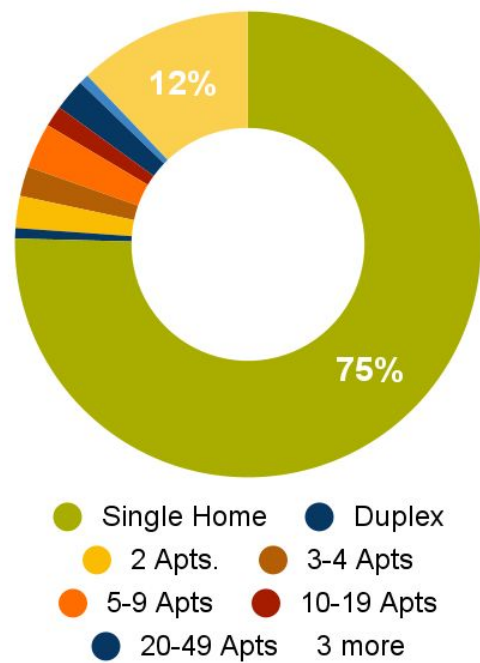
HOUSING TRENDS

WORKING DRAFT

HOUSING TYPOLOGY | 75% of homes in Gibson County are single-family, while 12% are multifamily. The share of multifamily housing has increased by 260 homes since 2010.

Housing Typology

Gibson County | 2019



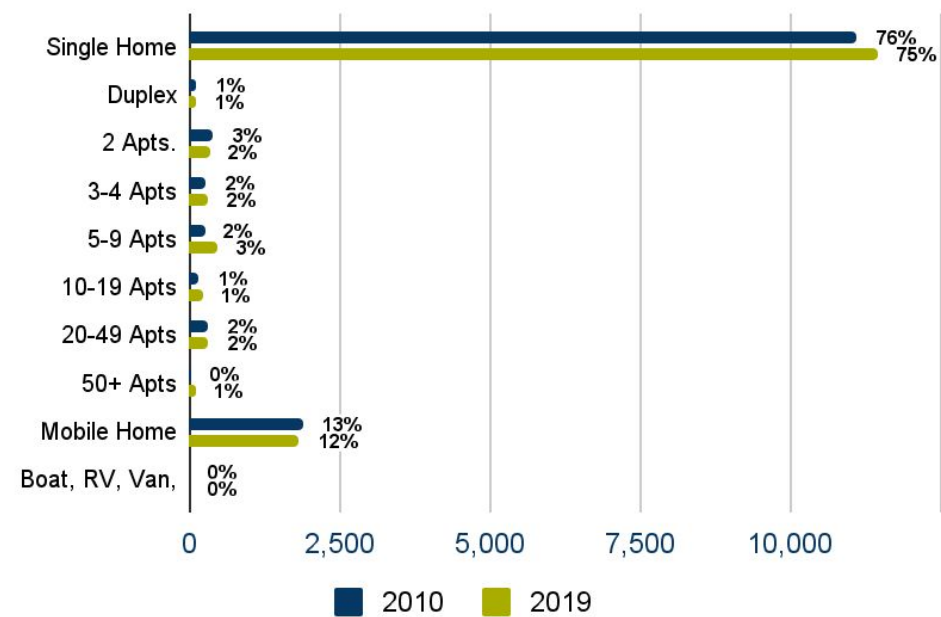
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Gibson County | 2010, 2019



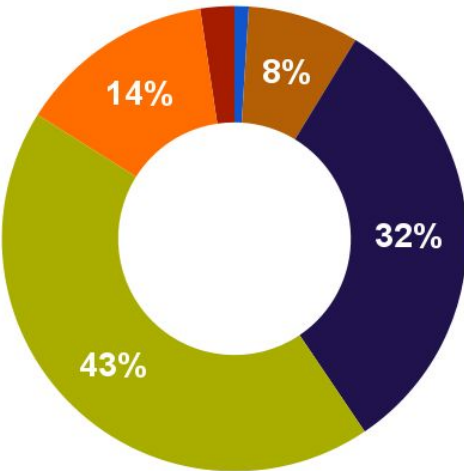
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Gibson County are 2.46, with 59% of units 3 bedroom or more.

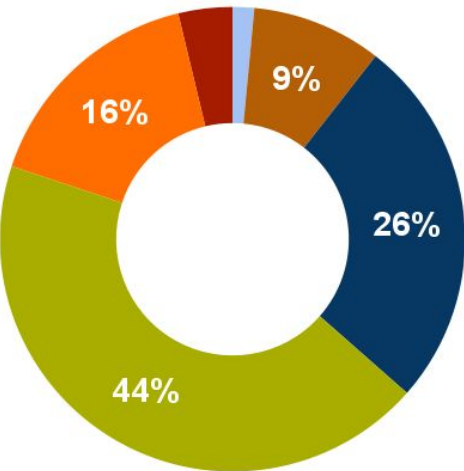
Housing Stock by Bedrooms

Gibson County | 2019



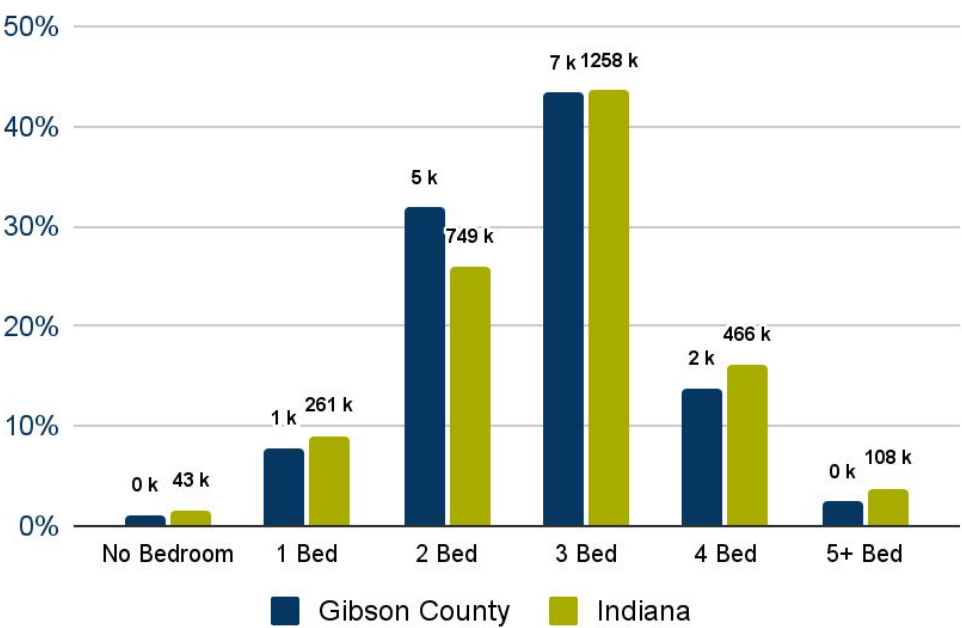
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

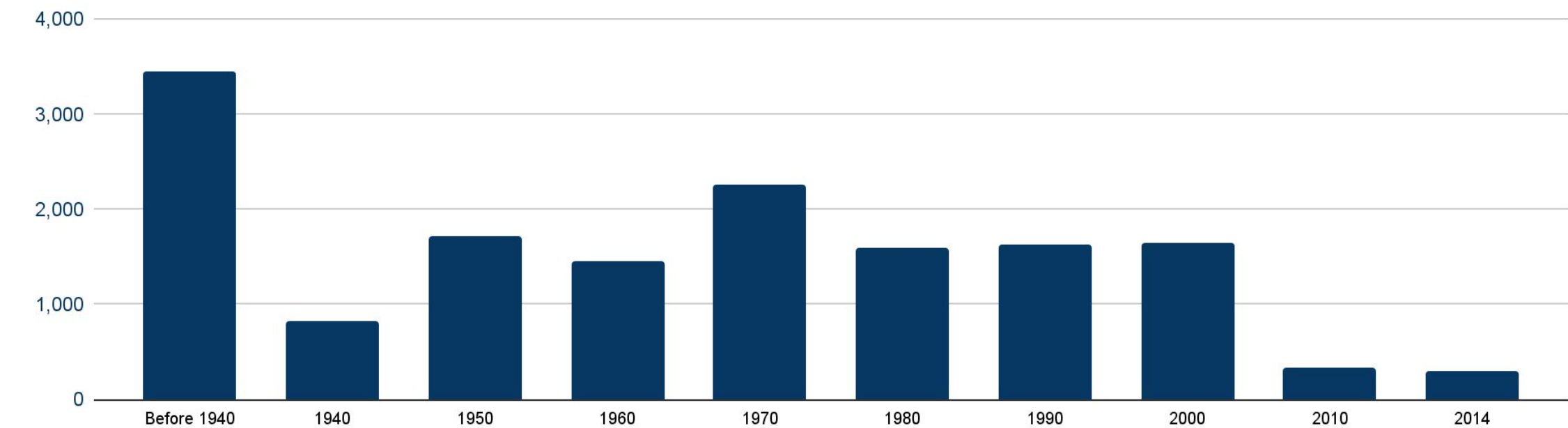
Gibson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 85% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Gibson County | 2019

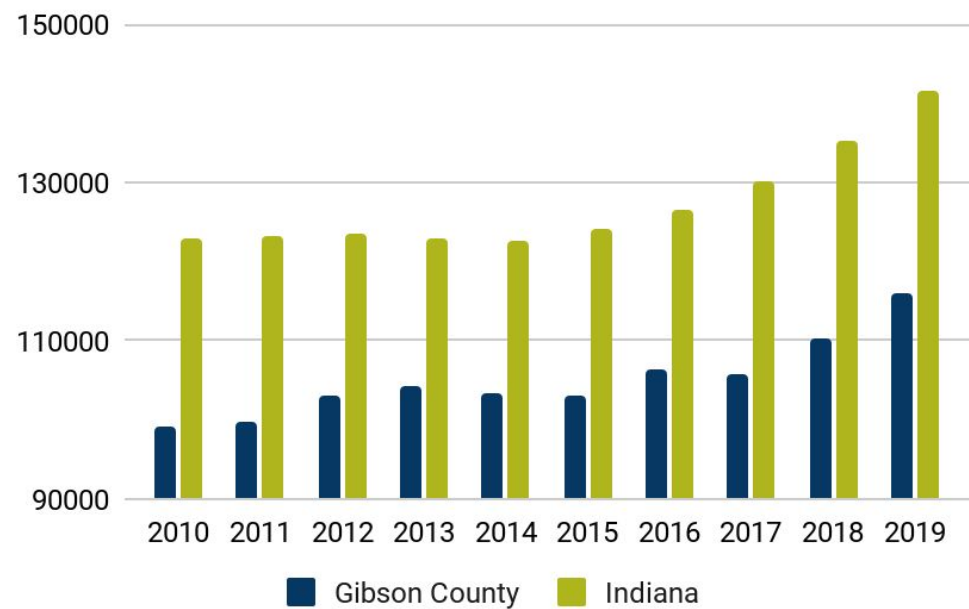


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

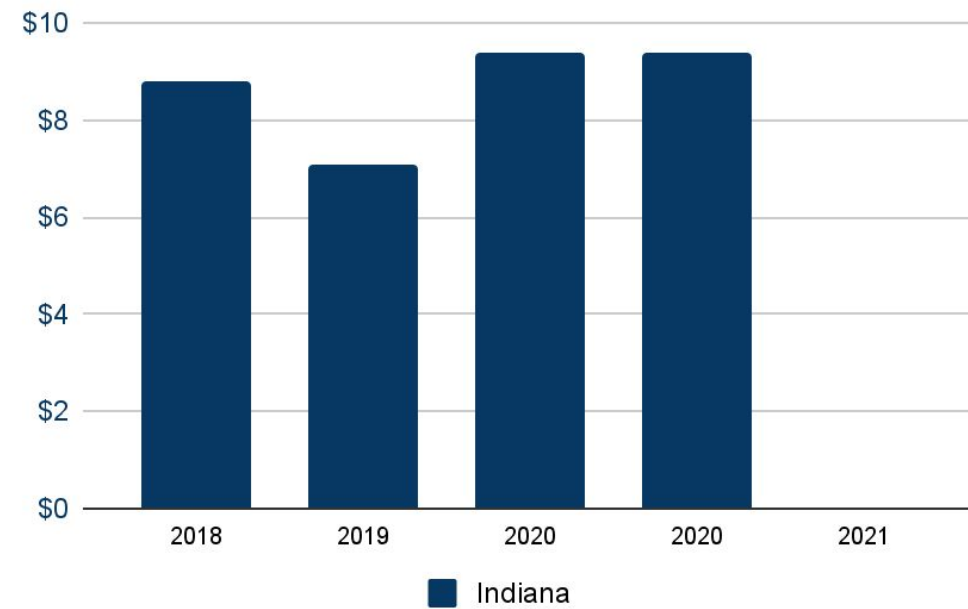
MEDIAN LISTING PRICE | Homes in Gibson County have a median listing price of \$116,100, compared to \$141,700 statewide. Home prices have increased by 17% since 2010.

Median Listing Price
Gibson County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

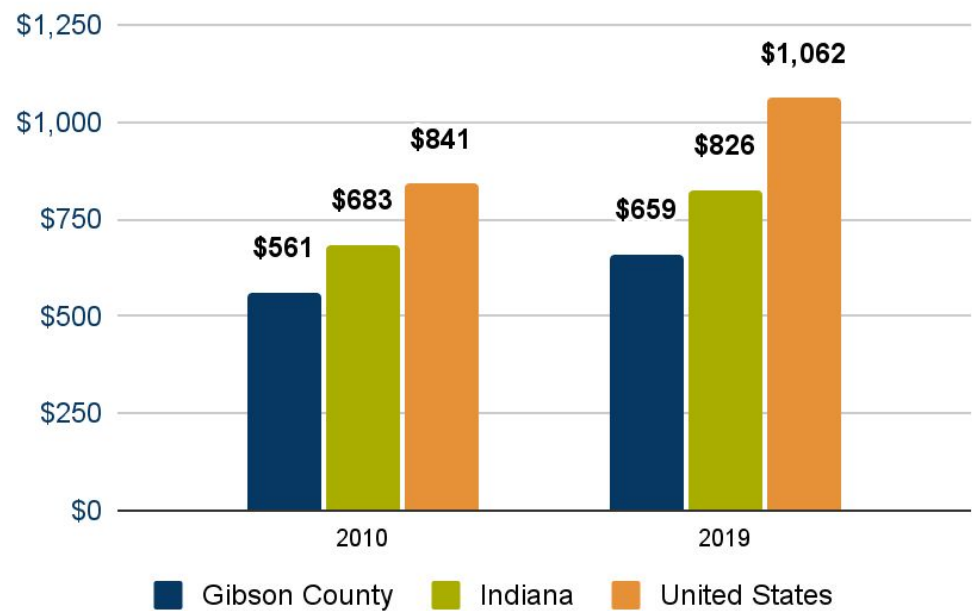
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$659.

Median Rent

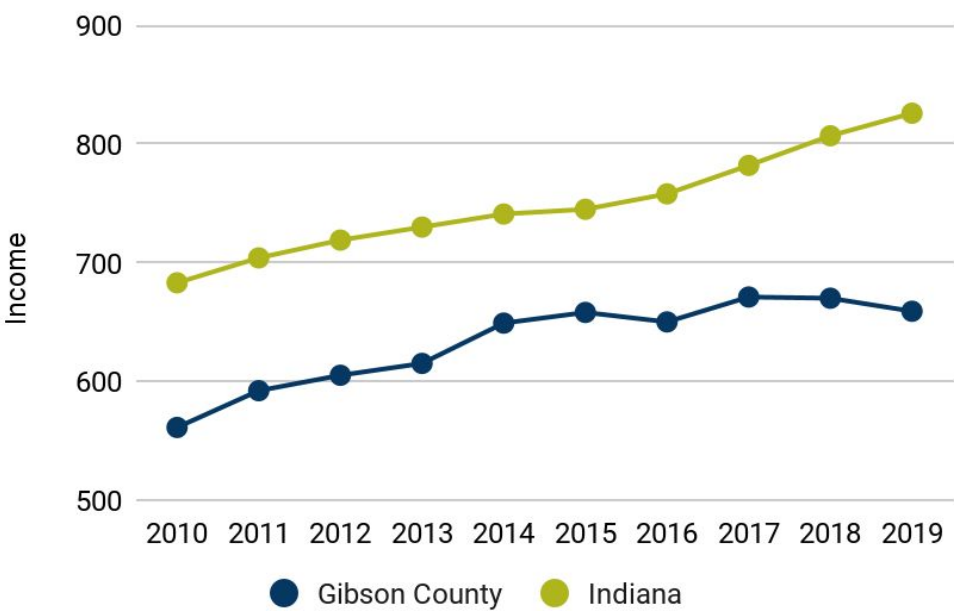
Gibson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

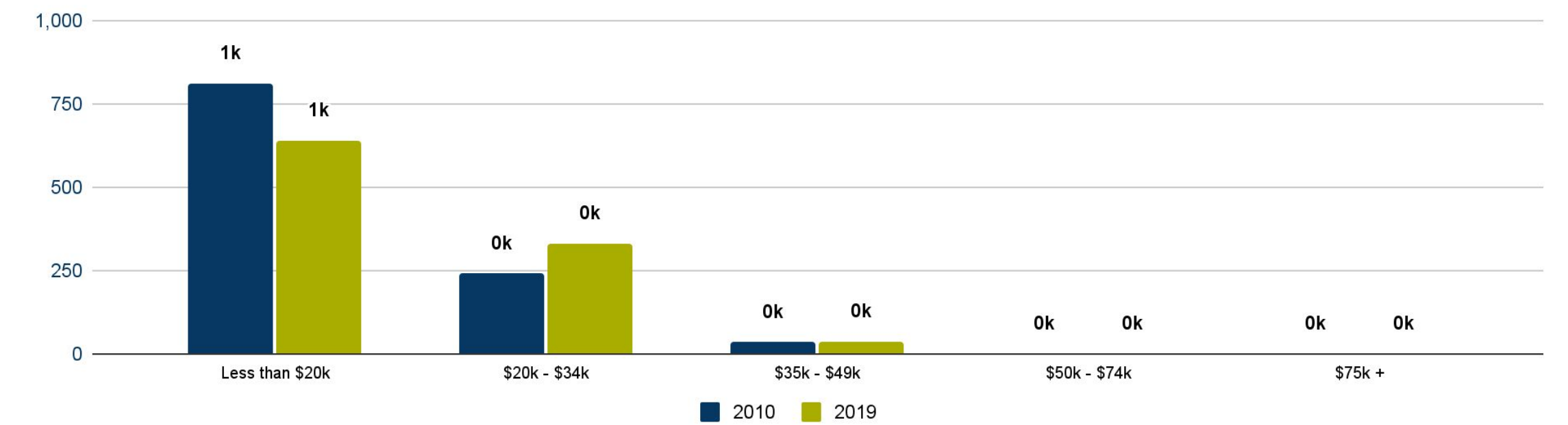
Gibson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 34% of households are housing cost burdened in Gibson County, down -21% since 2010. 56% of households earning below \$50,000 are housing cost burdened.

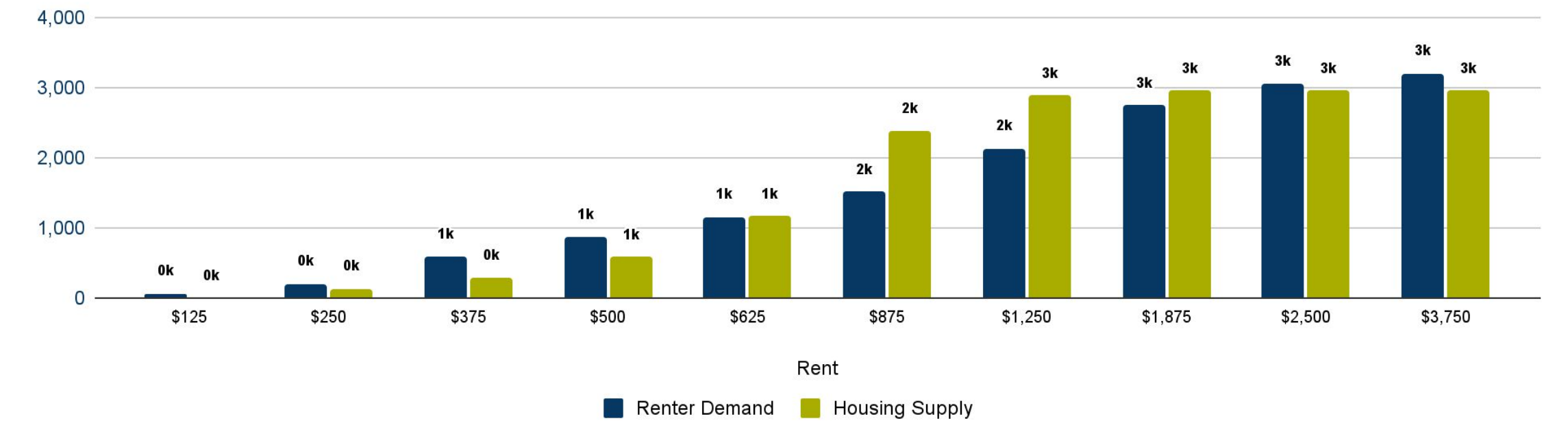
Renter Housing Cost Burden
Gibson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 1 000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Gibson County, Indiana | 2010-2019

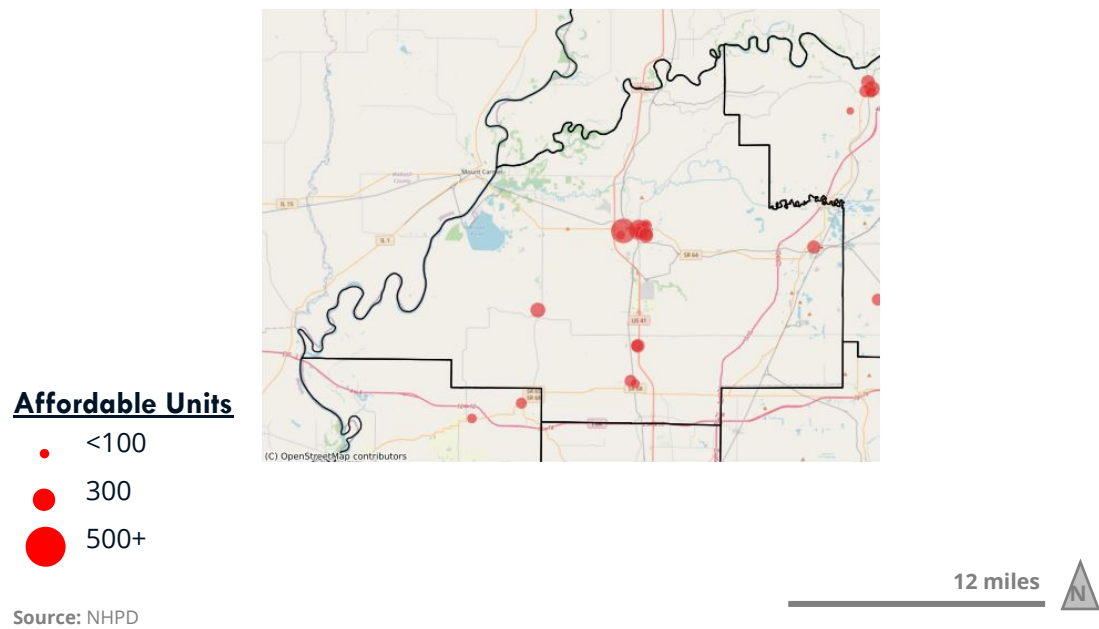


Source: ACS 2010-2019 5-year estimates

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

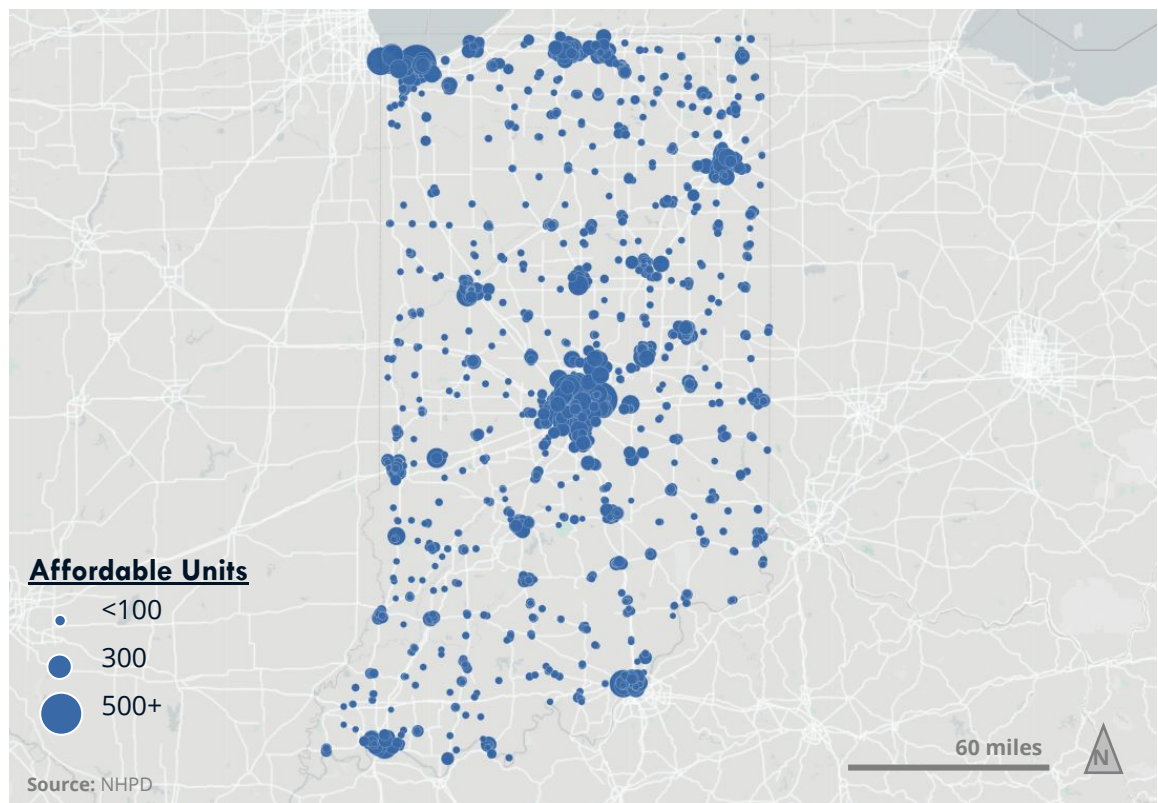
Affordable Housing Inventory

Gibson County | 2020



Affordable Housing Inventory

State of Indiana | 2020

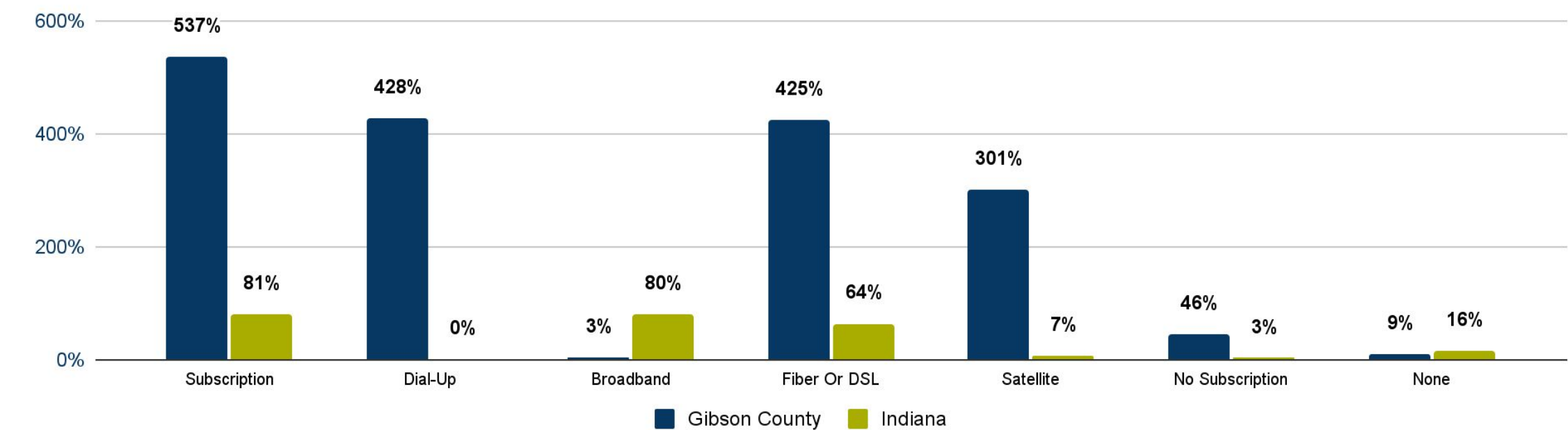


WORKING DRAFT

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

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

Broadband Access Gibson County | 2017-2020



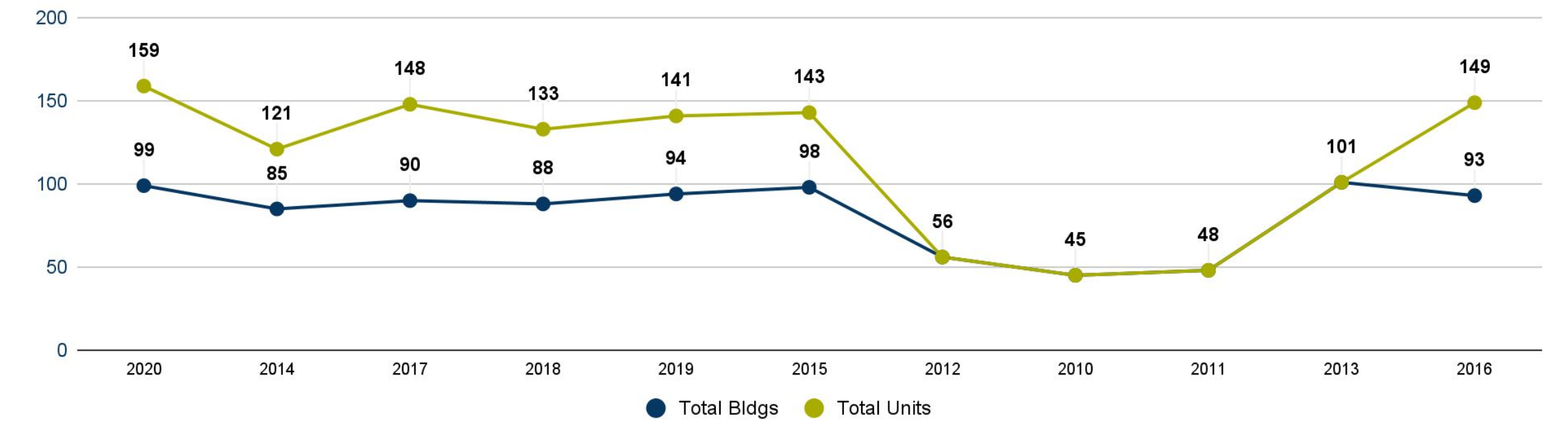
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 93 new housing starts in 2016 in Gibson County, with 897 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Gibson 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.