

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR GIBSON COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

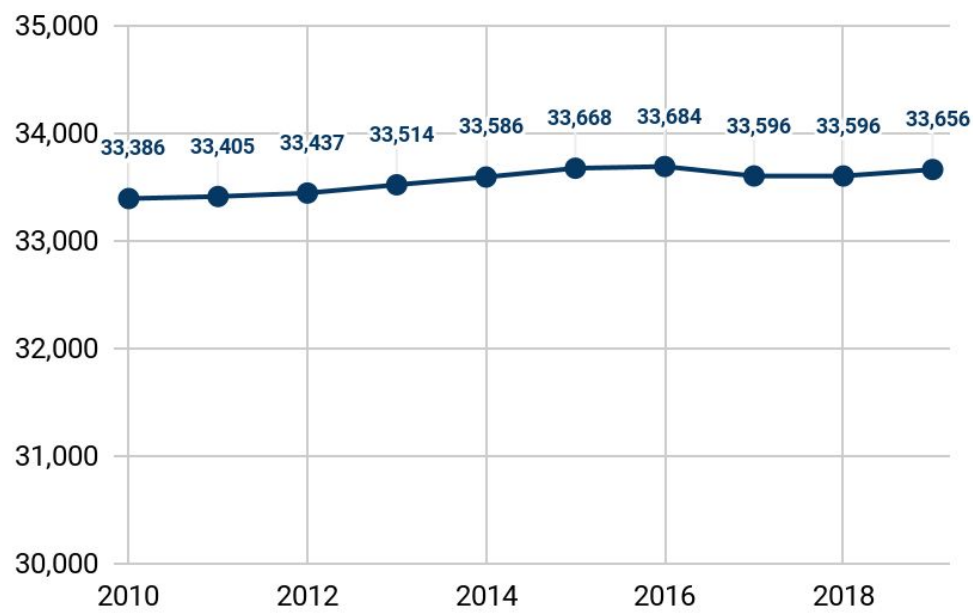
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

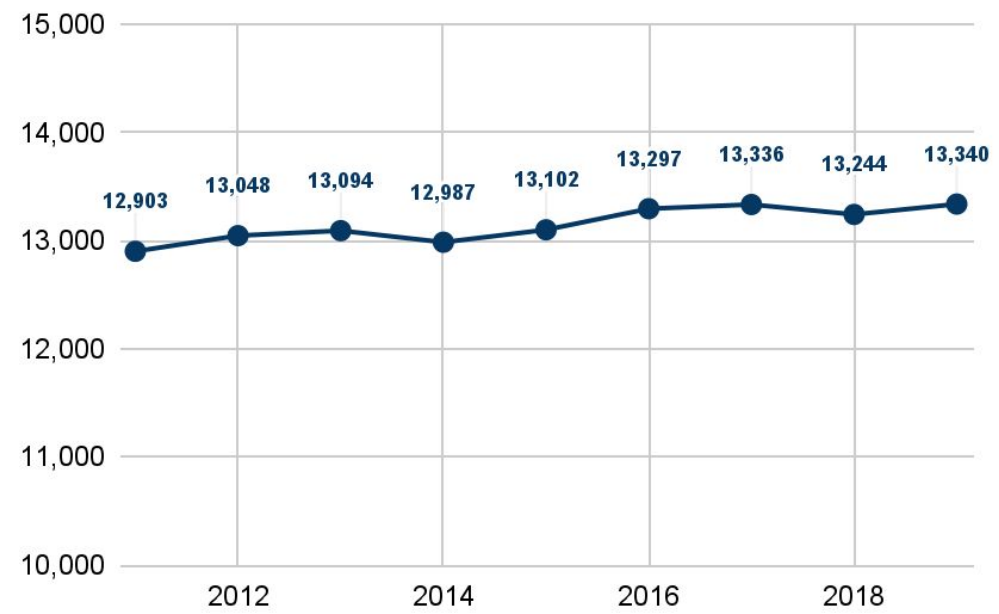
POPULATION | Gibson County's population has increased by 0.81% (270 people) between 2010-2019. In the same time period, the total number of households increased by 2.61% (339 households).

Resident Population
Gibson County | 2010-2019



Source: FRED, U.S. Census Bureau

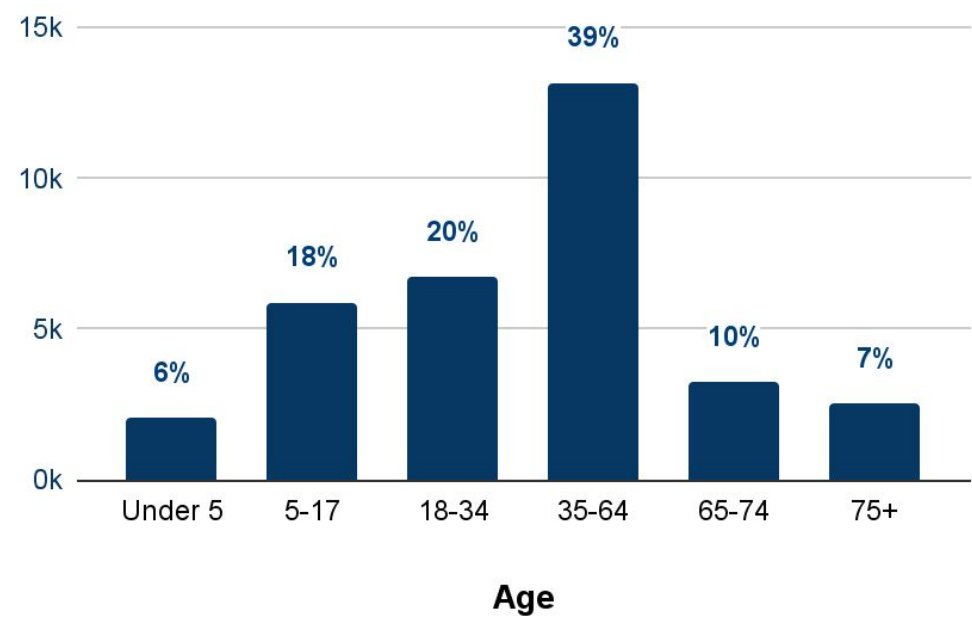
Households
Gibson County | 2010-2019



Source: FRED, U.S. Census Bureau

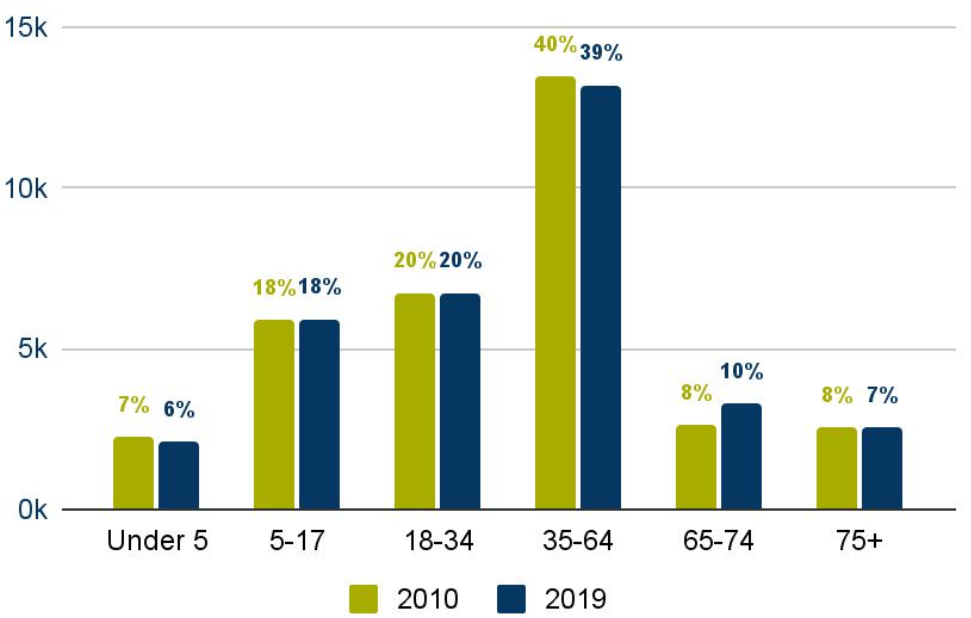
AGE | 17% of people in Gibson County are above the age of 65, while 24% are below 18.

Population by Age
Gibson County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Gibson County | 2010, 2019

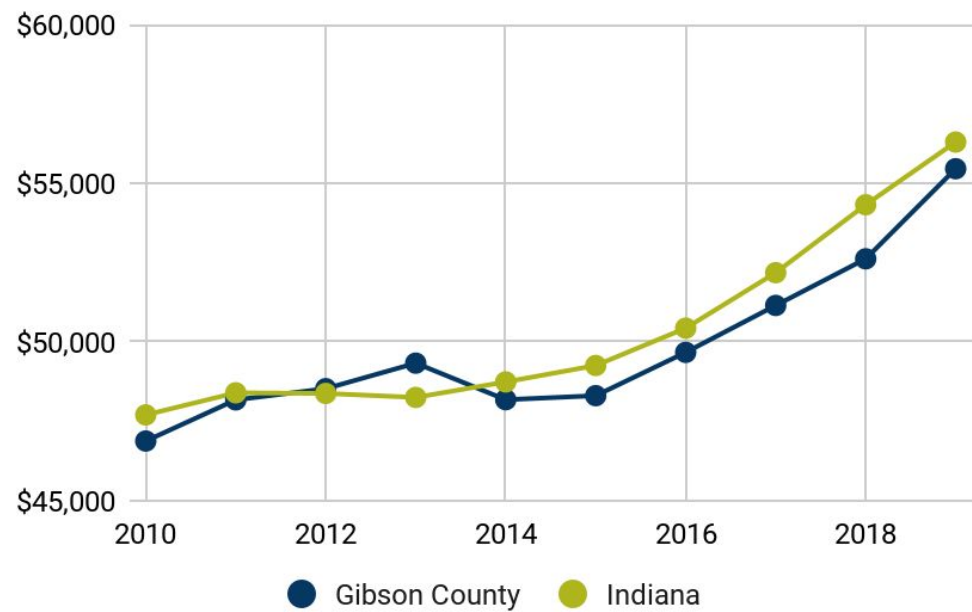


Source: ACS 2010-2019 1-year estimates

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

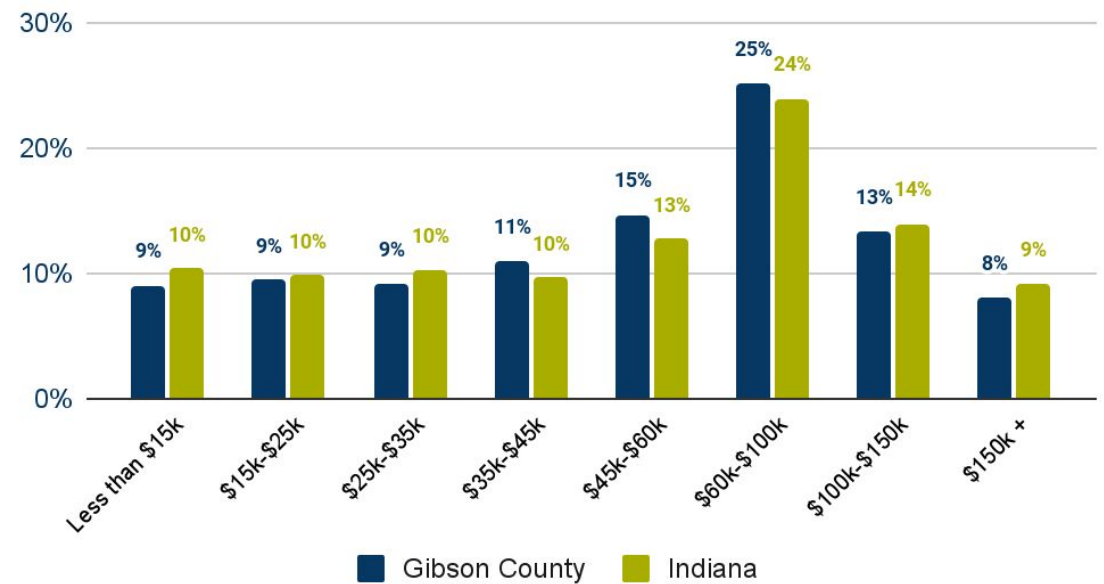
Gibson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

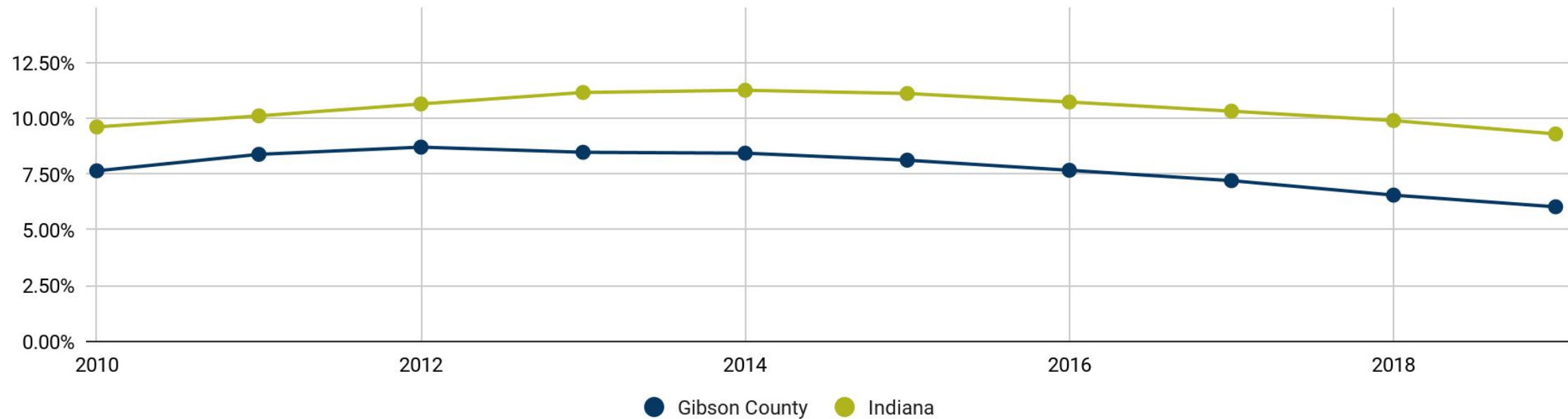
Gibson County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 6.0% of families live in poverty conditions in Gibson County, down 1.61 percentage points from 7.6% in 2010.

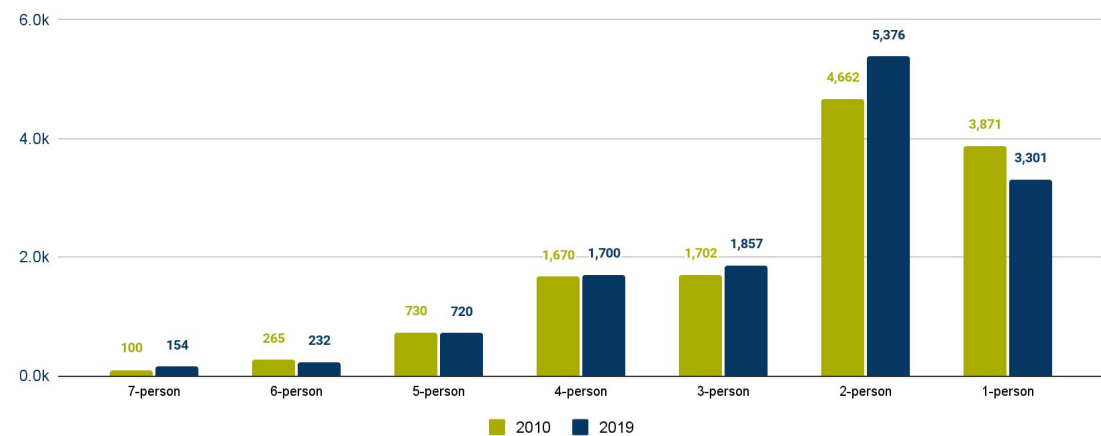
Family Poverty Rate
Gibson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.46 people, 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



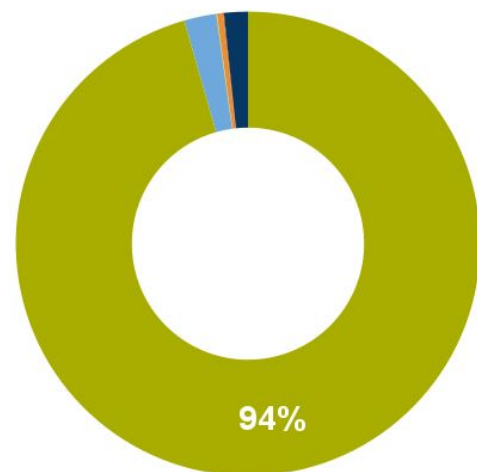
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Gibson County is 94% white, 2% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution

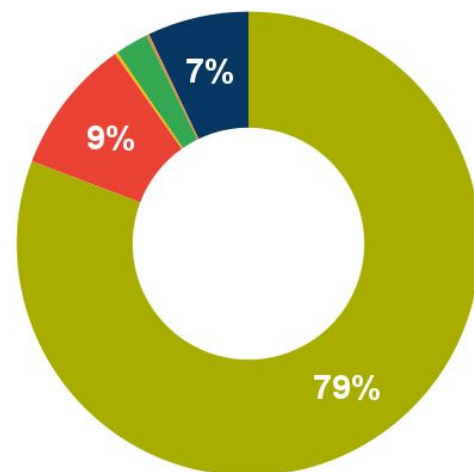
Gibson County | 2019

Indiana | 2019



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

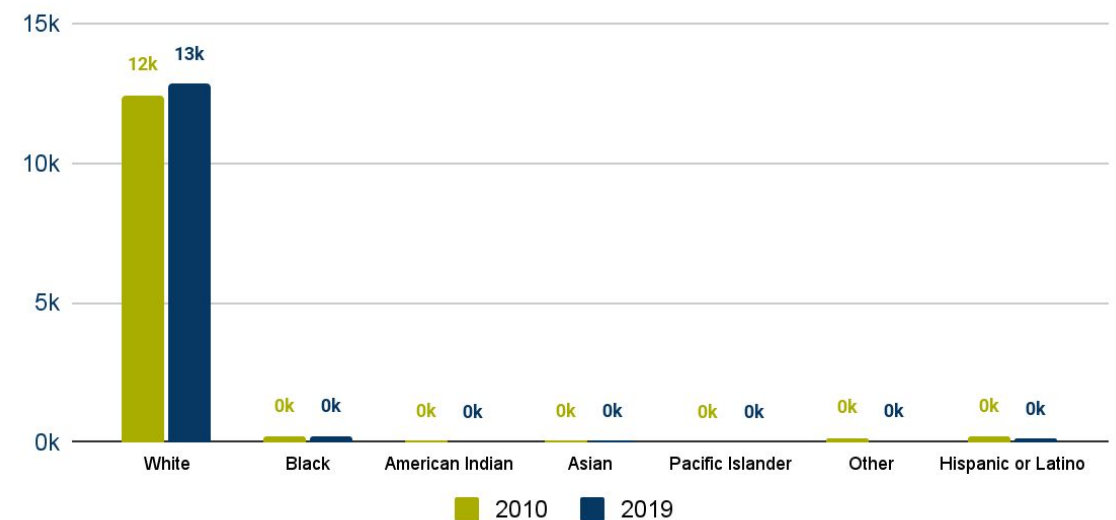
Source: ACS 2010-2019 5-year estimates



● White ● Black
● American Indian ● Asian
● Pacific Islander ● 2 more

Household Racial/Ethnic Distribution

Gibson County | 2010, 2019

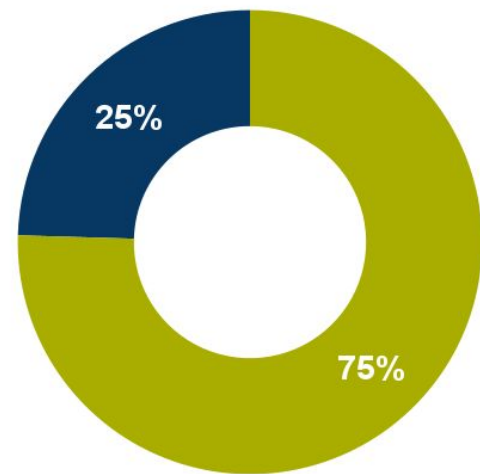


Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

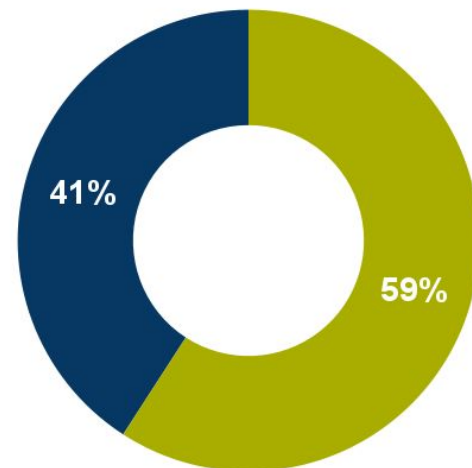
Gibson County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

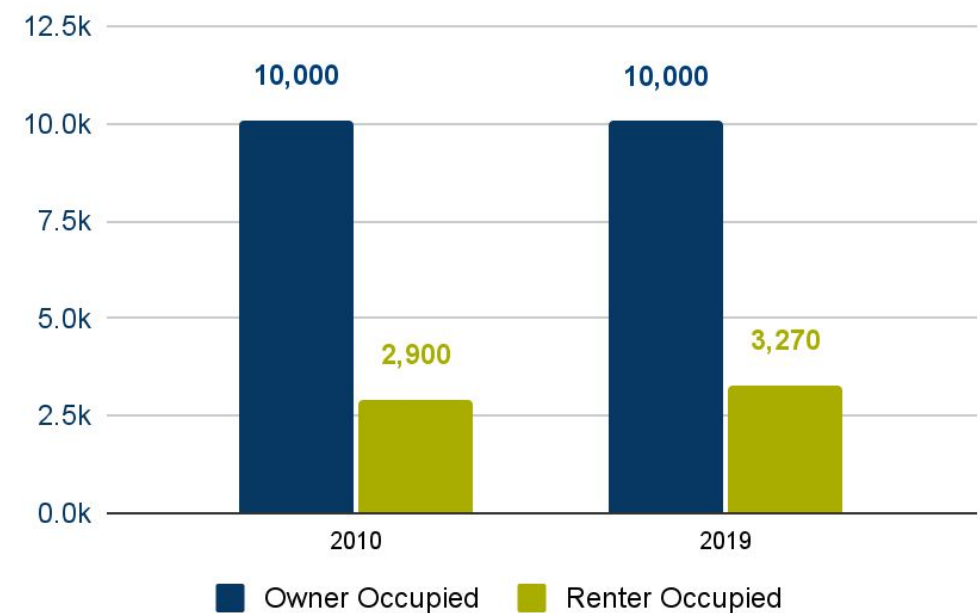
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

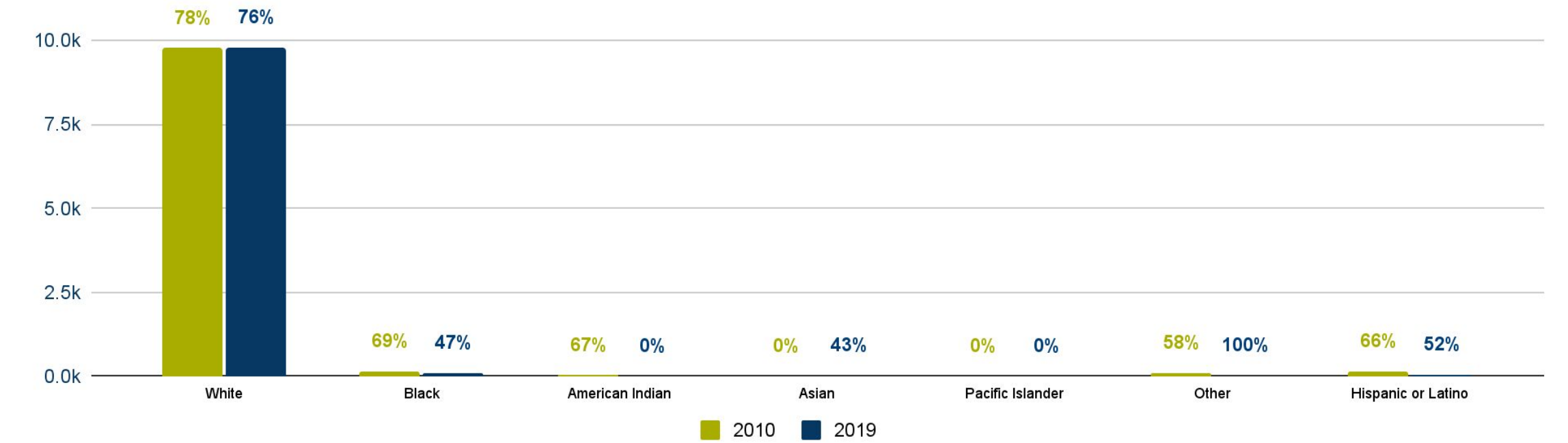
Gibson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 76% among non-Hispanic White households, 47% for Black households, and 52% for Hispanic or Latino households.

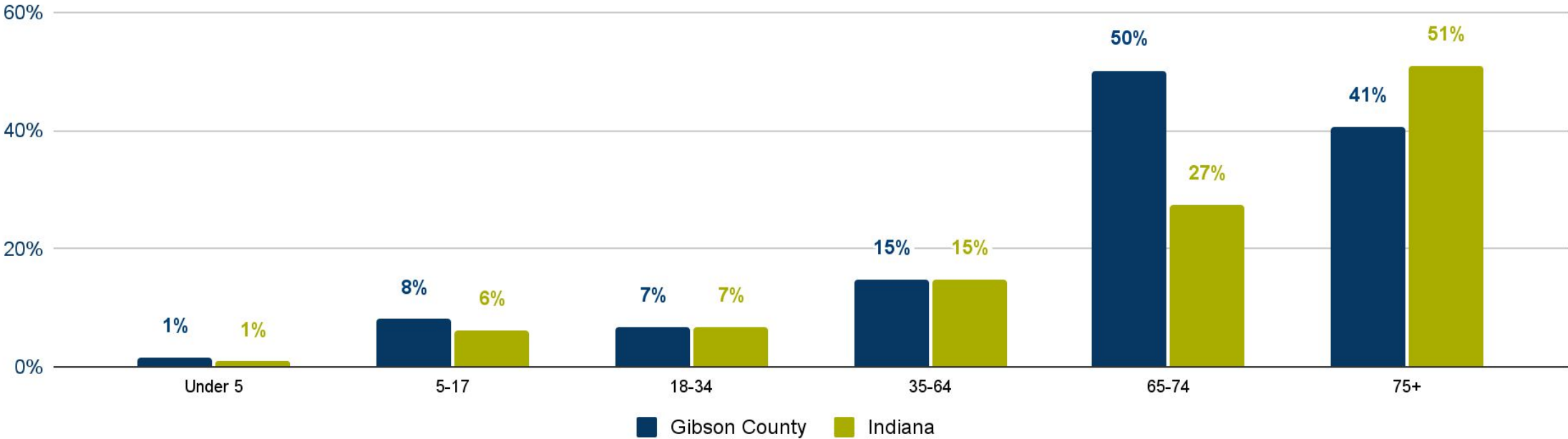
Homeownership by Race
Gibson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

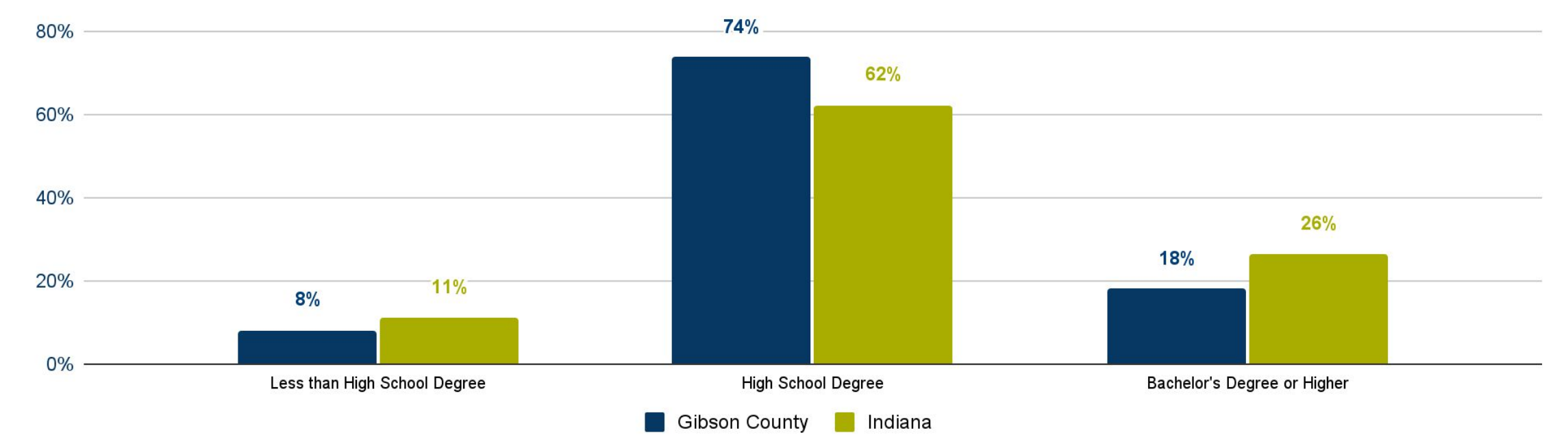
Share of the Population with a Disability by Age
Gibson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

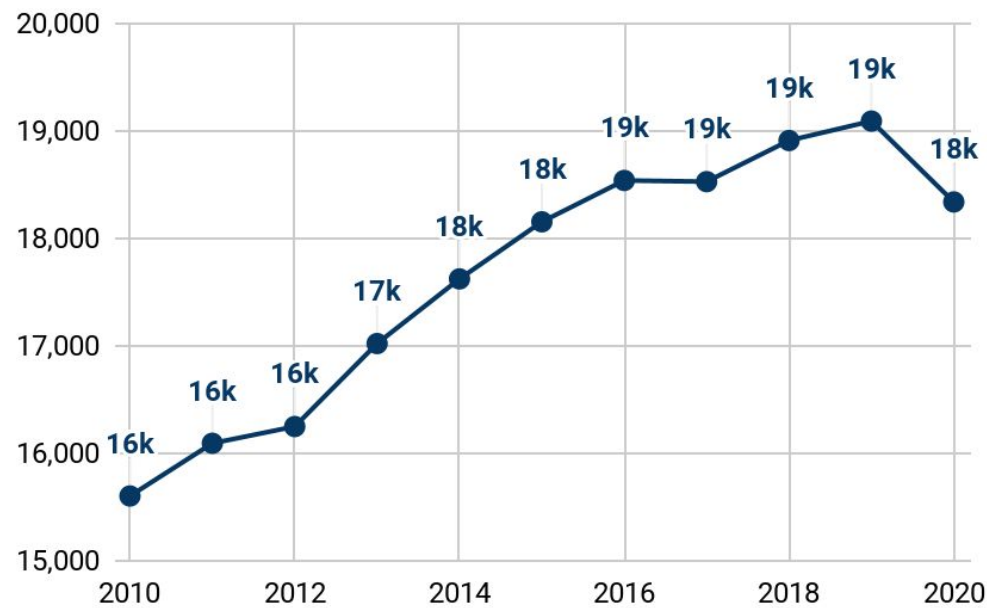


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

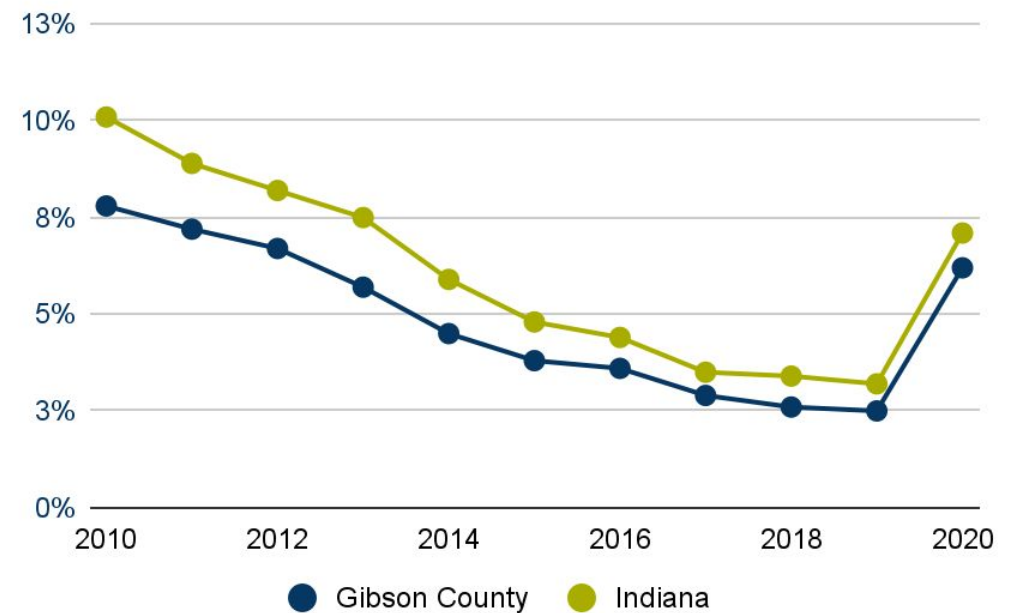
EMPLOYMENT BASE | There are currently 18,000 employed persons in Gibson County, up by 17.57% since 2010. The unemployment rate in 2020 was 6.20%, up 3.70 points from 2019.

Total Employment
Gibson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

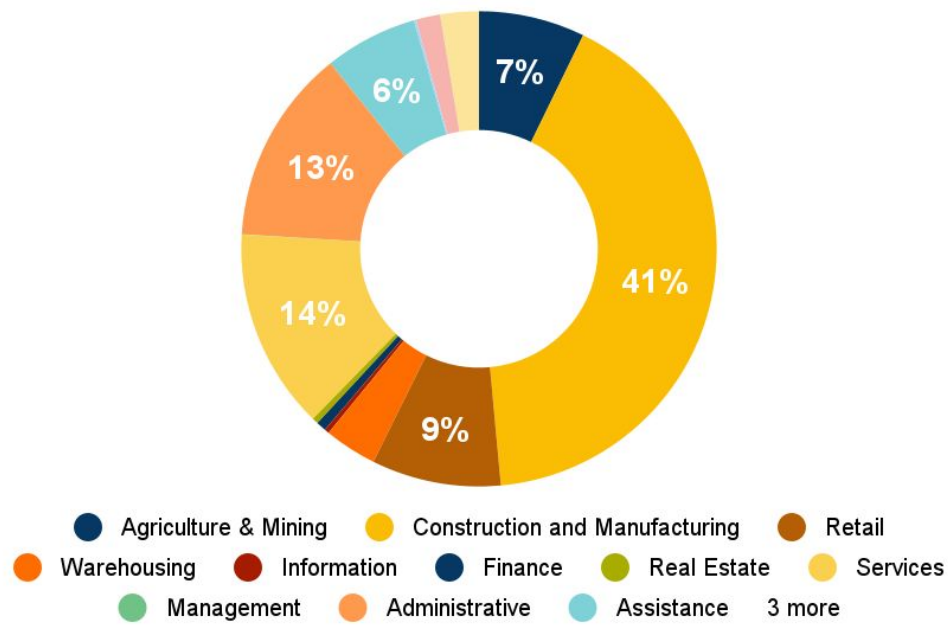
Unemployment Rate
Gibson County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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 | \$37,893
- 2. Trade, transportation, and utilities | \$48,409
- 3. Goods-producing | \$64,668
- 4. Professional and business services | \$32,619
- 5. Education and health services | \$37,550

Source: BLS

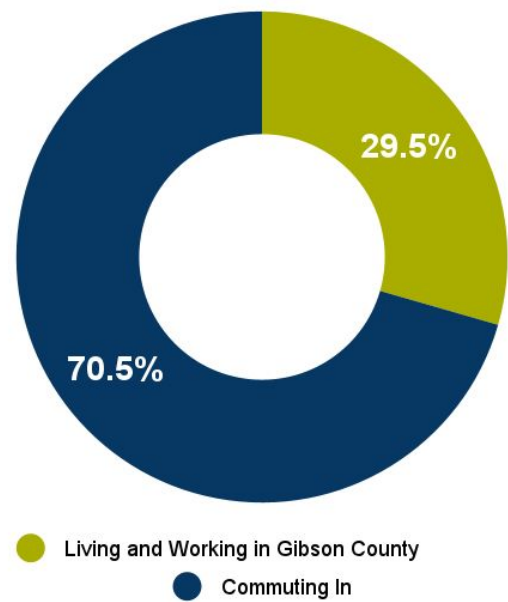
Top 5 Employers

- 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

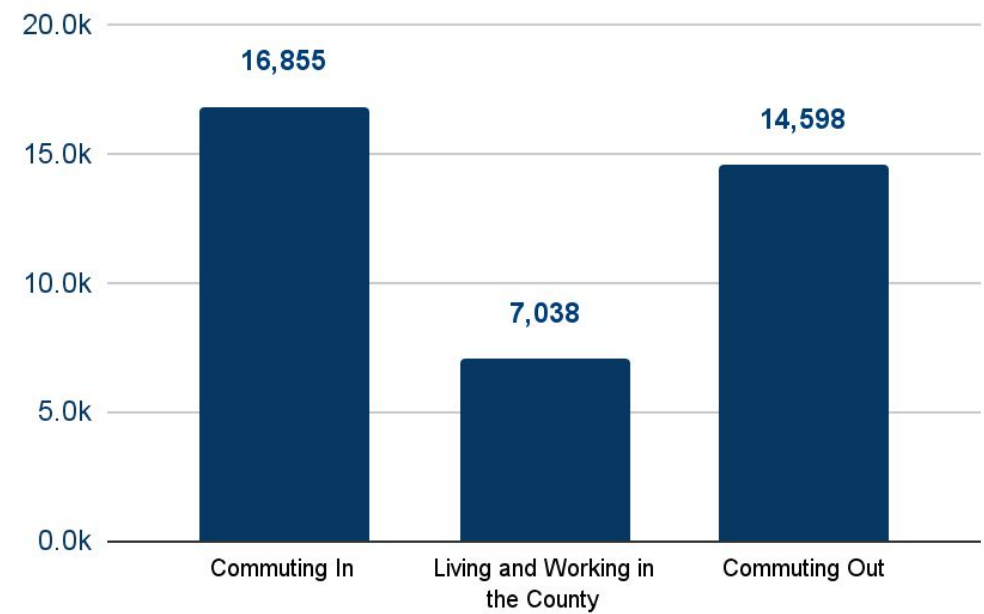
COMMUTER INFLOW / OUTFLOW | 17,000 commuters come into Gibson County for their jobs, while 15,000 employees travel outside of Gibson County for their jobs.

Employment Inflow
Gibson County | 2018



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

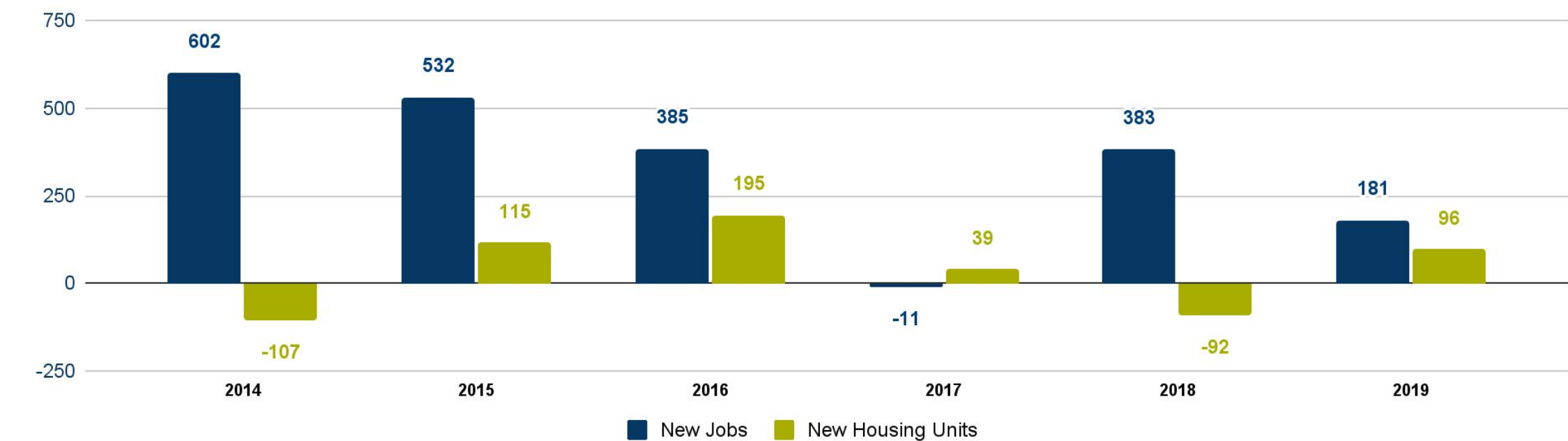
Commuting Patterns
Gibson County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Gibson County has created 2,072 jobs between 2014-2019 and 246 housing units, or 12 units for every 100 jobs created.

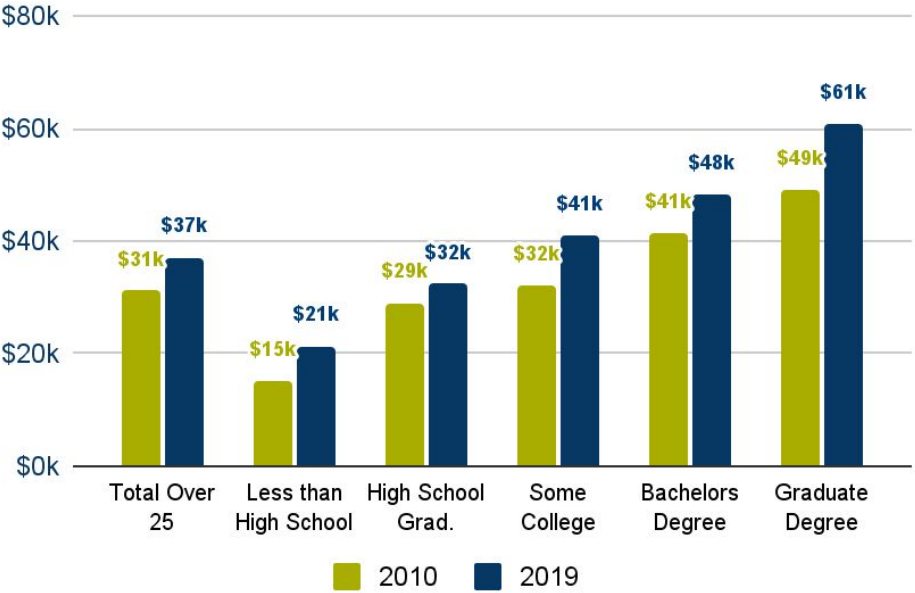
Job Growth and Housing Production
Gibson County | Total Jobs, New Jobs



Housing Units Includes all existing units, single family and multifamily.
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

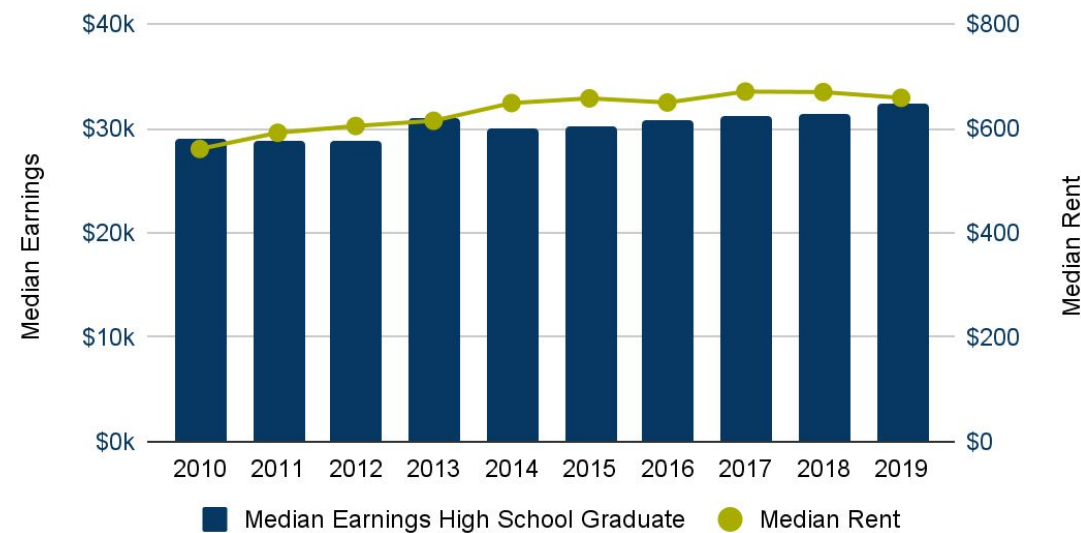
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

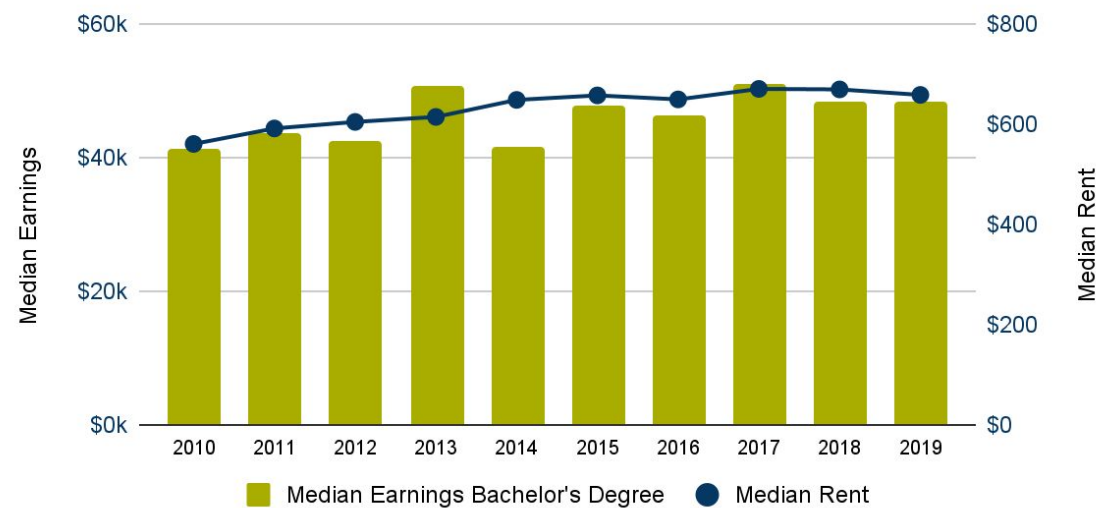
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 17.5%, or 17% since 2010.

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



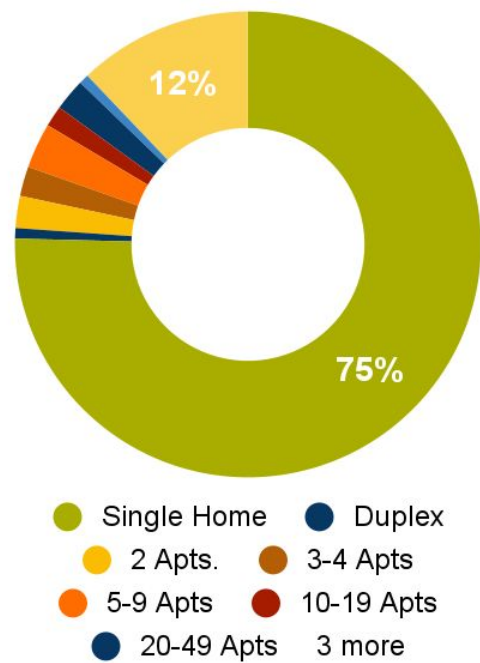
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

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

Housing Typology

Gibson County | 2019



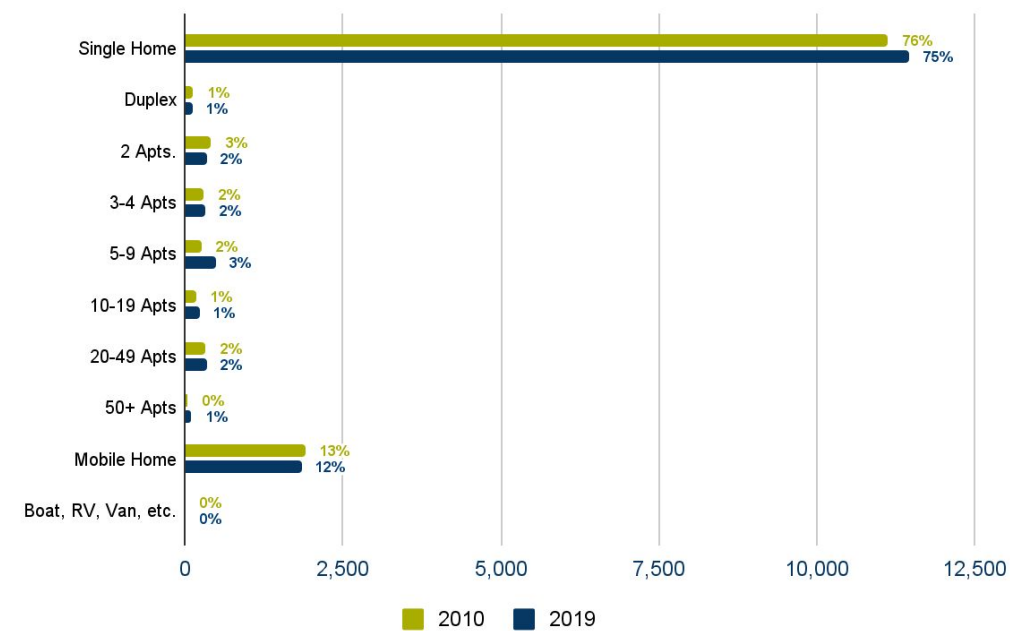
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Gibson County | 2010-2019



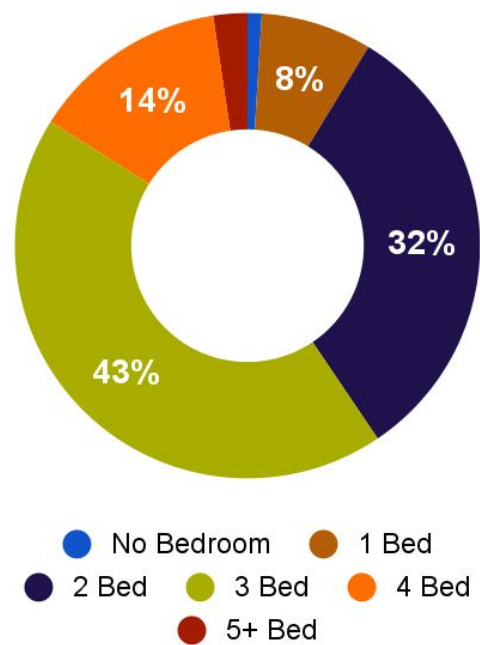
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Gibson County contain 2.46 bedrooms, with 59% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Gibson County | 2019

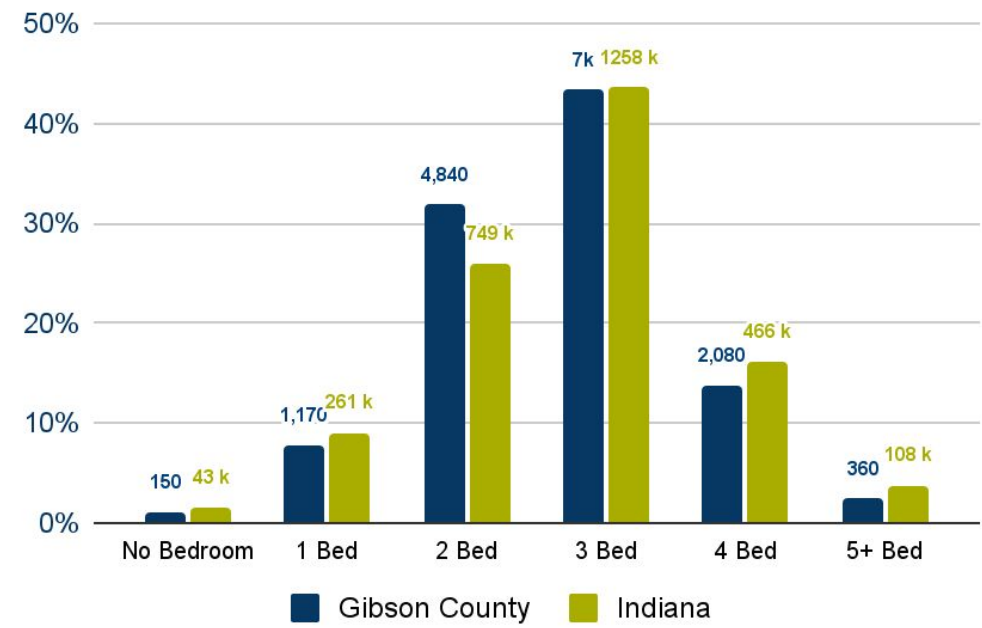
Indiana | 2019



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

Share of Housing Stock by Bedroom

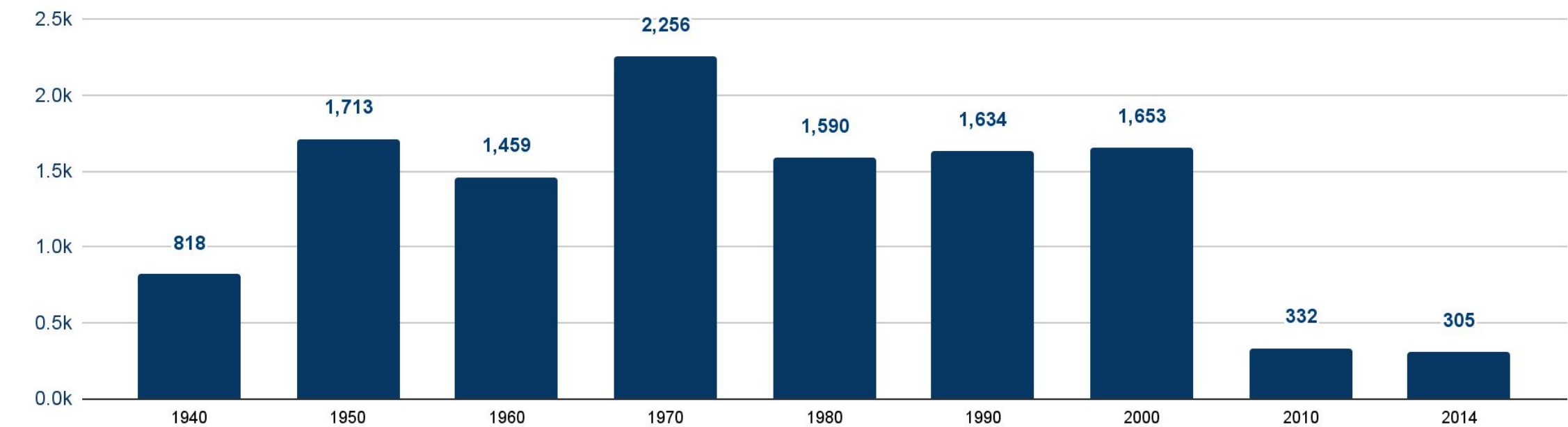
Gibson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 85% of homes were built before 1990, with a plurality of homes built before 1940.

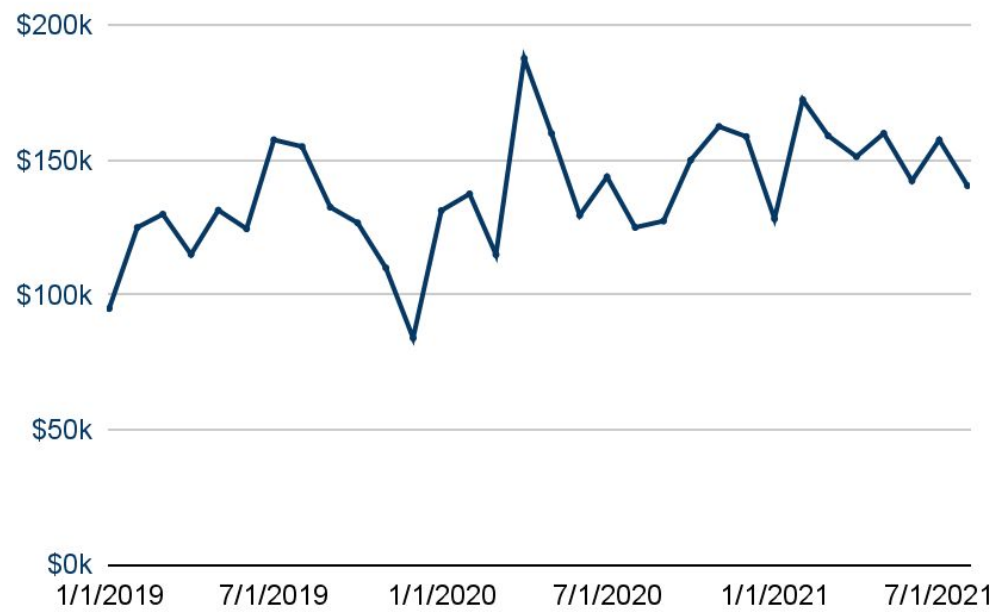
Homes by Year Built
Gibson County | 2019



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

MEDIAN LISTING PRICE | Homes in Gibson County have a median listing price of \$140,500. Home prices have increased by 48% since 2019.

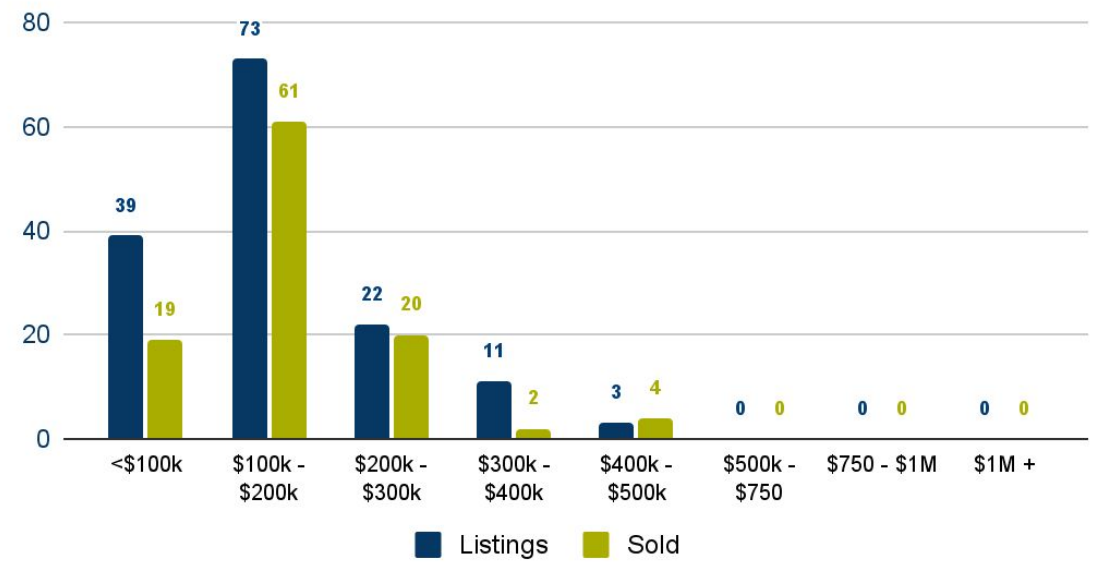
Median Listing Price
Gibson County | 2019-2021



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)
Gibson County | 2021

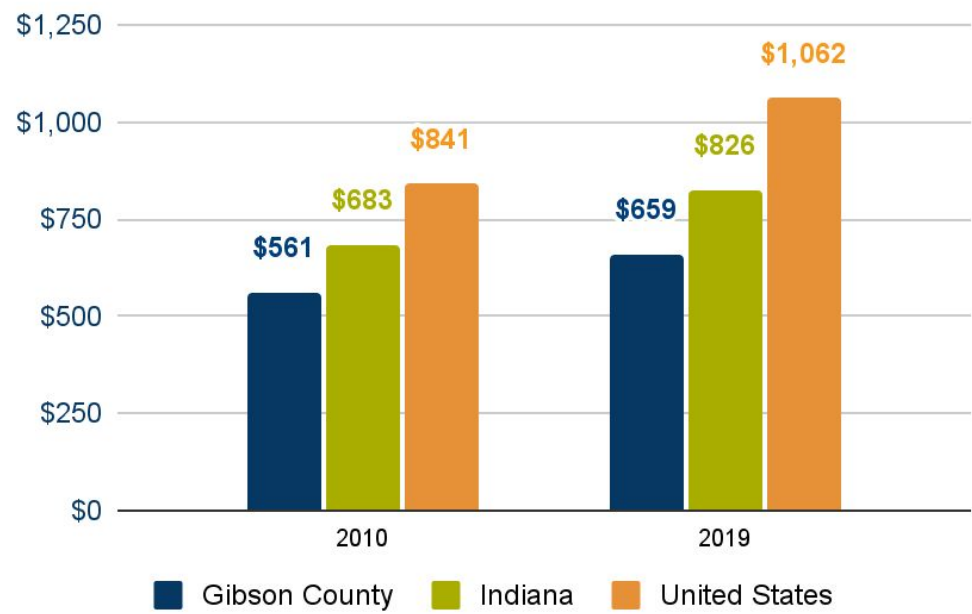


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$659 in 2019.

Median Rent

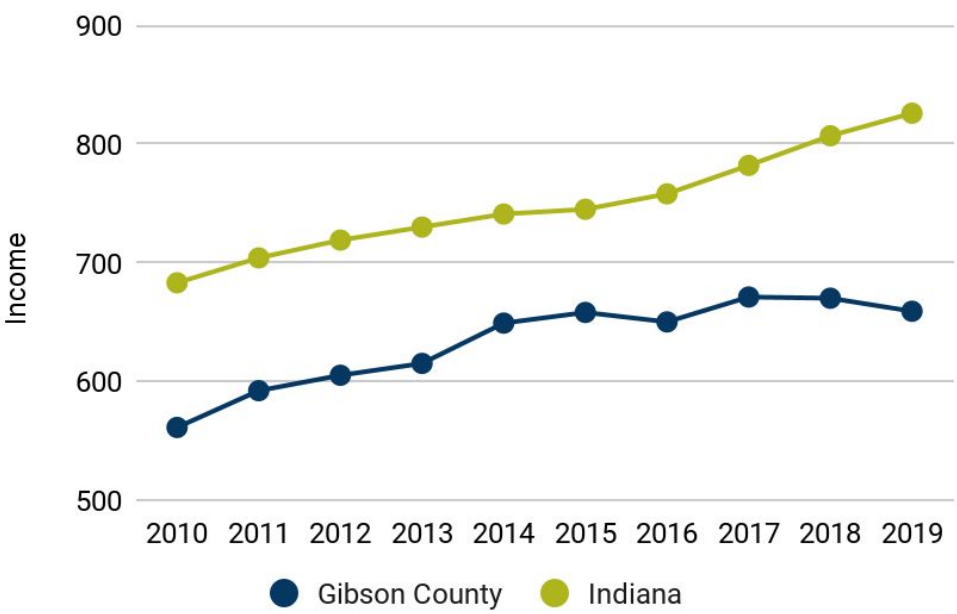
Gibson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

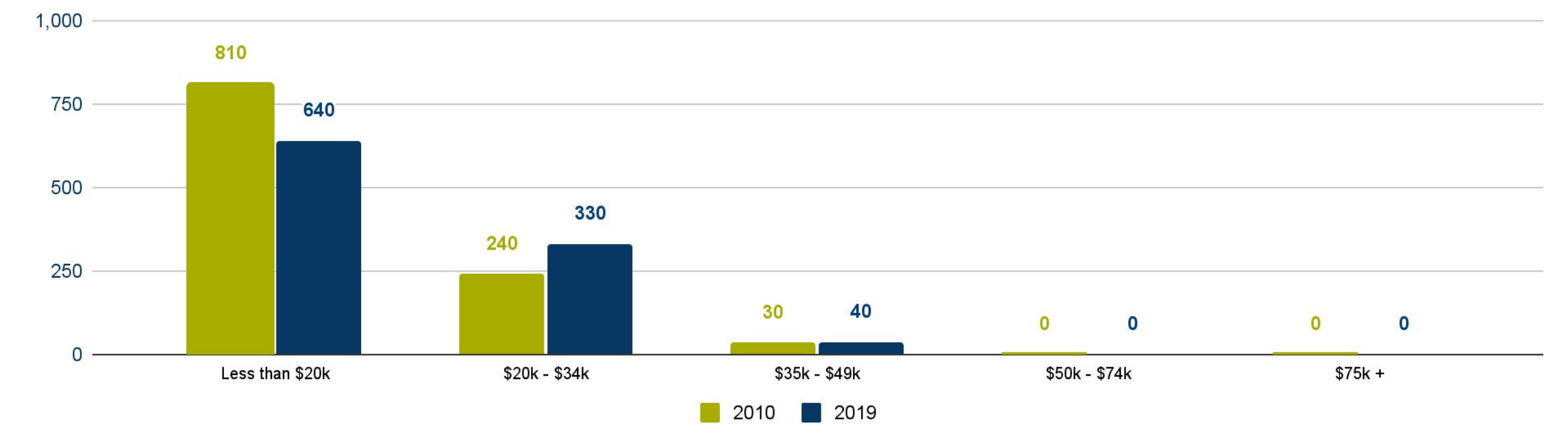
Gibson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

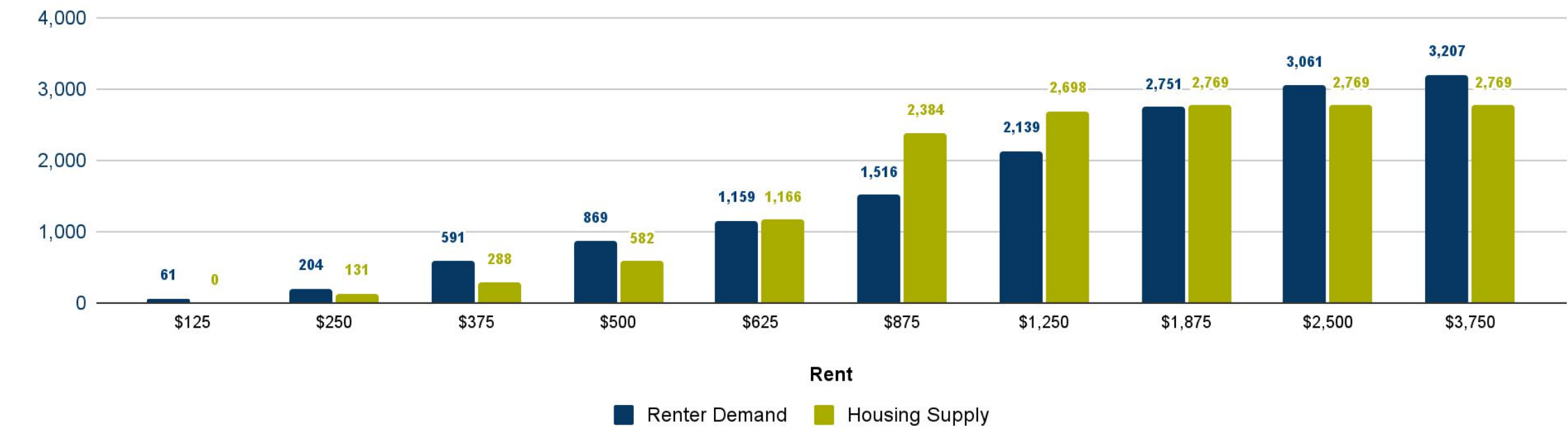
Renter Housing Cost Burden
Gibson County, Indiana | 2010 - 2019



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 1000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Gibson County, Indiana | 2010-2019

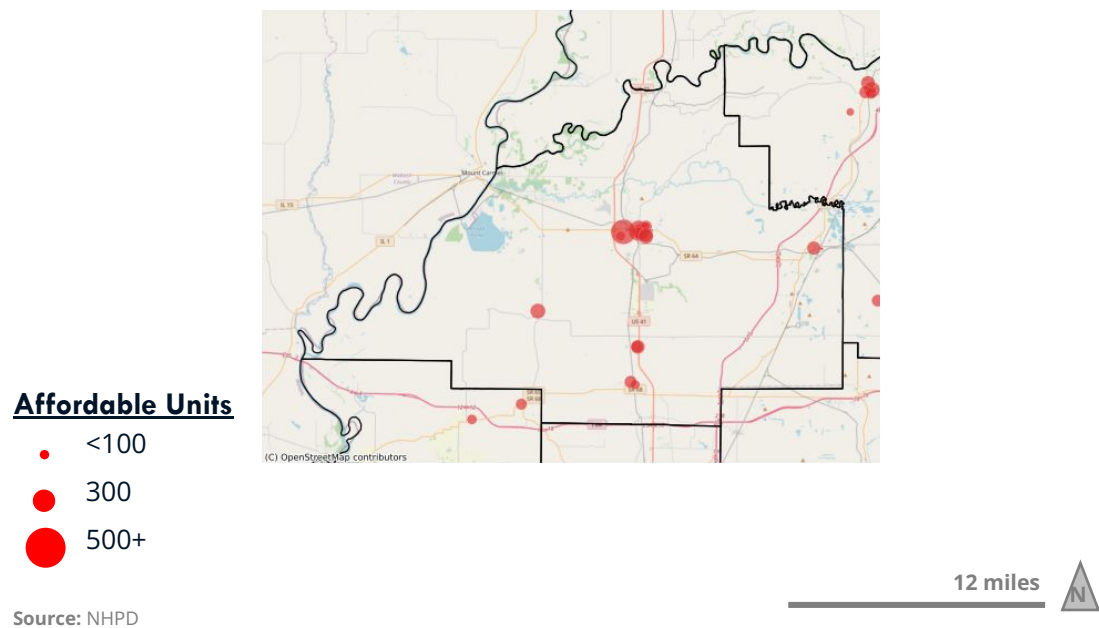


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Gibson County | 2020



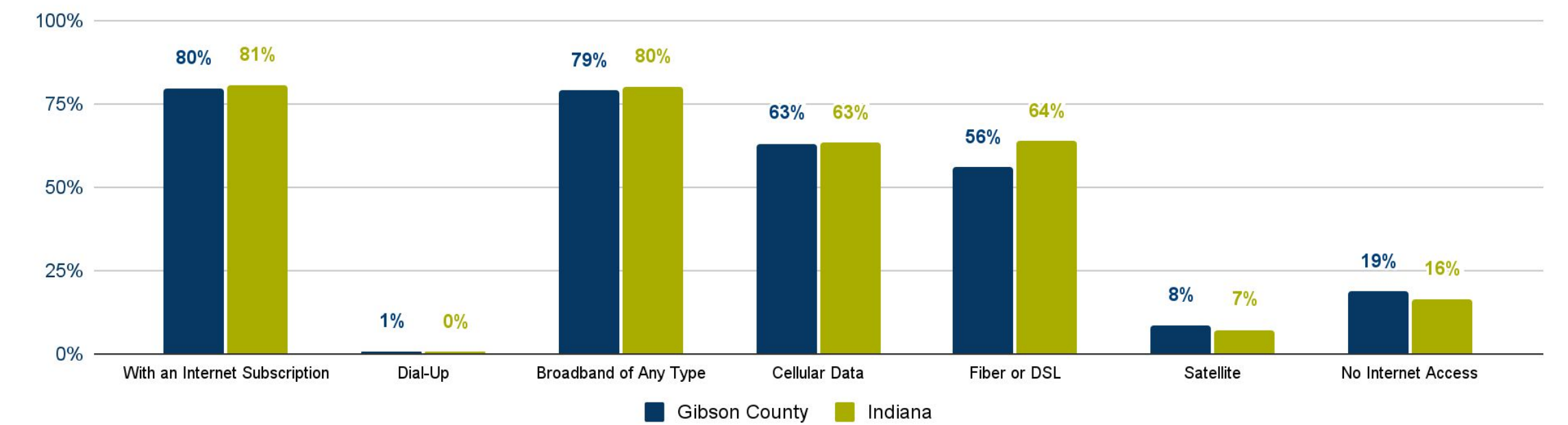
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 79% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Gibson County | 2020

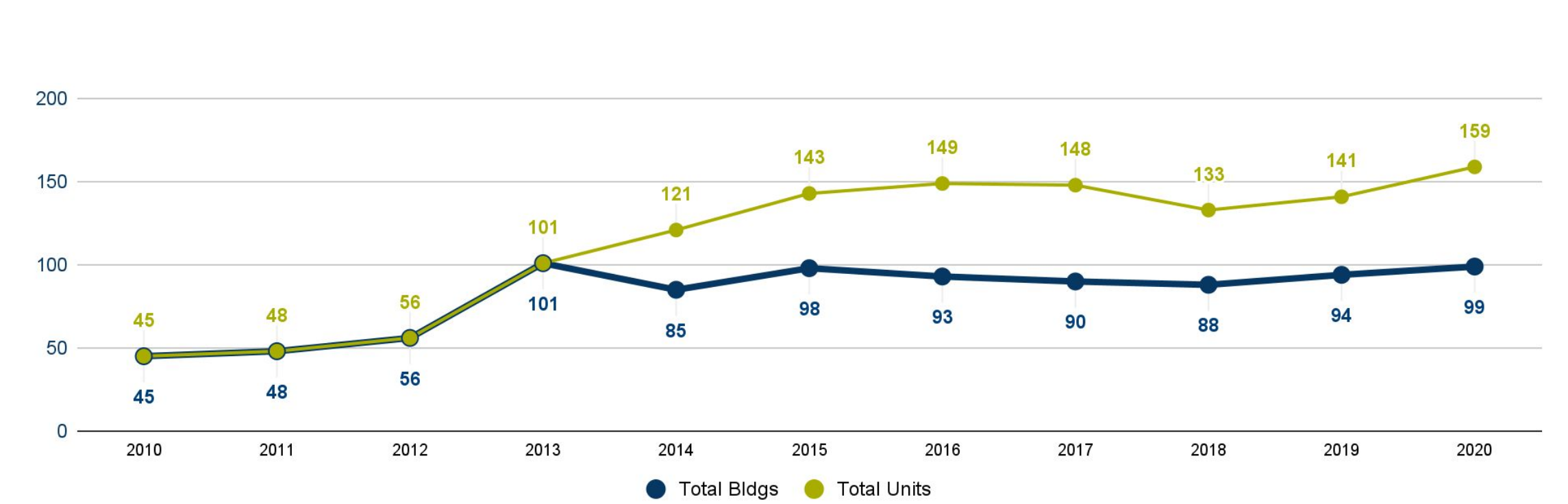


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 99 new housing starts in 2020 in Gibson County, with 897 total building permits authorized since 2010.

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



Source: St. Louis Fed.

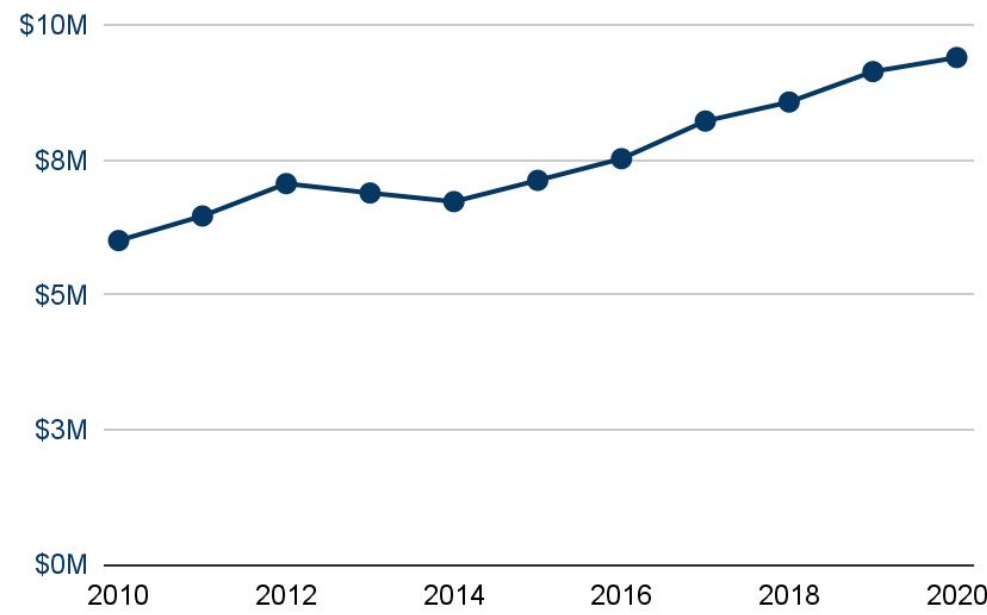
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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