



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR POSEY COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

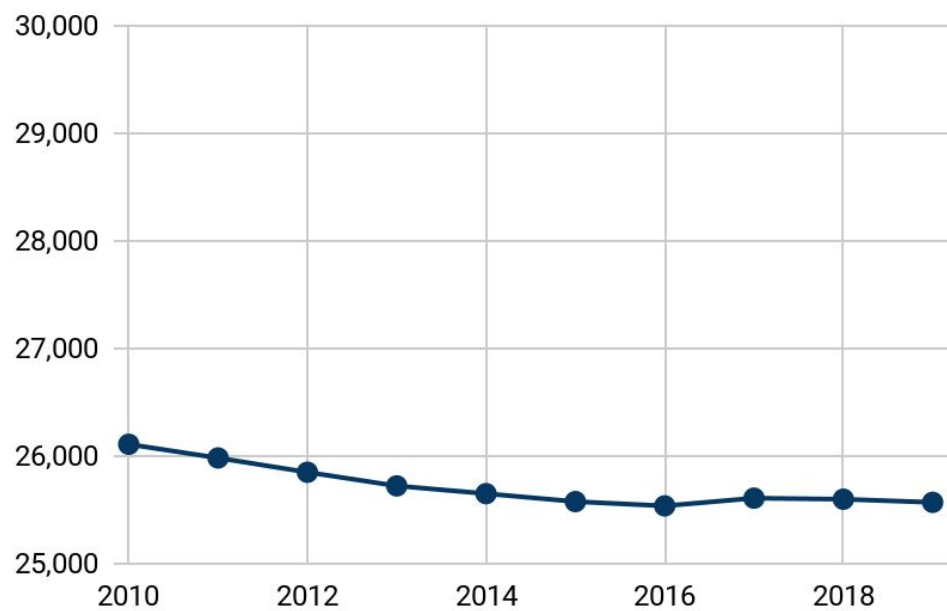
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

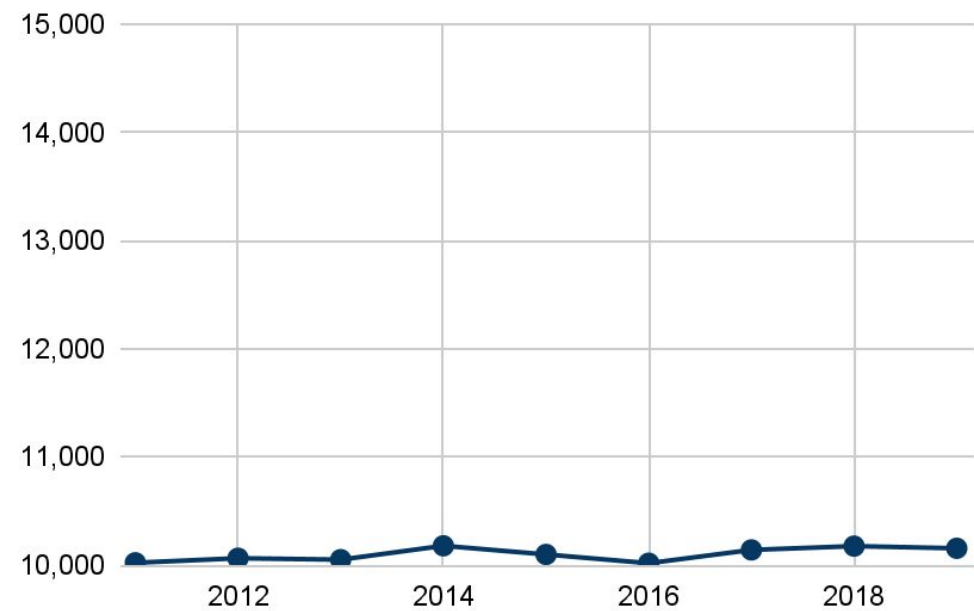
POPULATION | Posey County's population has decreased by 2.07% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Posey County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Posey County | 2010-2019



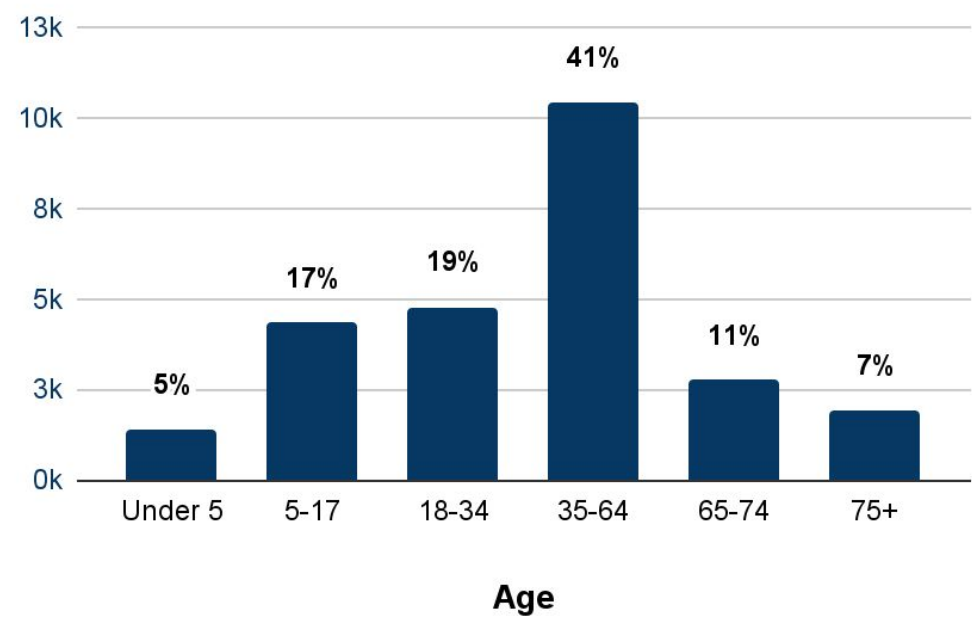
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

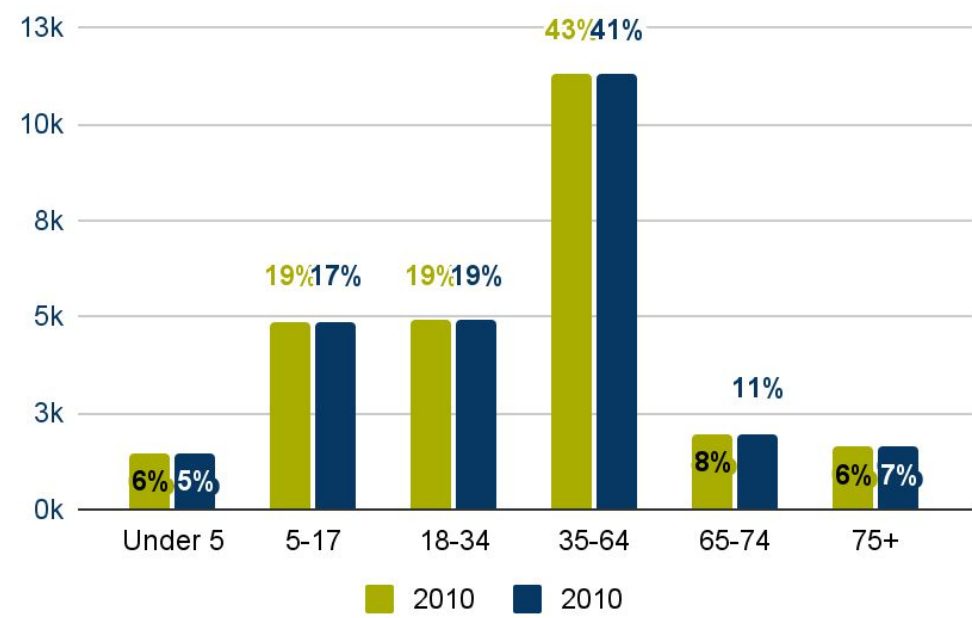
AGE | 18% of people in Posey County are above the age of 65, while 22% are below 18.

Population by Age
Posey County | 2019



Source: ACS 2019 5-year estimates

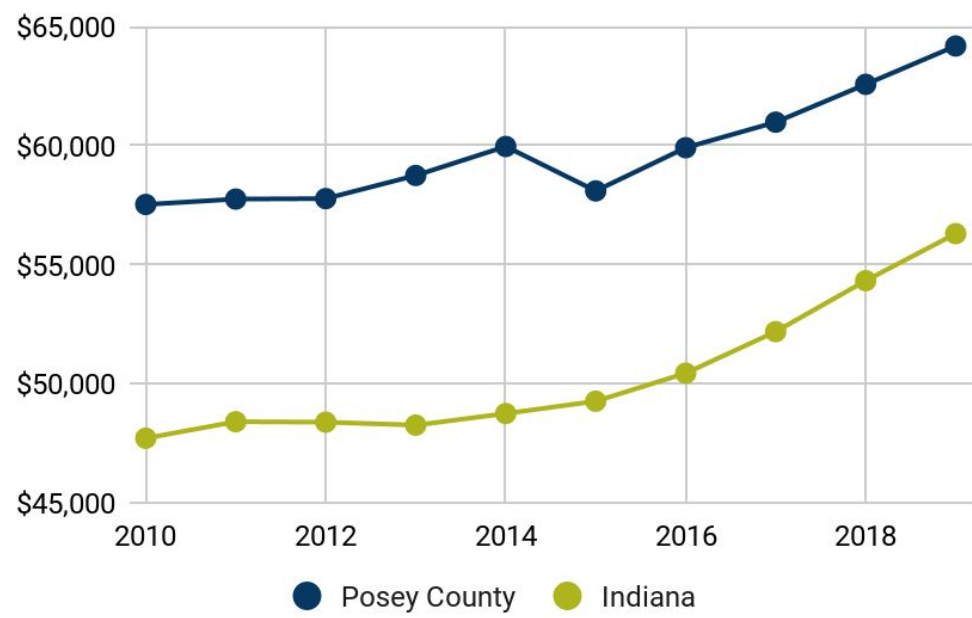
Change in Share of Population
Posey County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

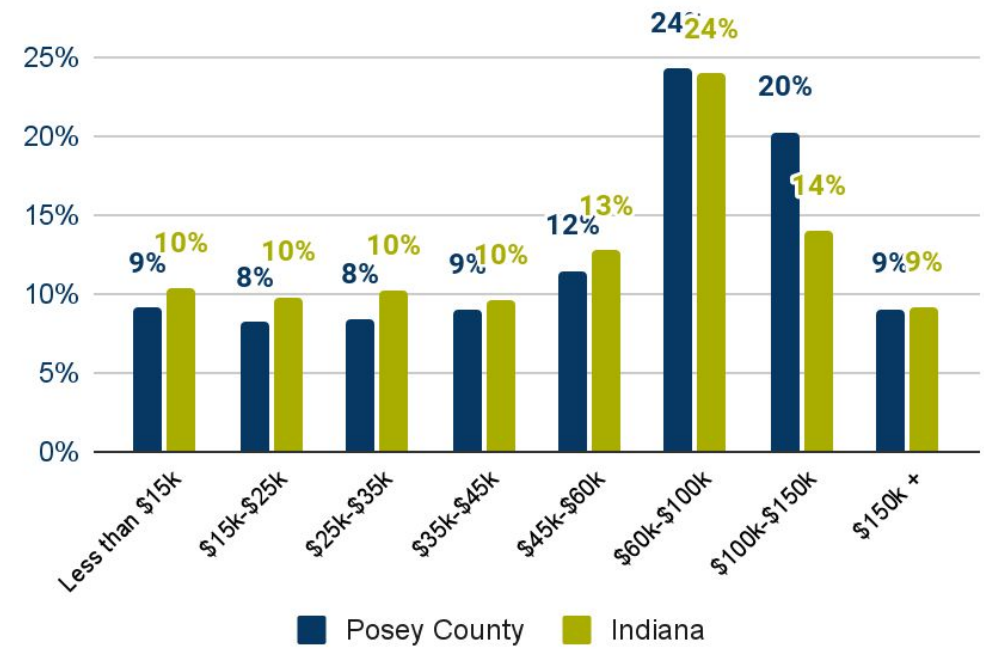
HOUSEHOLD INCOMES | Posey County had a median income of \$64,196 in 2019, up 12% since 2010. 26% of households have incomes below \$35,000, while 29% have incomes above \$100,000.

Median Income
Posey County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Posey County, State of Indiana | 2019

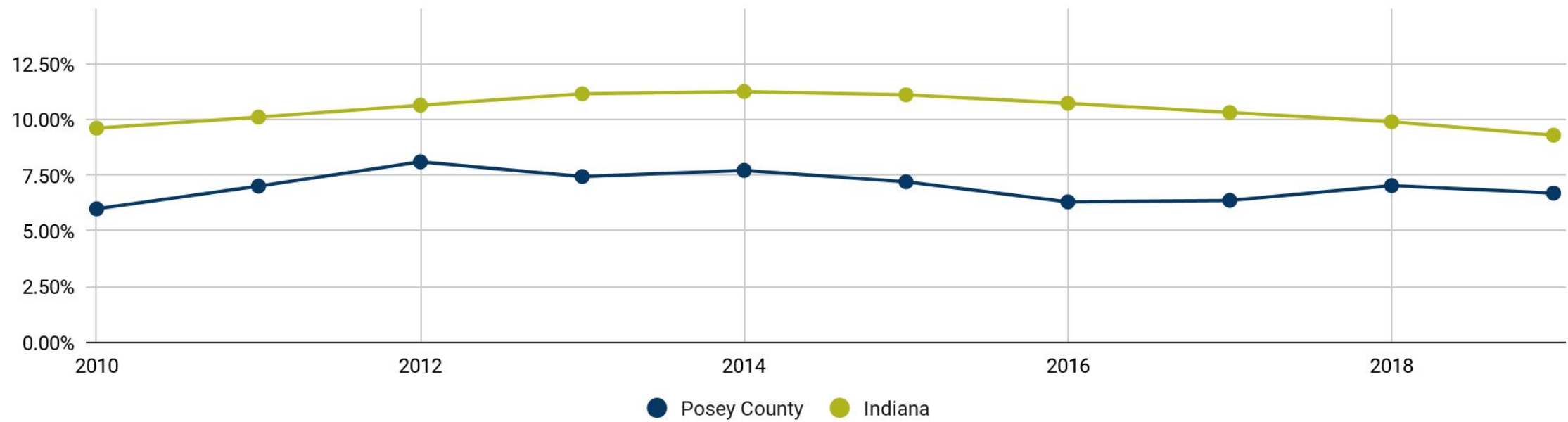


Source: ACS 2019 5-year estimates

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FAMILY POVERTY RATE | 6.7% of families live in poverty conditions in Posey County, up 0.7 points from 6.0% in 2010.

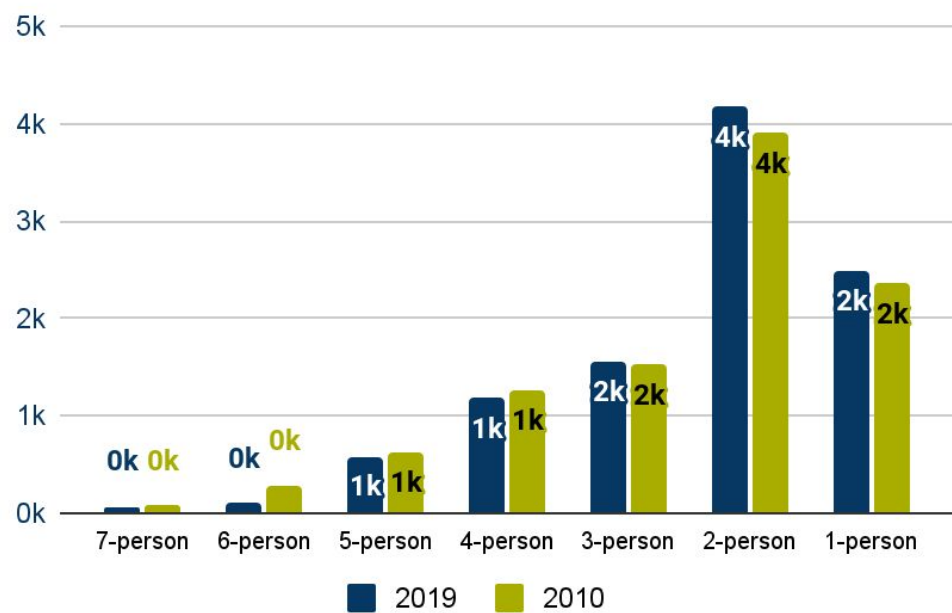
Family Poverty Rate
Posey County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

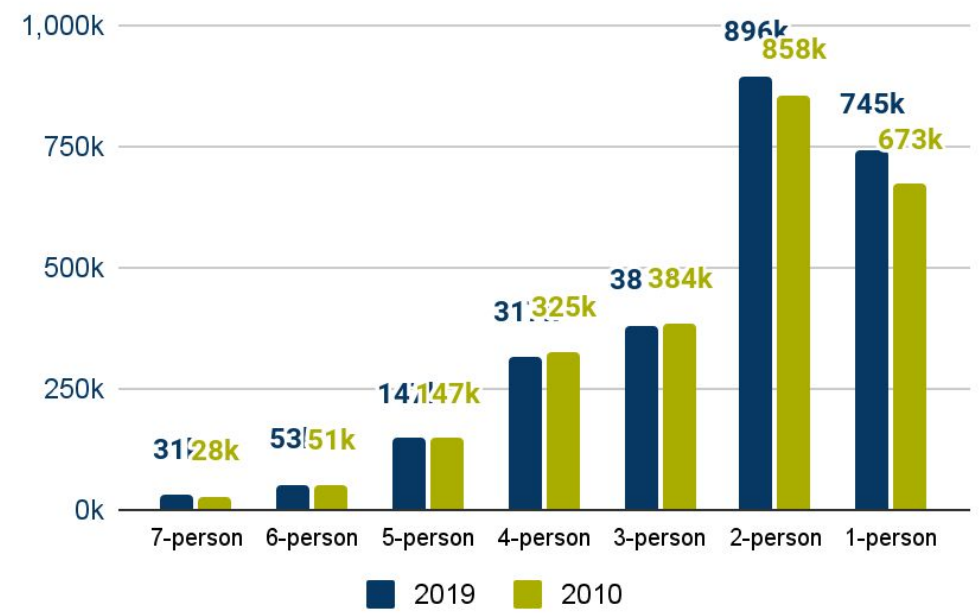
HOUSEHOLD SIZE | The average household size is 2.49, compared to 2.52 statewide. The Posey County average household has shrunk by 0.07 persons since 2010.

Household Size
Posey 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

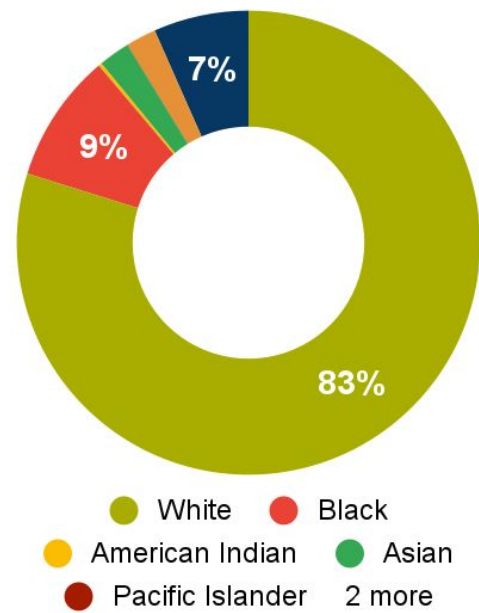
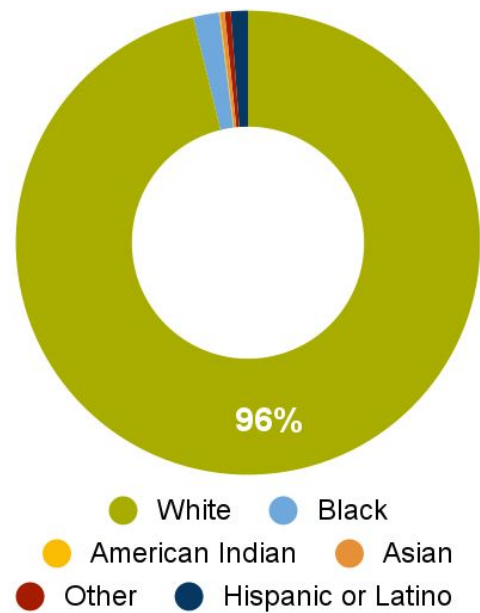
Note: Some data are placeholders, and not representative of actual conditions.

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

Racial Distribution

Posey County | 2019

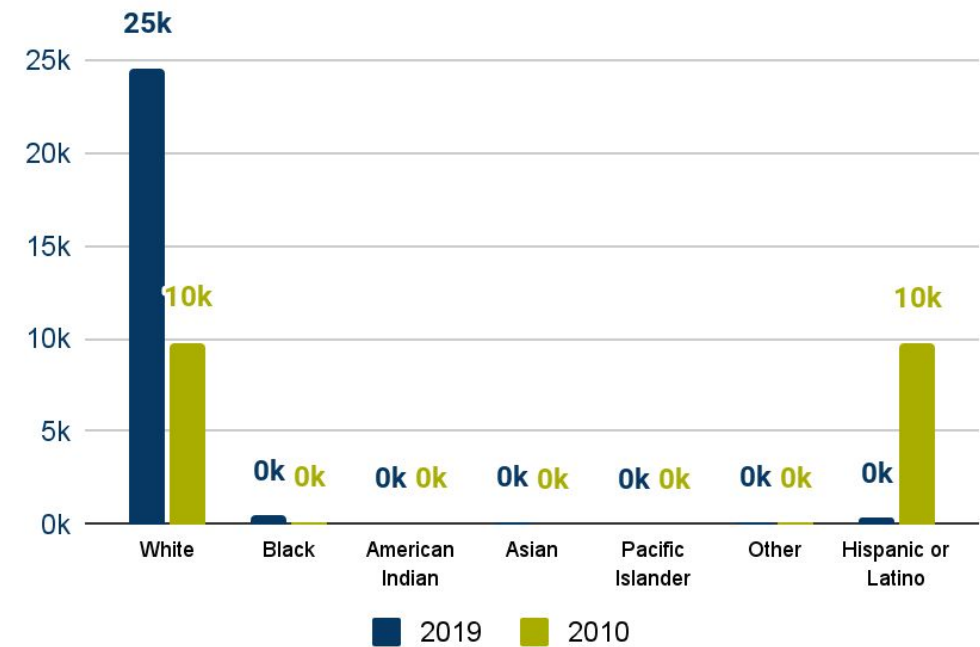
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial Distribution

Posey County | 2010, 2019



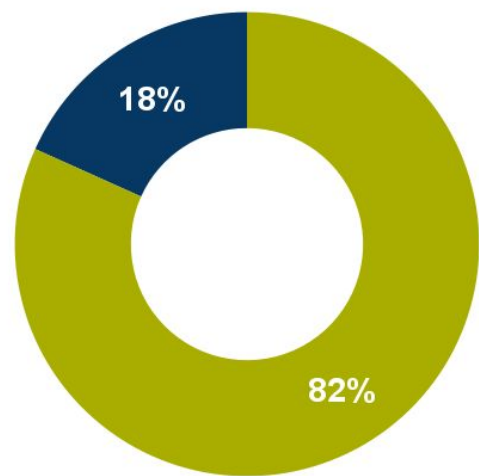
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 18% of households (1,856 households) in Posey County were renters, while 82% are (8,299 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

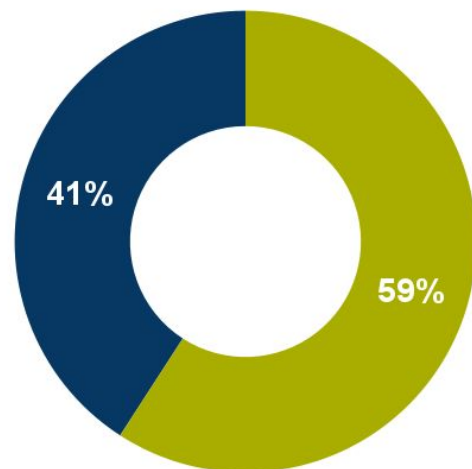
Posey County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

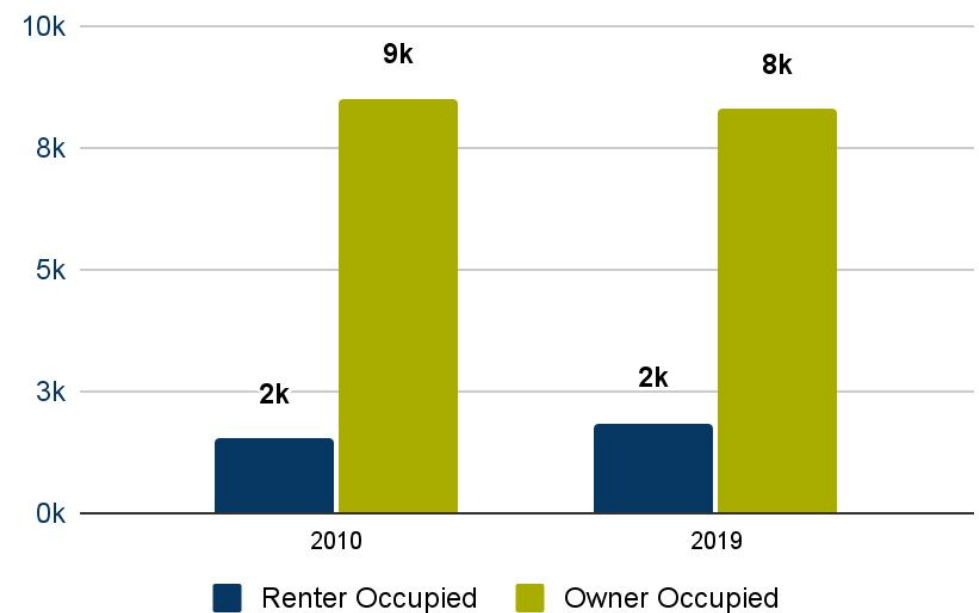
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Posey County | 2010-2019



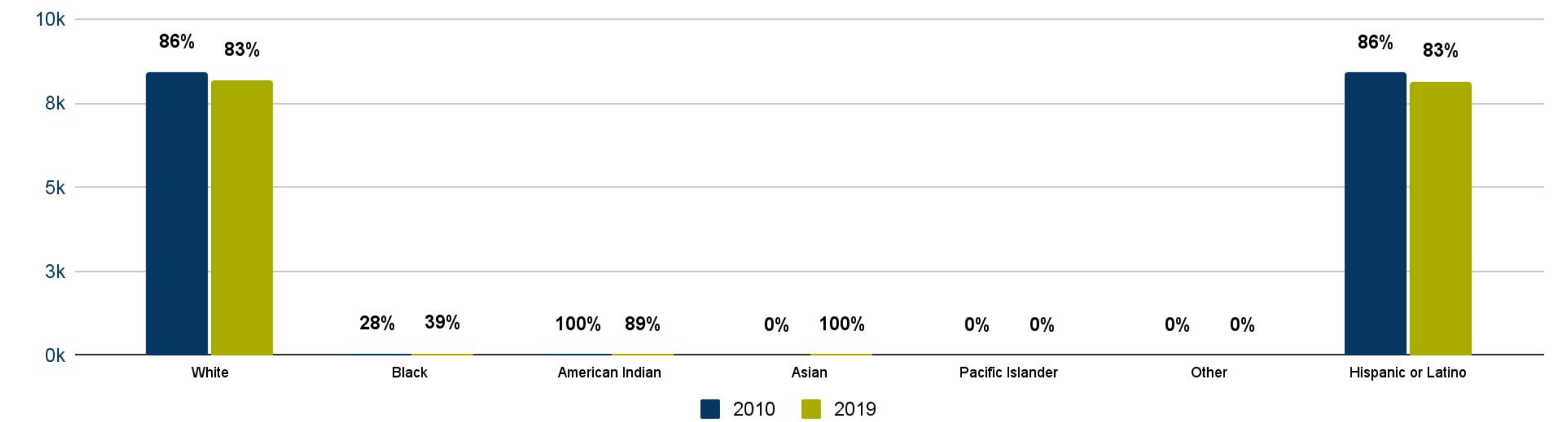
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 82%, among non-Hispanic White households' homeownership is 83%, 39% for Black households, and 83% for Hispanic or Latino households.

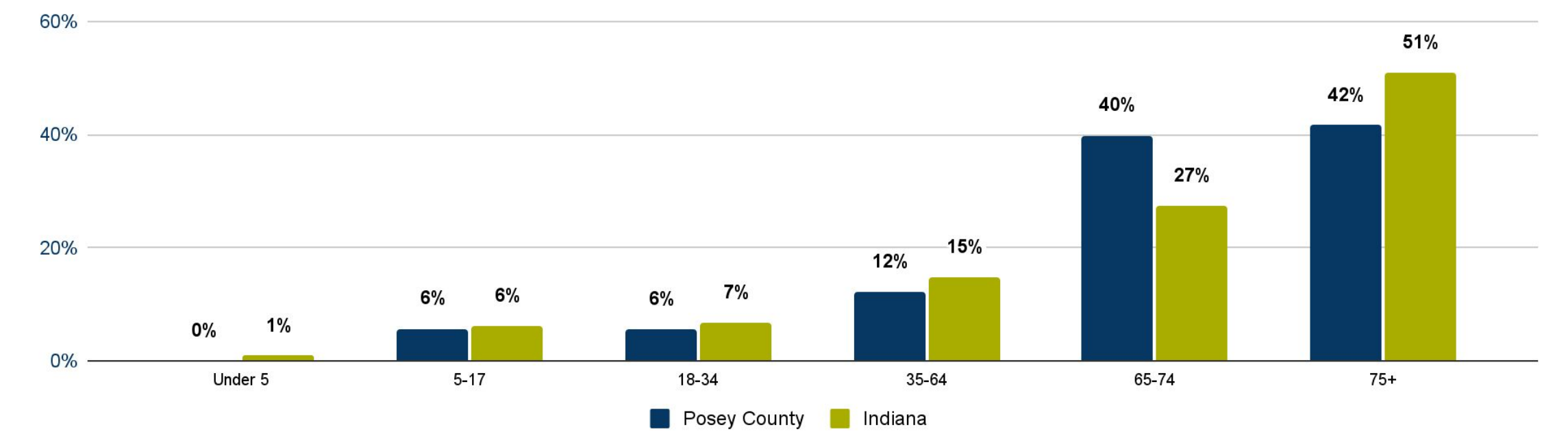
Homeownership by Race
Posey County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

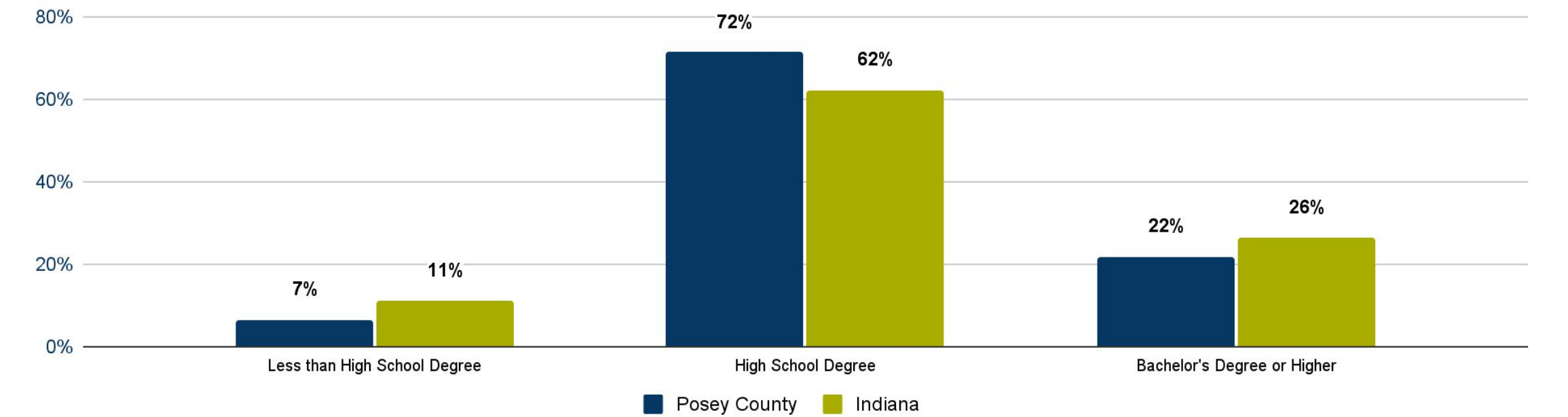
Share of the Population with a Disability by Age
Posey County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Posey County, 72% of the population has at least a high school degree and 22% of the population has at least a Bachelor’s degree.

Educational Attainment
Posey County, Indiana | 2019



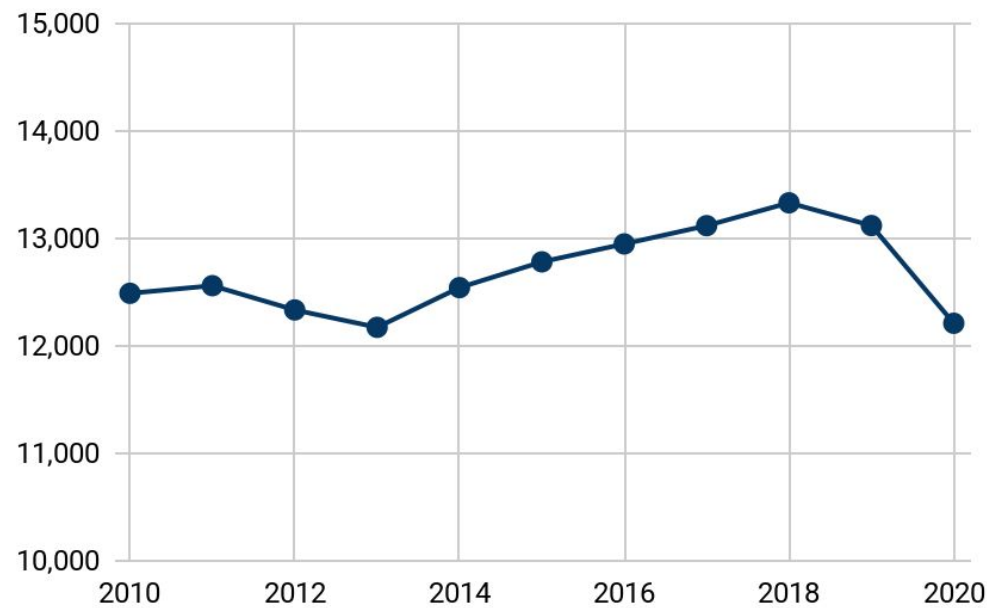
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

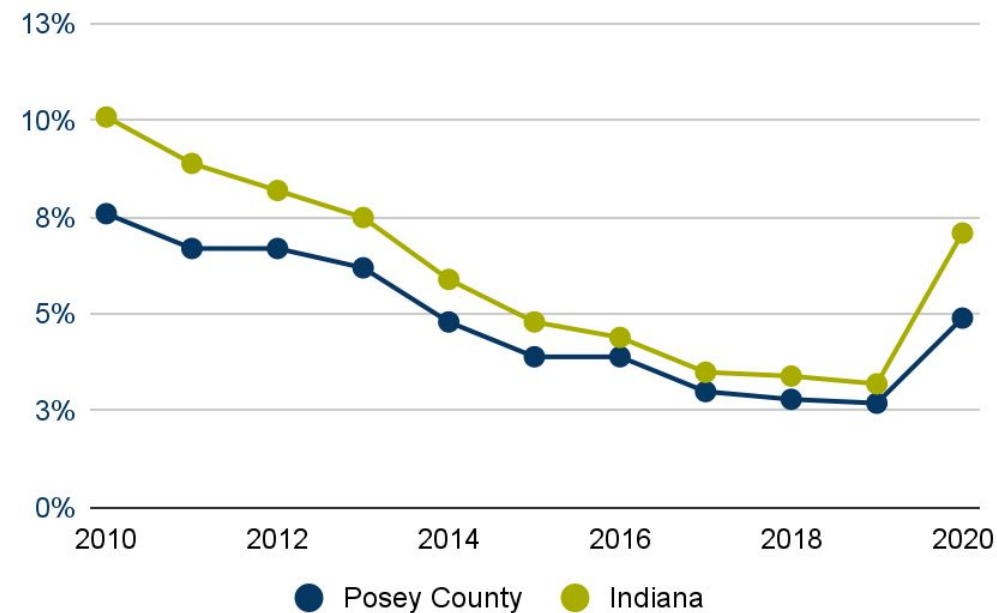
EMPLOYMENT BASE | There are currently 12,000 employed persons in Posey County, down by 2% since 2010. The unemployment rate in 2020 was 4.90%, up 2.2 points from 2019.

Total Employment
Posey County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Posey County, Indiana | 2010-2019

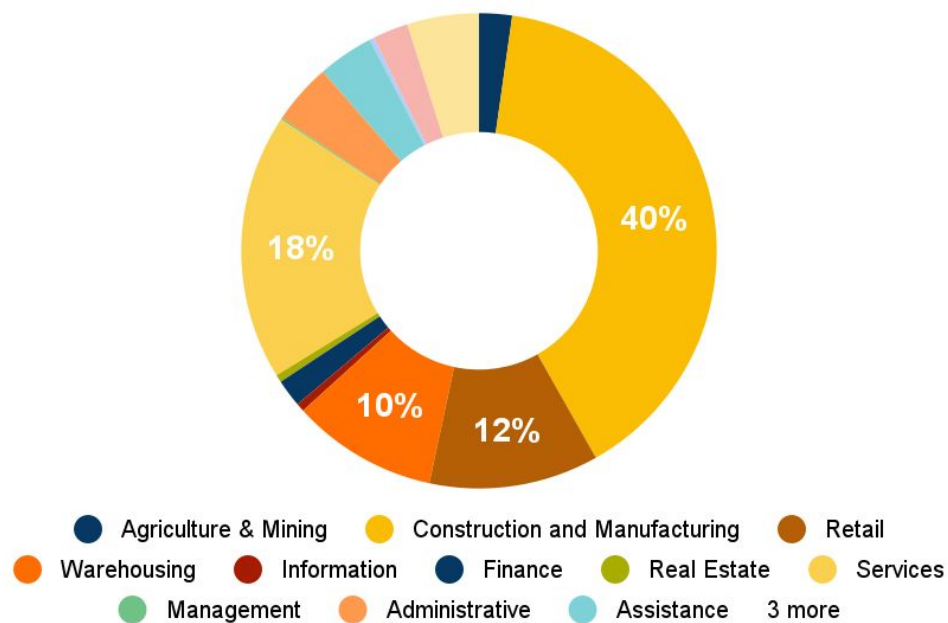


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Posey County, accounting for 33% of all jobs, followed by Transportation and Warehousing (10% of all jobs).

Total Jobs by All Industries
Posey County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$43,246
- 2. Goods-producing | \$87,087
- 3. Trade, transportation, and utilities | \$49,610
- 4. Construction | \$55,600
- 5. Professional and business services | \$54,854

Source: BLS

Top 5 Employers

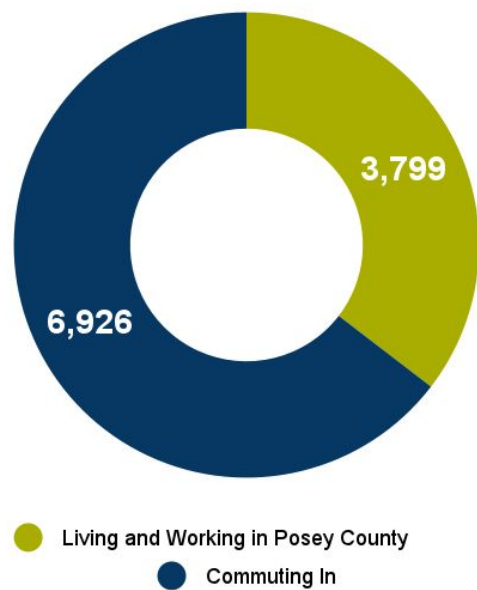
- 1. Sabic Innovative Plastics (Mt Vernon)
- 2. Industrial Transport Svc Llc (Mt Vernon)
- 3. Countrymark Co Op Llp (Mt Vernon)
- 4. Consolidated Grain & Barge (Mt Vernon)
- 5. WSI (Mt Vernon)

Source: BLS

WORKING DRAFT

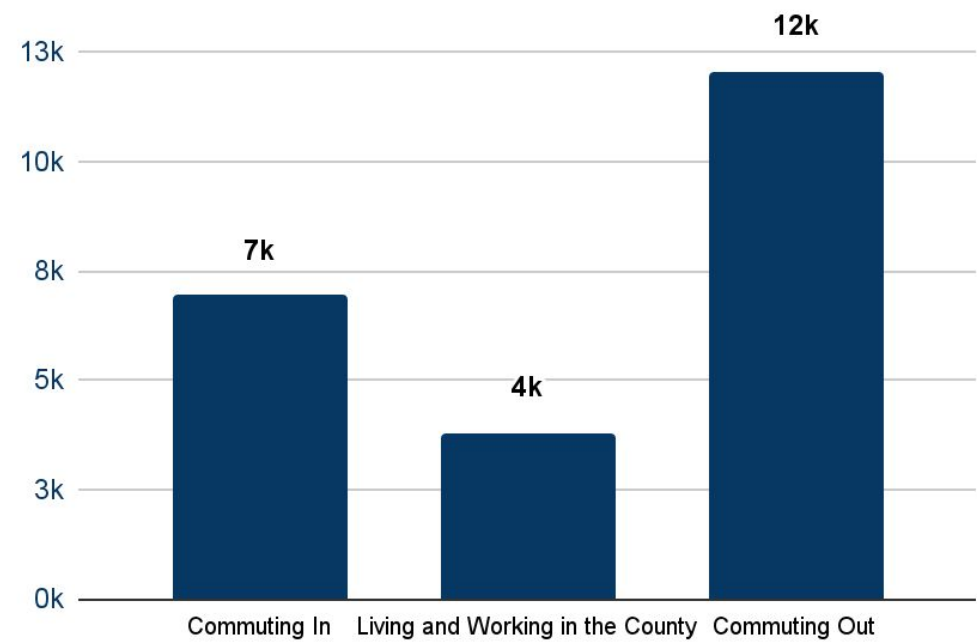
COMMUTER INFLOW / OUTFLOW | 7,000 commuters come into Posey County for their jobs, while 12,000 employees travel outside for their jobs.

Employment Inflow
Posey County | 2018



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

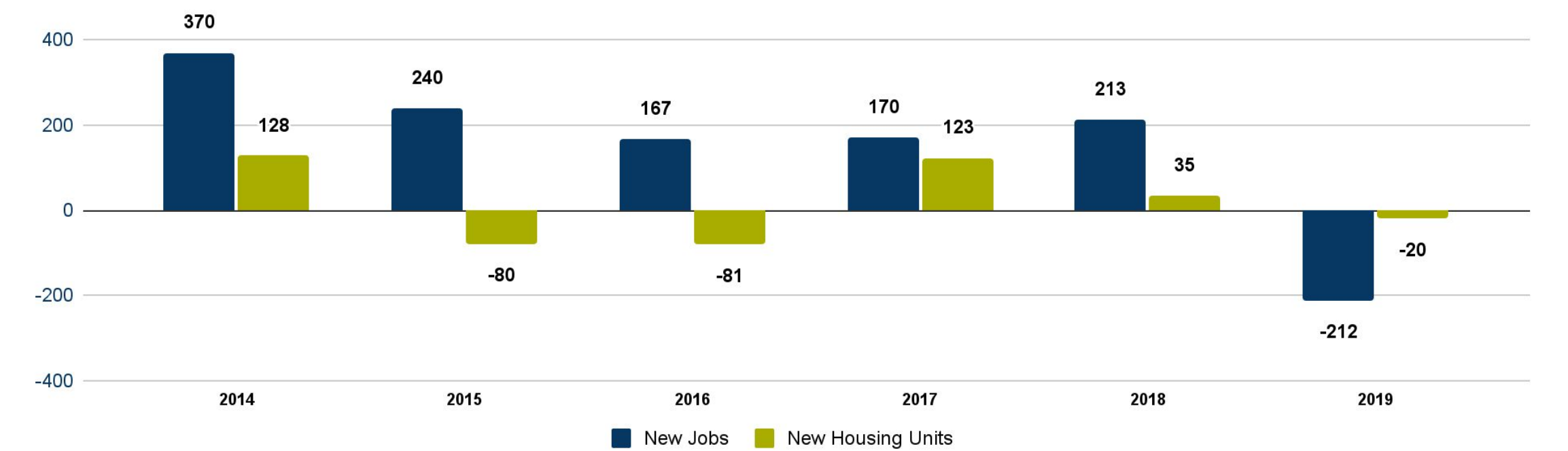
Commuting Patterns
Posey County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 948 between 2014-2019 and 105, or 11 units for every 100 jobs created.

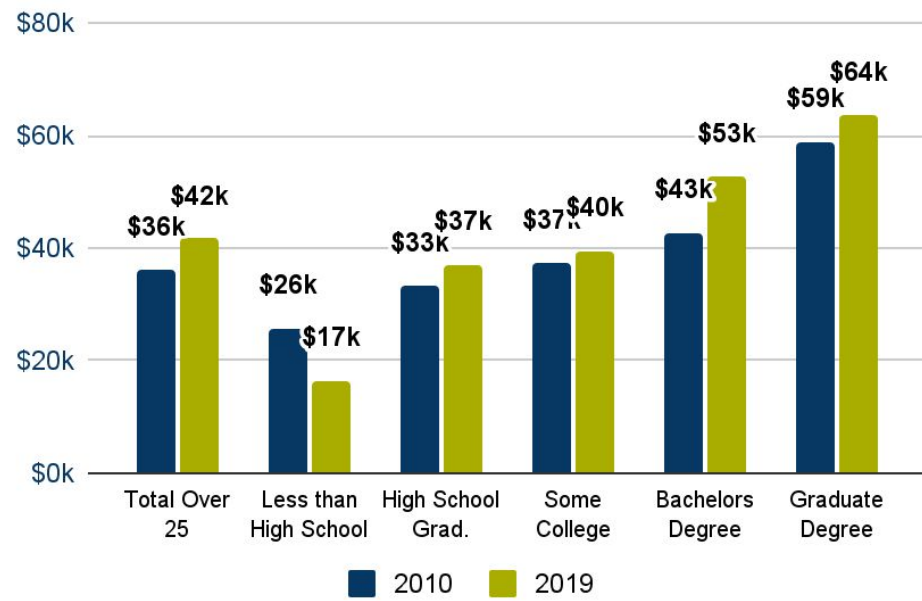
Job Growth and Housing Production
Posey County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

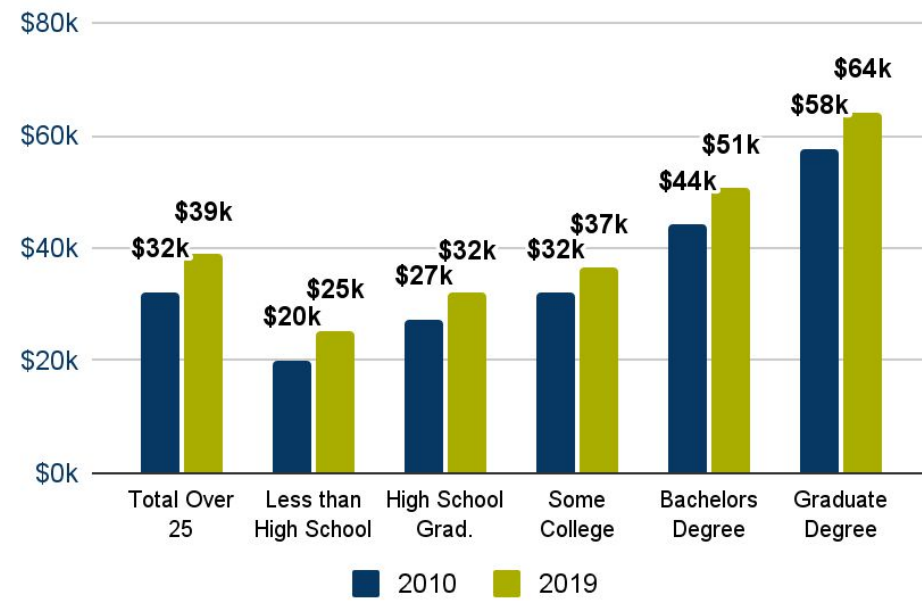
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 15% since 2010 for the total population and increased 11% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Posey County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

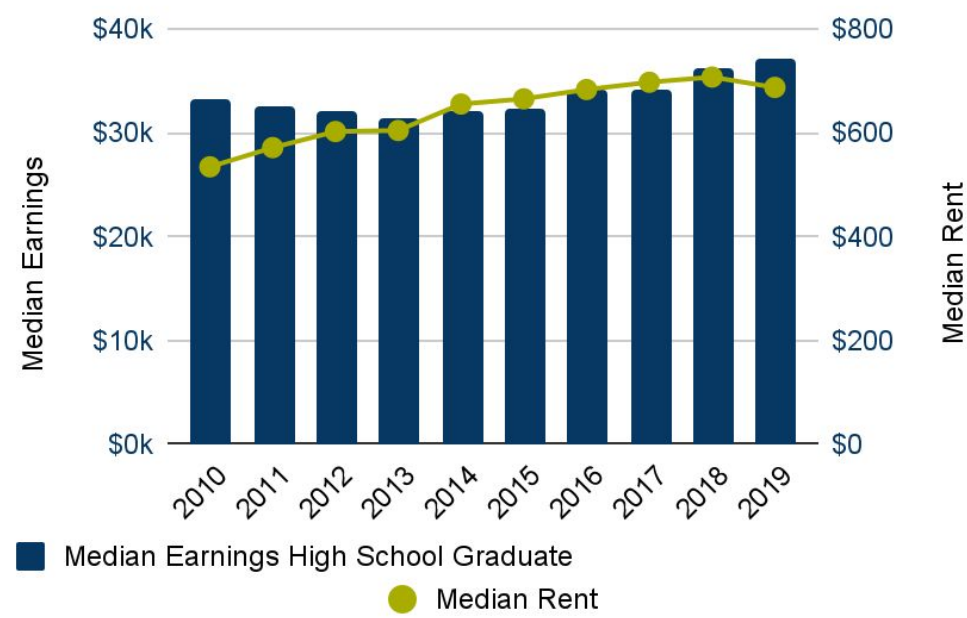
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

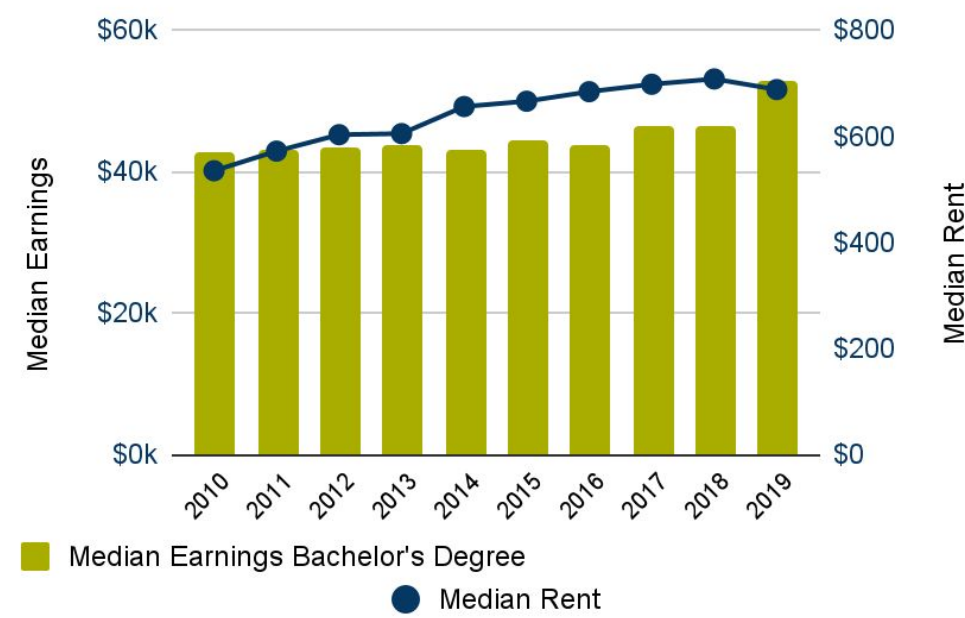
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 28.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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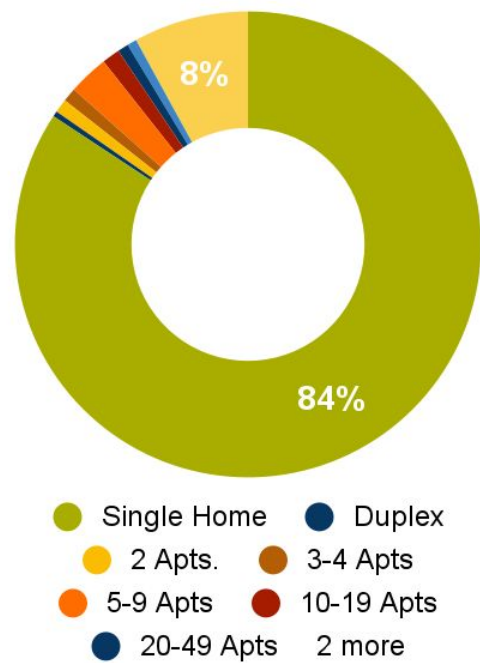
HOUSING TRENDS

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HOUSING TYPOLOGY | 84% of homes in Posey County are single-family, while 8% are multifamily. The share of multifamily housing has increased by 95 homes since 2010.

Housing Typology

Posey County | 2019



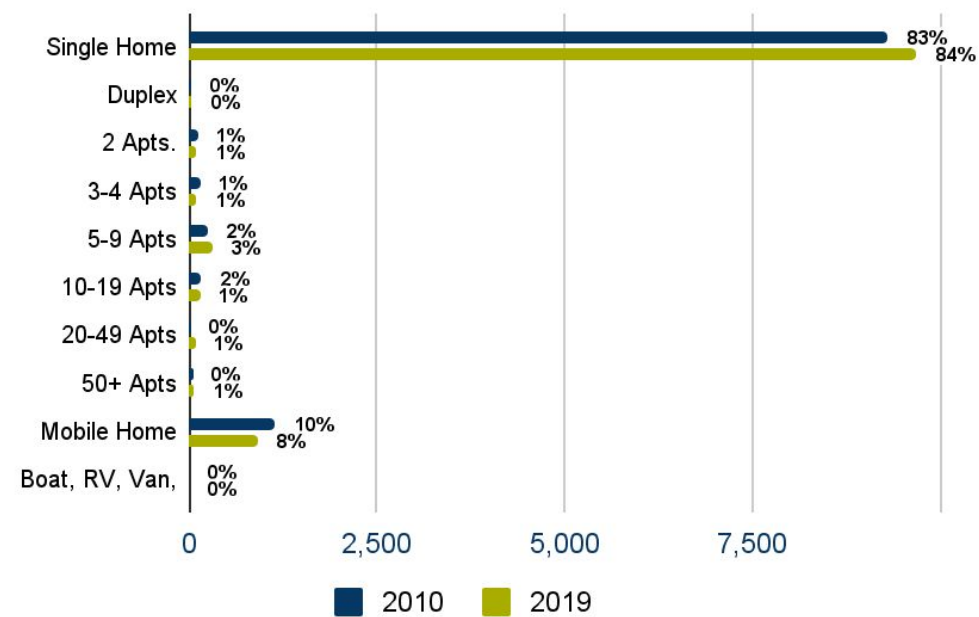
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Posey County | 2010, 2019

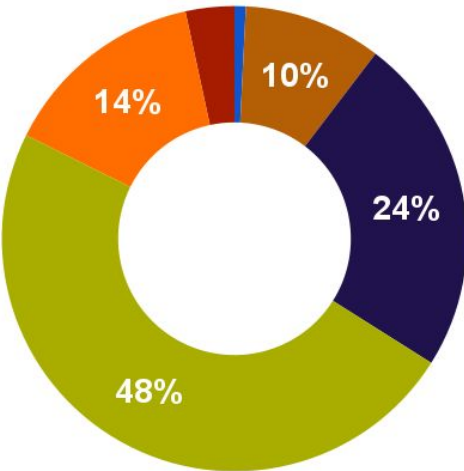


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Posey County are 2-49, with 66% of units 3 bedroom or more.

Housing Stock by Bedrooms

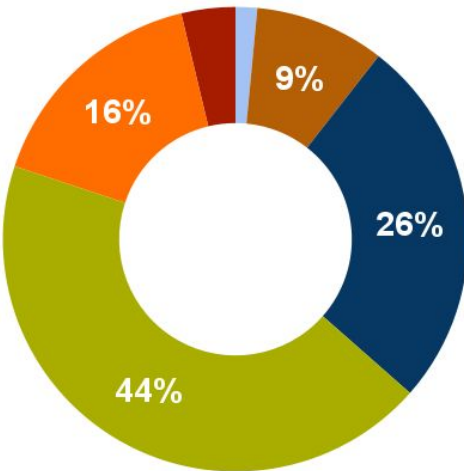
Posey County | 2019



● No Bedroom ● 1 Bed
● 2 Bed ● 3 Bed ● 4 Bed
● 5+ Bed

Source: ACS 2010-2019 5-year estimates

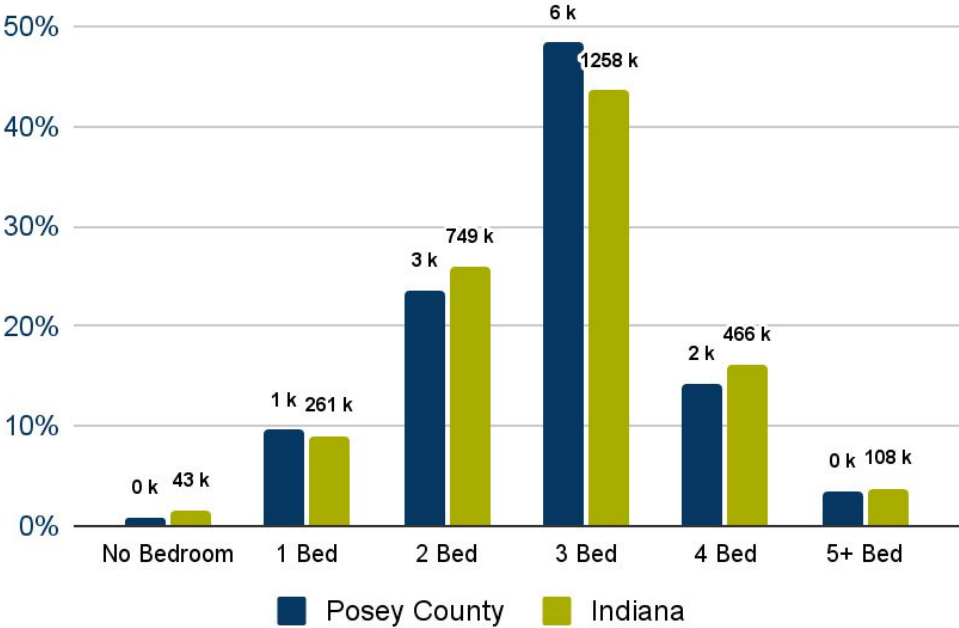
Indiana | 2019



● No Bedroom ● 1 Bed
● 2 Bed ● 3 Bed ● 4 Bed
● 5+ Bed

Share of Housing Stock by Bedroom

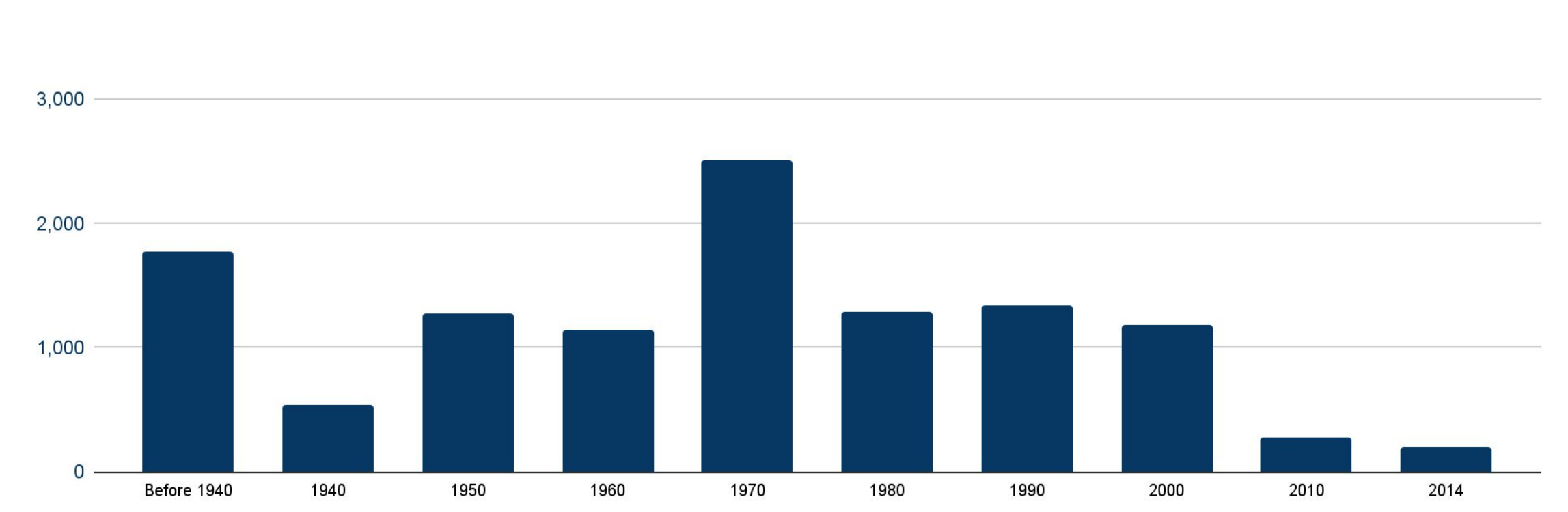
Posey County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 86% of homes were built before 1990, with most homes built in 2014.

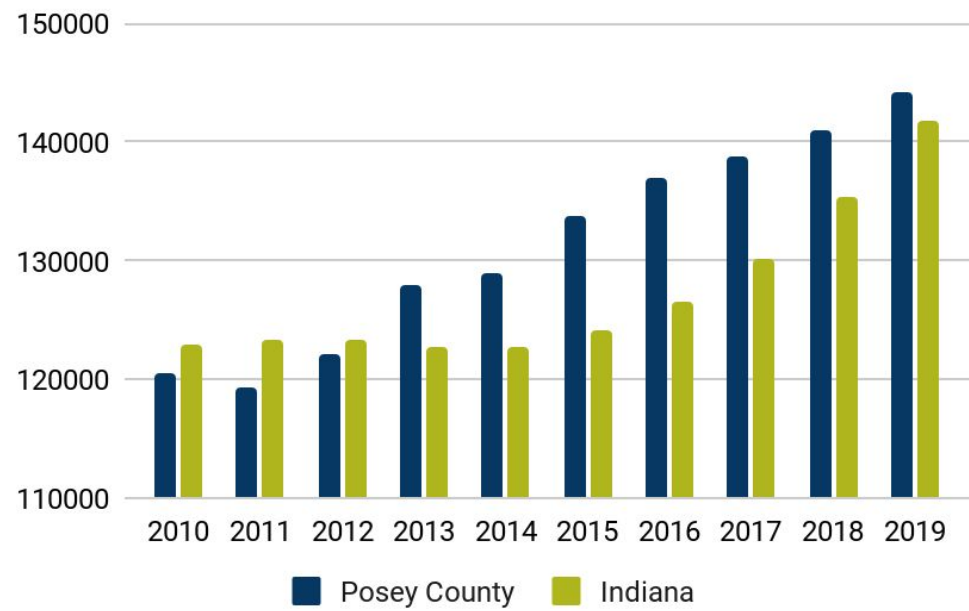
Homes by Year Built
Posey County | 2019



Source: ACS 2010-2019 5-year estimates

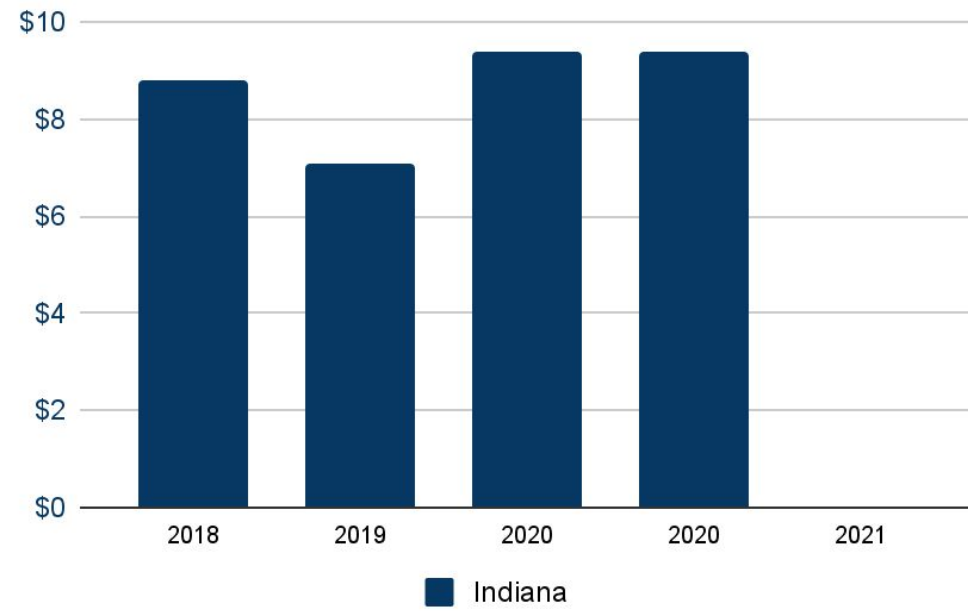
MEDIAN LISTING PRICE | Homes in Posey County have a median listing price of \$144,200, compared to \$141,700 statewide. Home prices have increased by 20% since 2010.

Median Listing Price
Posey County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

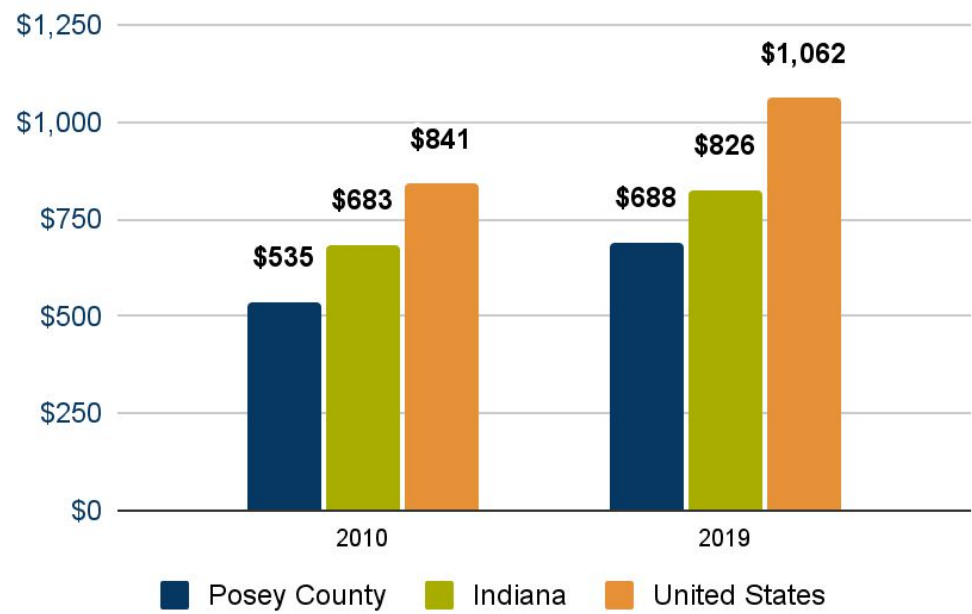
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 29% since 2010, with average rents at \$688.

Median Rent

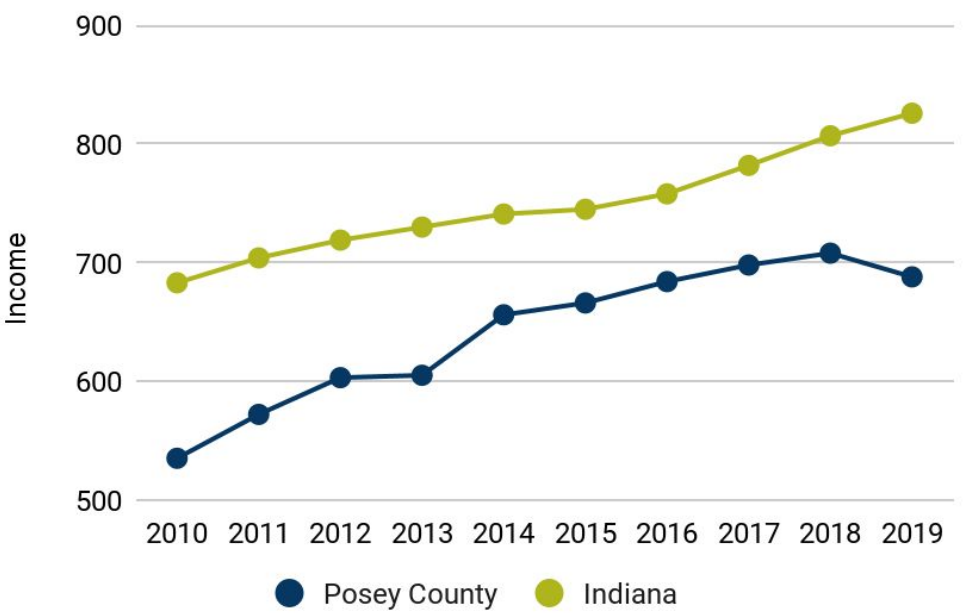
Posey County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Posey County, Indiana | 2010 - 2019

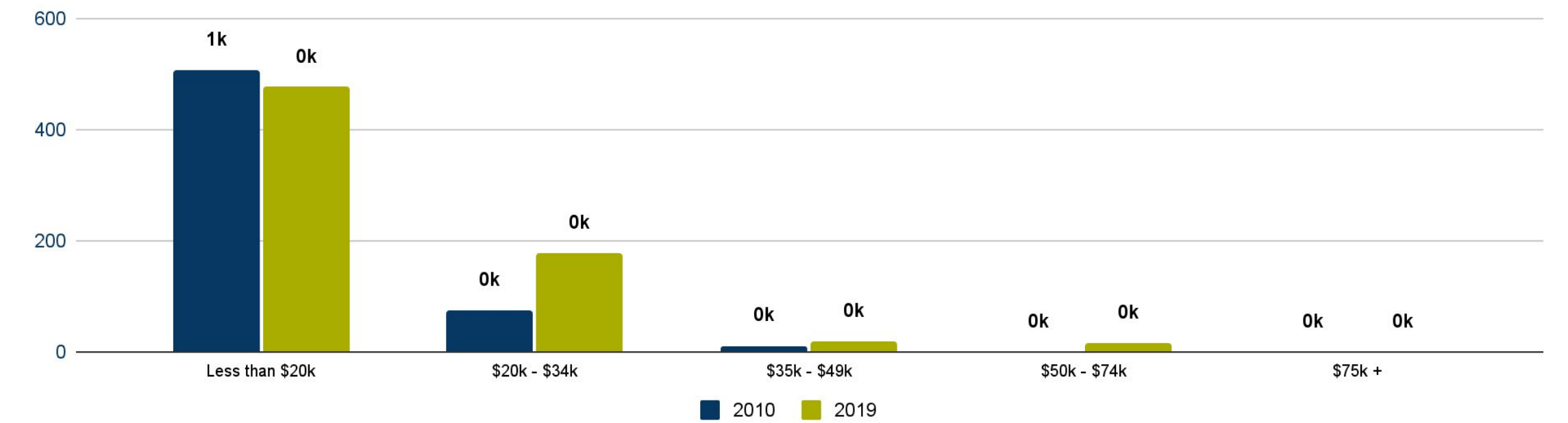


Source: ACS 2010-2019 5-year estimates

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COST BURDEN | 43% of households are housing cost burdened in Posey County, down -5% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

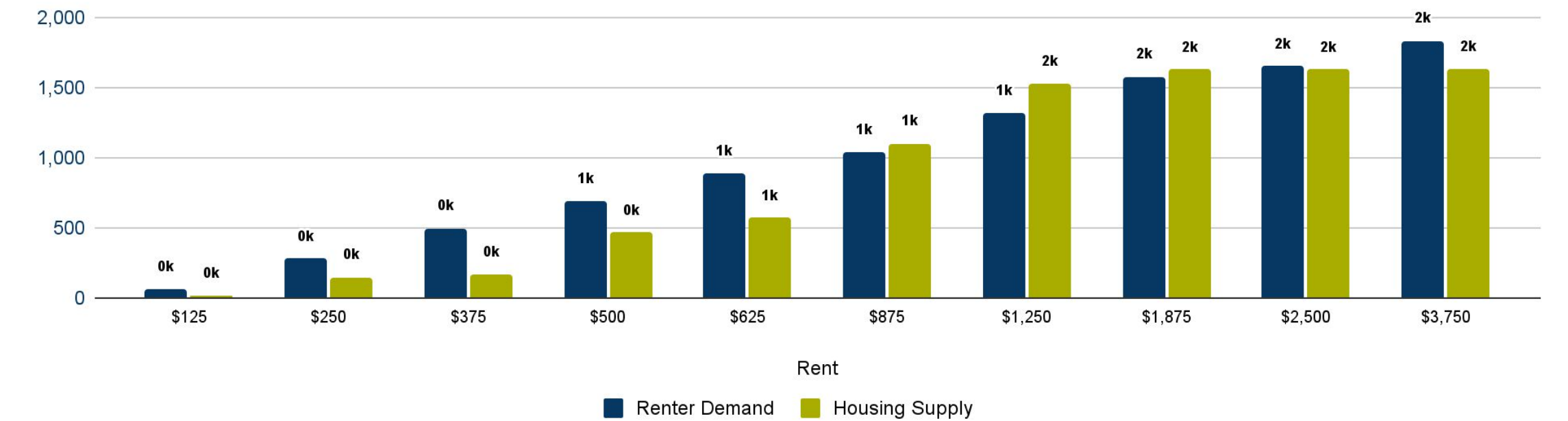
Renter Housing Cost Burden
Posey County, Indiana | 2010 - 2019



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
Posey County, Indiana | 2010-2019

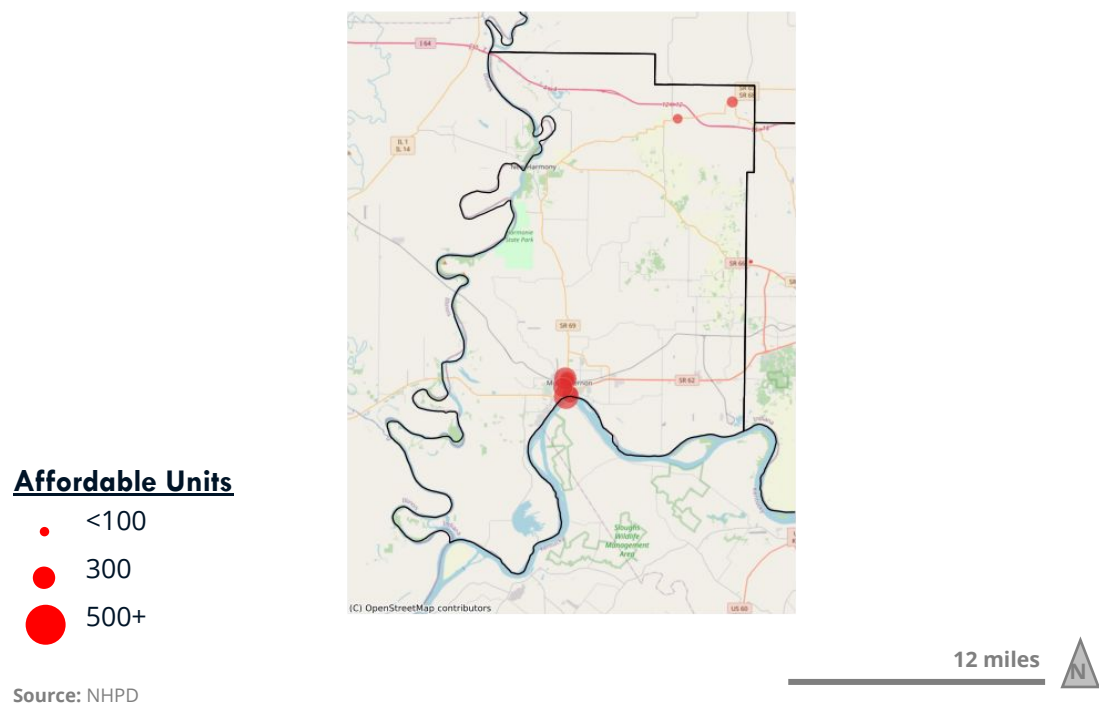


Source: ACS 2010-2019 5-year estimates

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

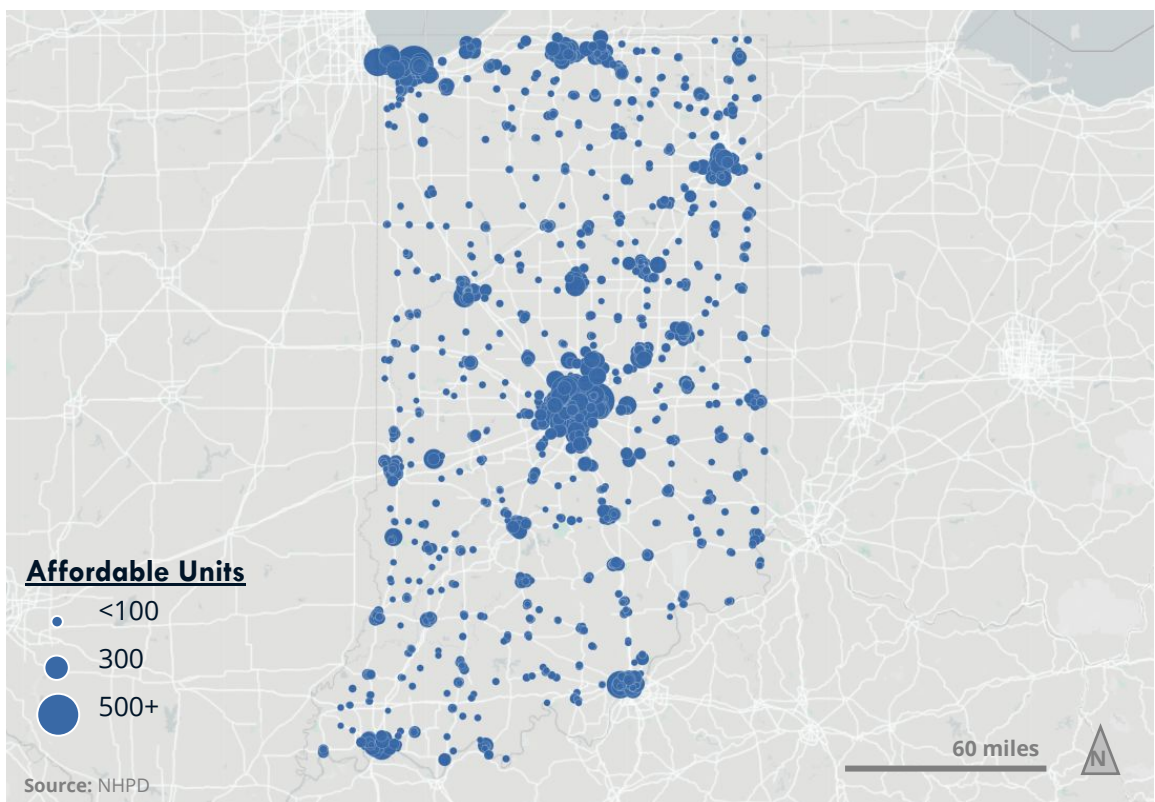
Affordable Housing Inventory

Posey County | 2020



Affordable Housing Inventory

State of Indiana | 2020

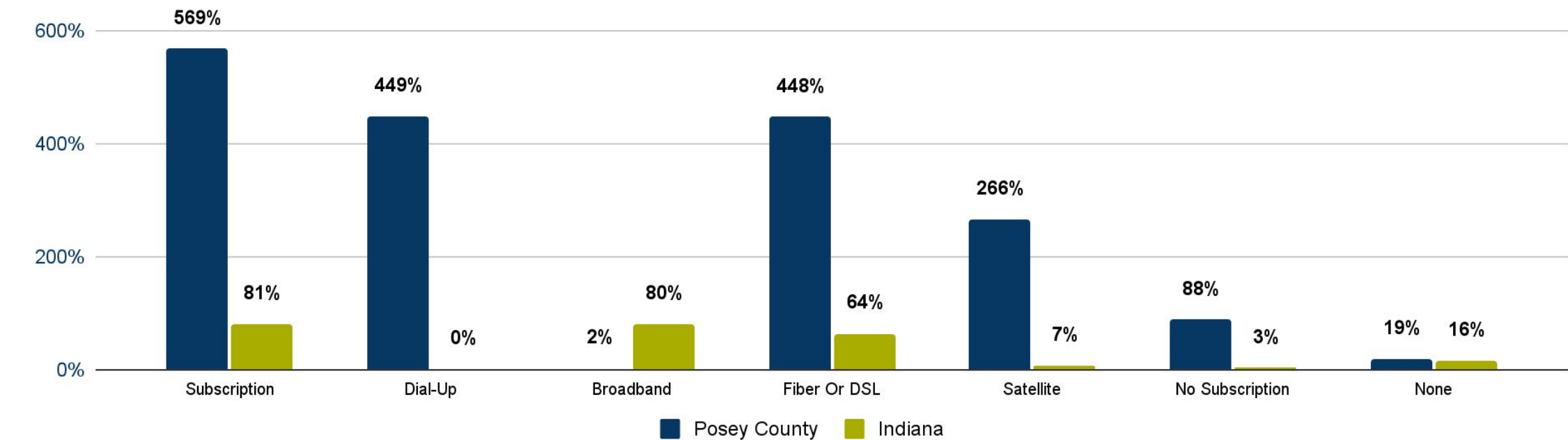


WORKING DRAFT

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HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access
Posey County | 2017-2020



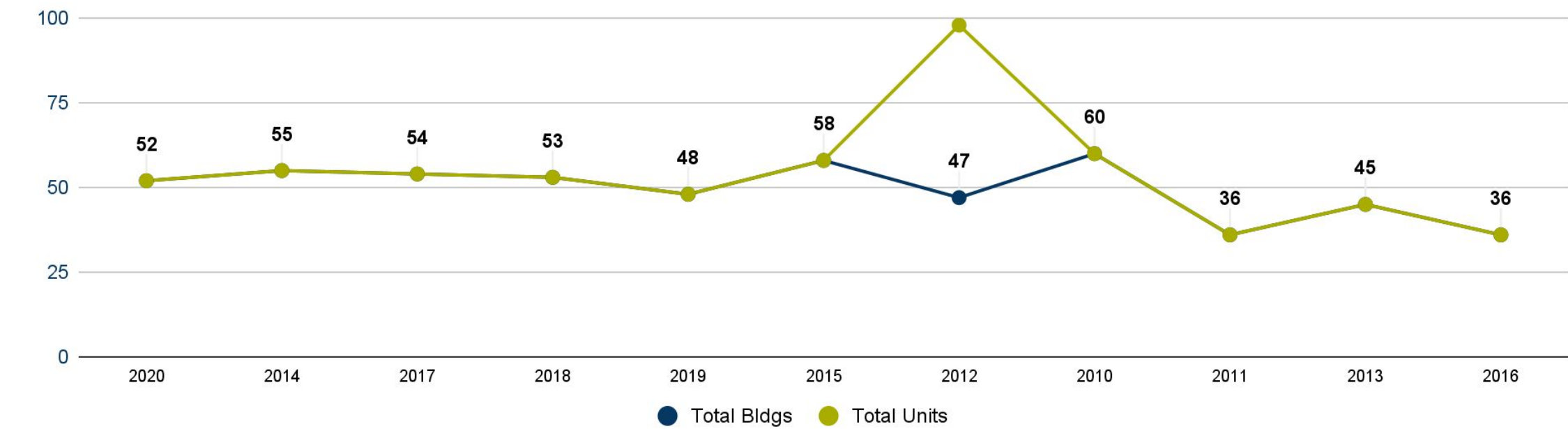
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 36 new housing starts in 2016 in Posey County, with 544 total building permits authorized since 2020.

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



Source: St. Louis Fed.

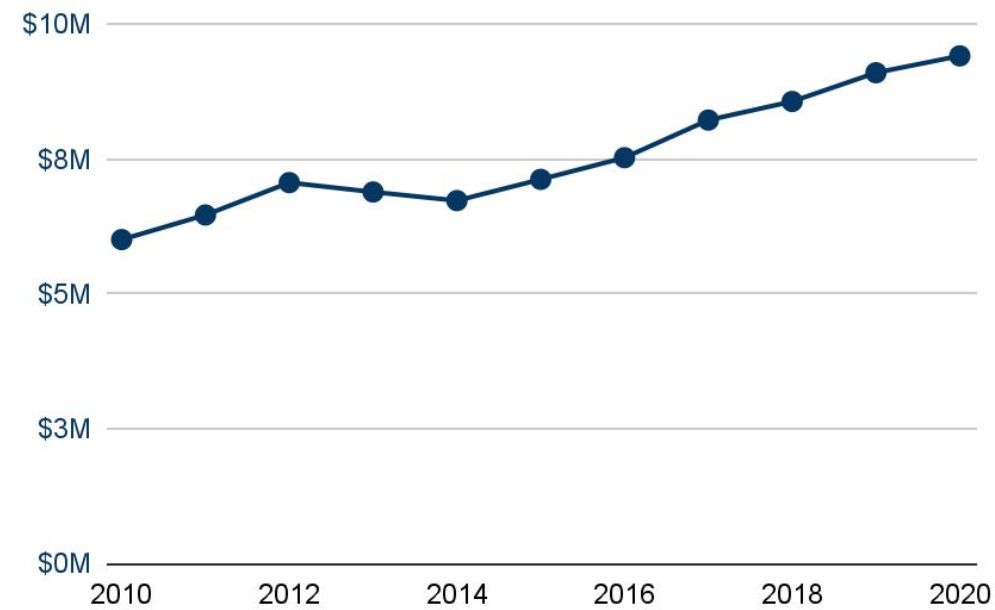
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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