



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR SCOTT COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

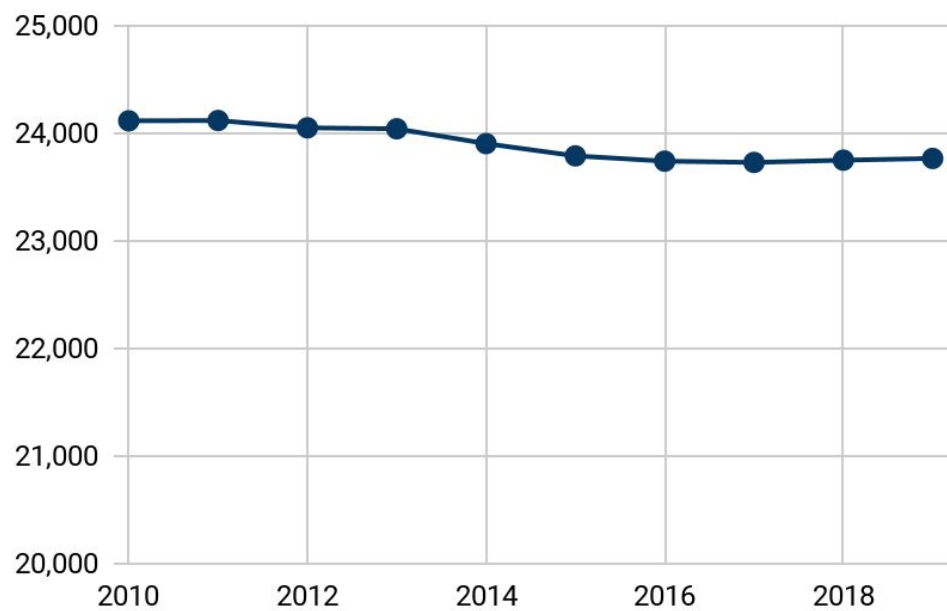
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

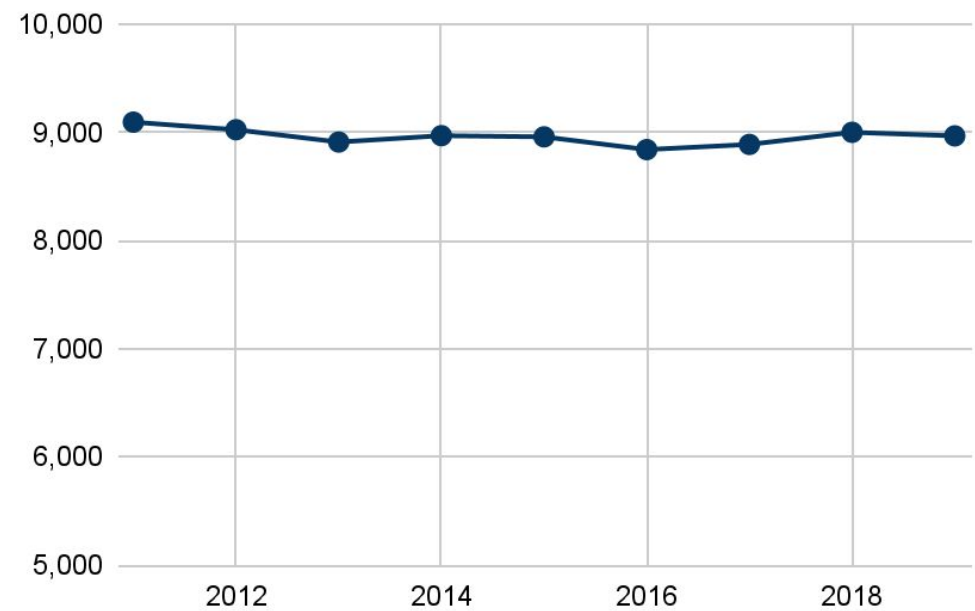
POPULATION | Scott County's population has decreased by 1.45% (0 people) between 2010-2019. In the same time period, the total number of households decreased by 3% (0 households).

Resident Population
Scott County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Scott County | 2010-2019



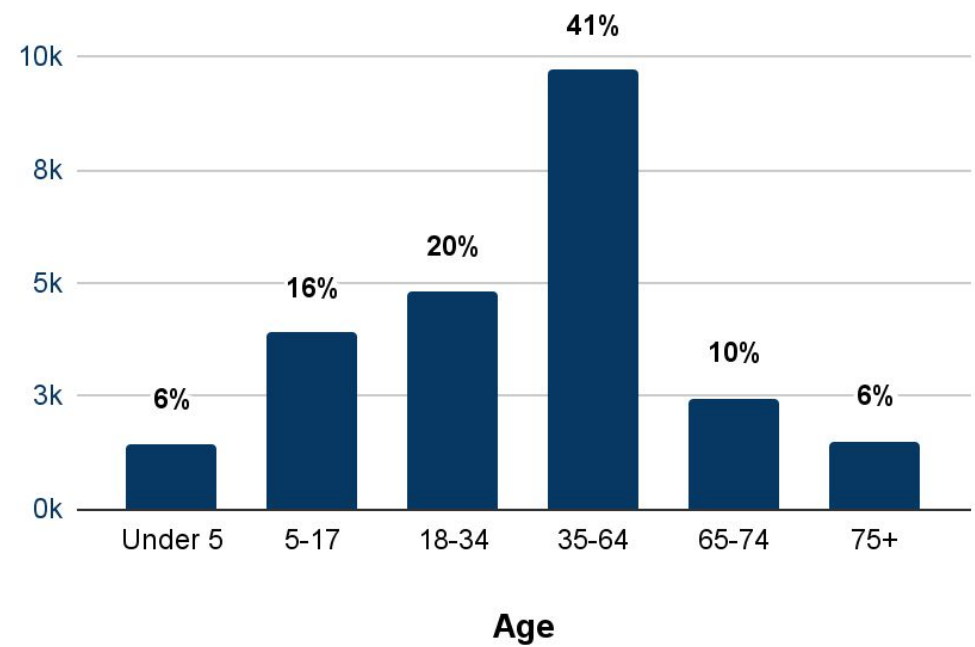
Source: FRED, U.S. Census Bureau

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

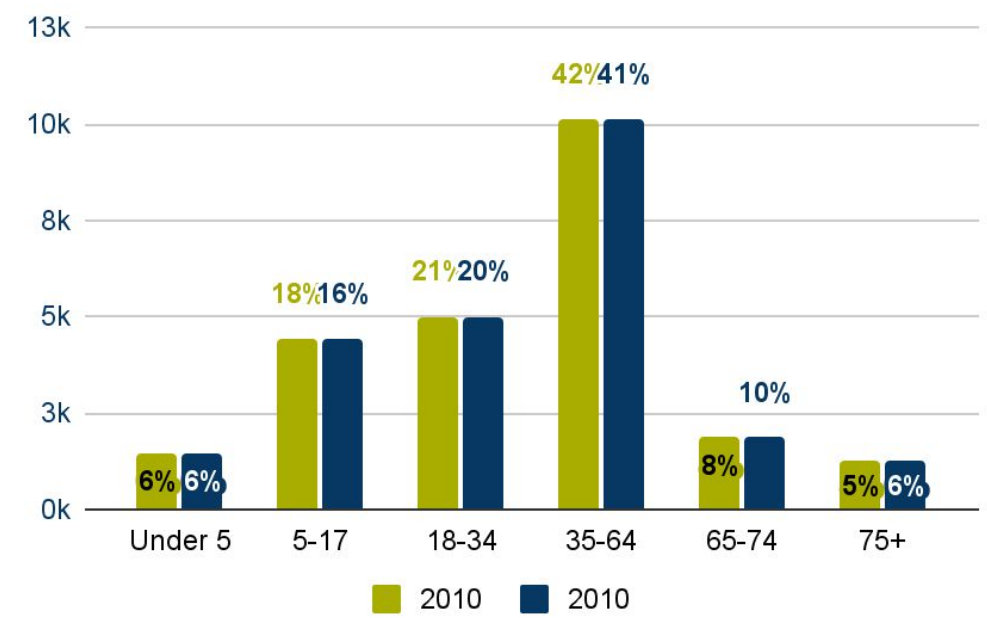
AGE | 17% of people in Scott County are above the age of 65, while 22% are below 18.

Population by Age
Scott County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Scott County | 2010, 2019

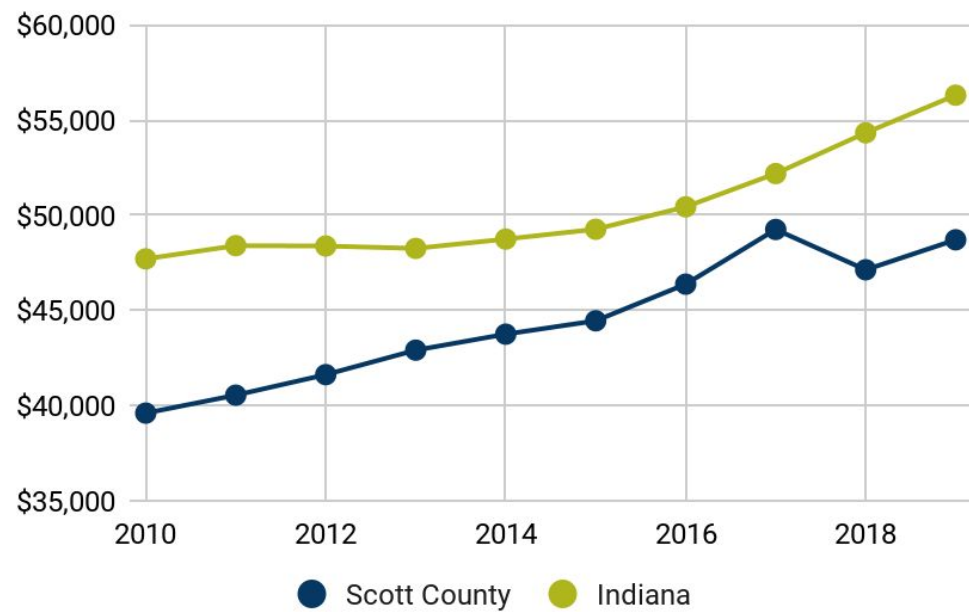


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Scott County had a median income of \$48,700 in 2019, up 23% since 2010. 38% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

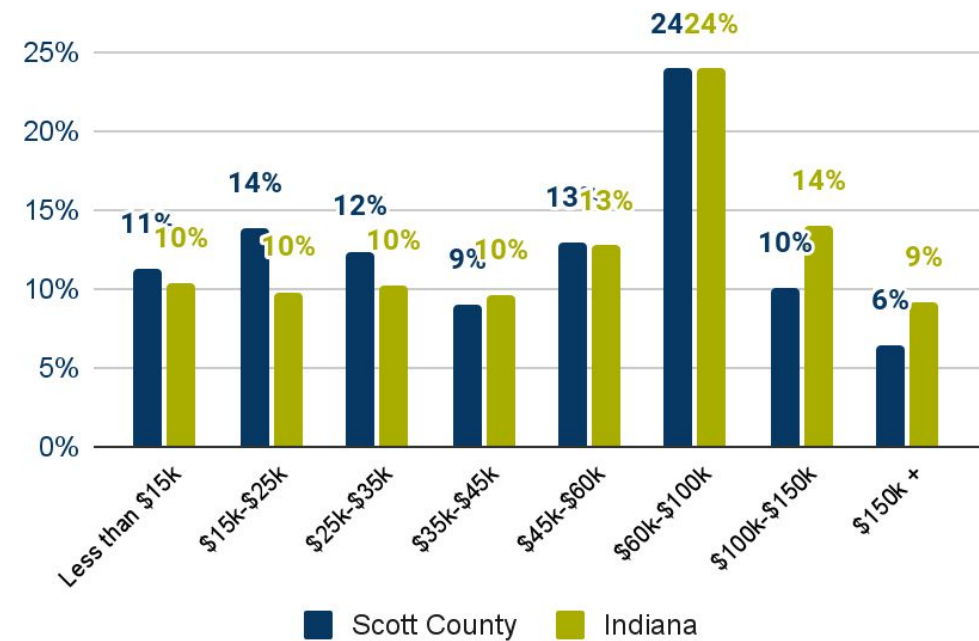
Scott County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Scott County, State of Indiana | 2019



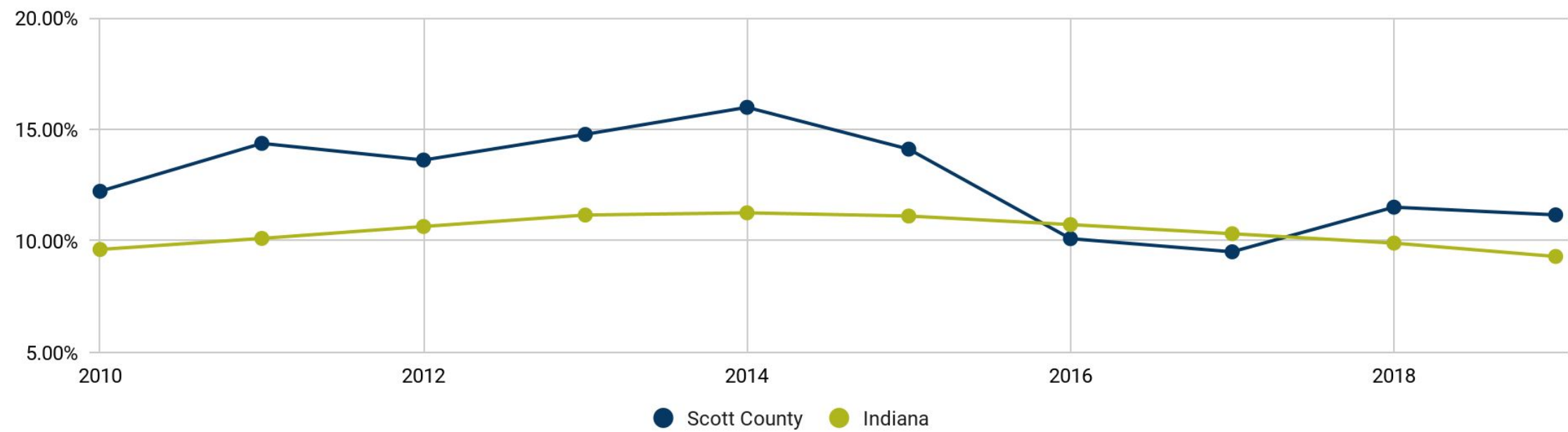
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 11.2% of families live in poverty conditions in Scott County, down 1.1 points from 12.2% in 2010.

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

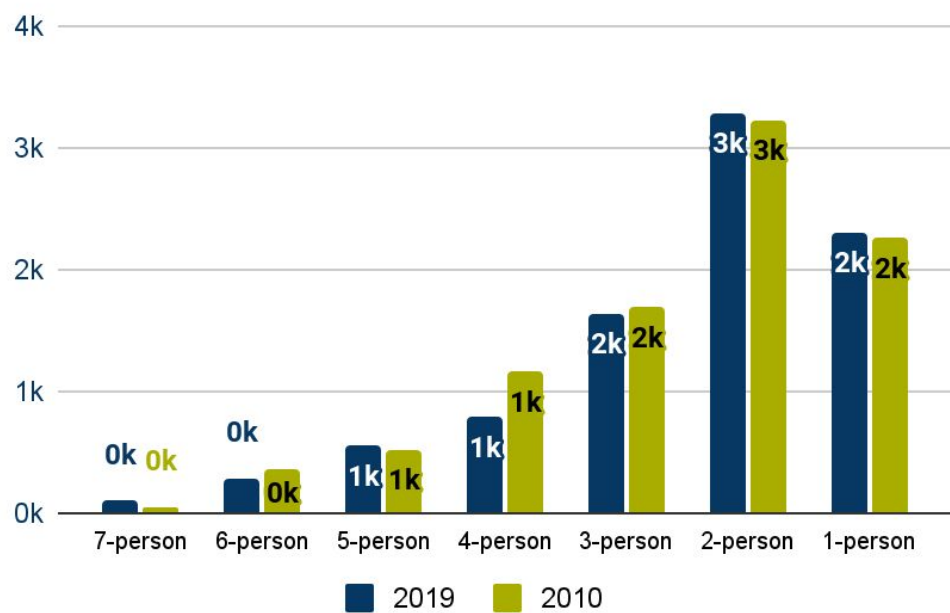


Source: ACS 2010-2019 5-year estimates

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HOUSEHOLD SIZE | The average household size is 2.6, compared to 2.52 statewide. The Scott County average household has grown by 0.04 persons since 2010.

Household Size
Scott County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

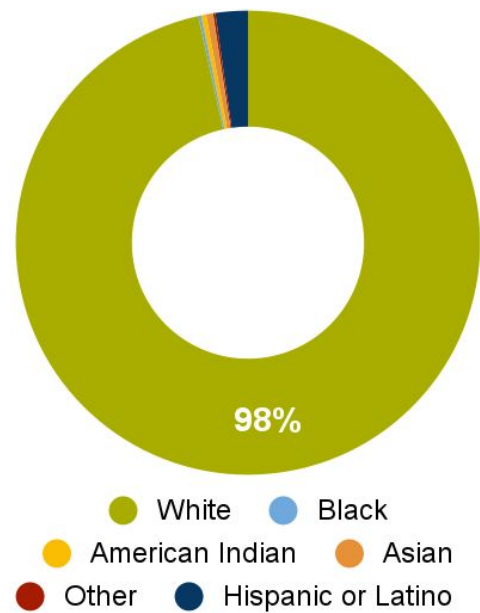
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Scott County is 98% white, 0% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Scott County | 2019



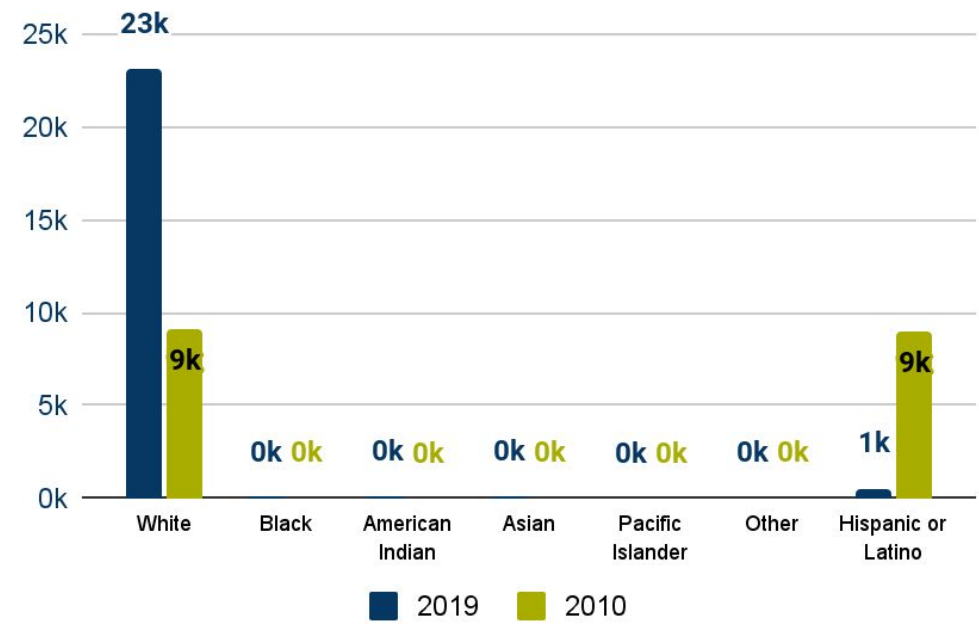
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Scott County | 2010, 2019

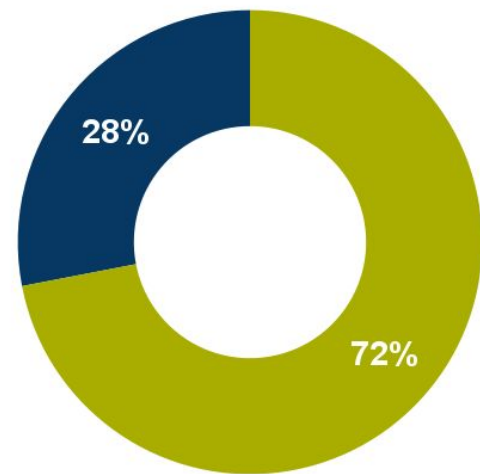


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 28% of households (2,515 households) in Scott County were renters, while 72% are (6,456 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

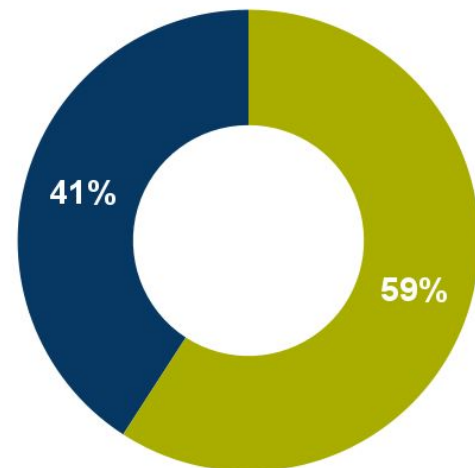
Scott County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

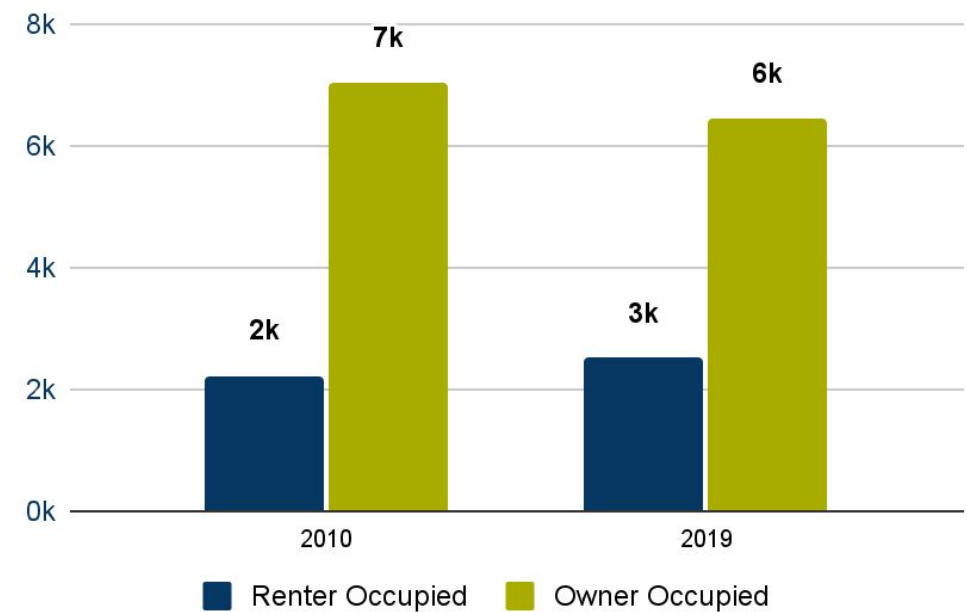
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Scott County | 2010-2019



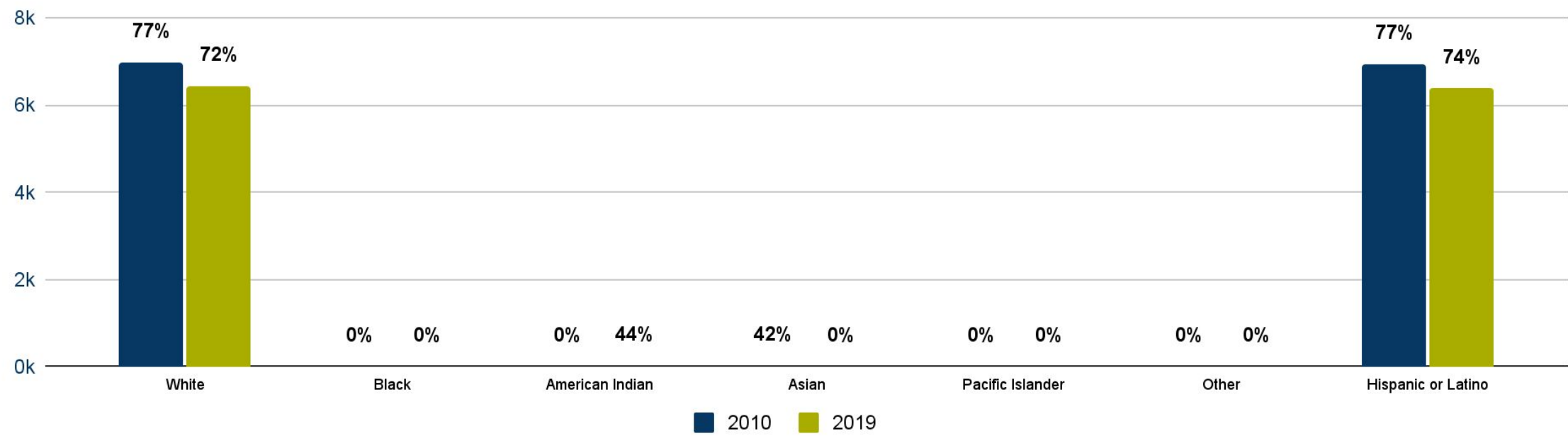
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 72%, among non-Hispanic White households' homeownership is 72%, #DIV/0! for Black households, and 74% for Hispanic or Latino households.

Homeownership by Race
Scott County | 2010, 2019

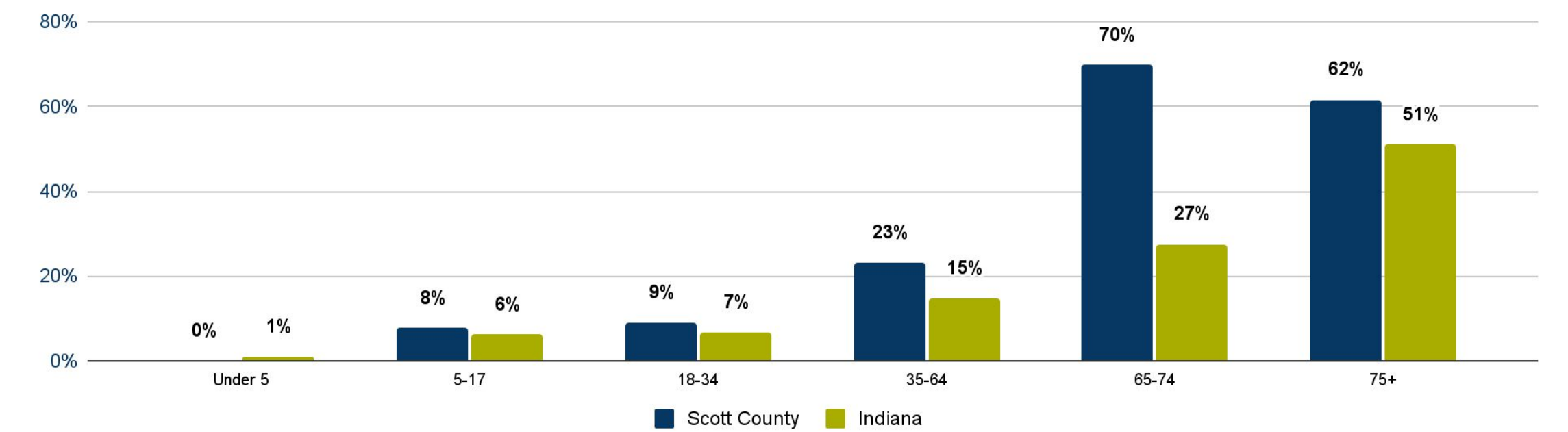


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 23% of people in Scott County live with a disability. For people above 65, the share increases to 67%.

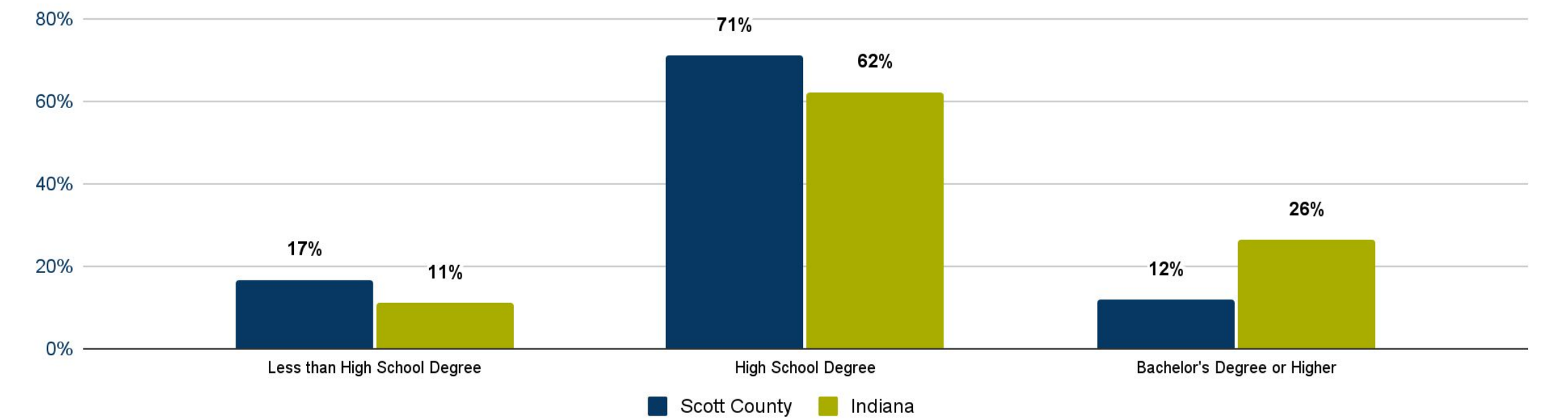
Share of the Population with a Disability by Age
Scott County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Scott County, 71% of the population has at least a high school degree and 12% of the population has at least a Bachelor’s degree.

Educational Attainment
Scott County, Indiana | 2019



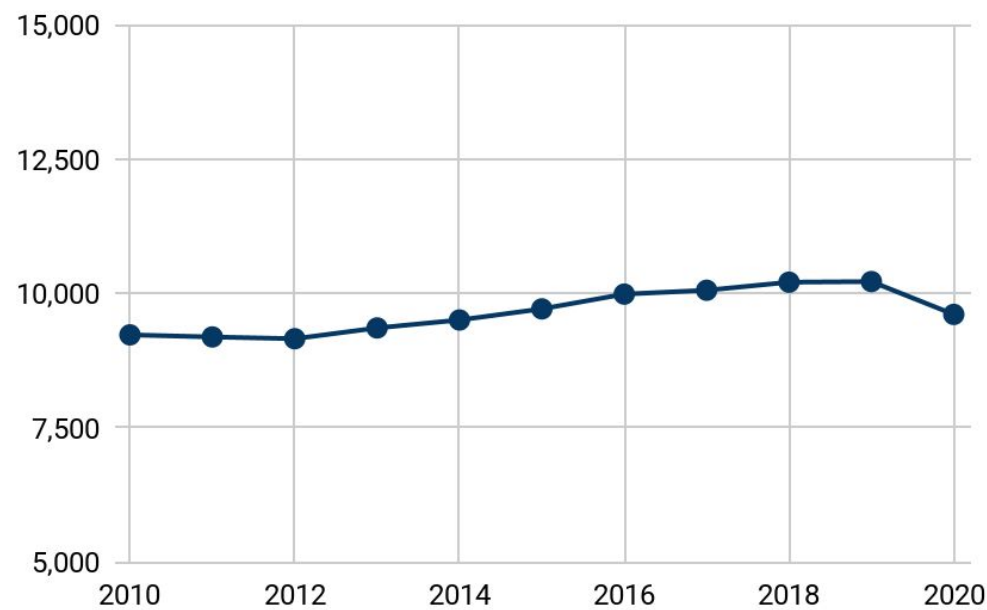
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

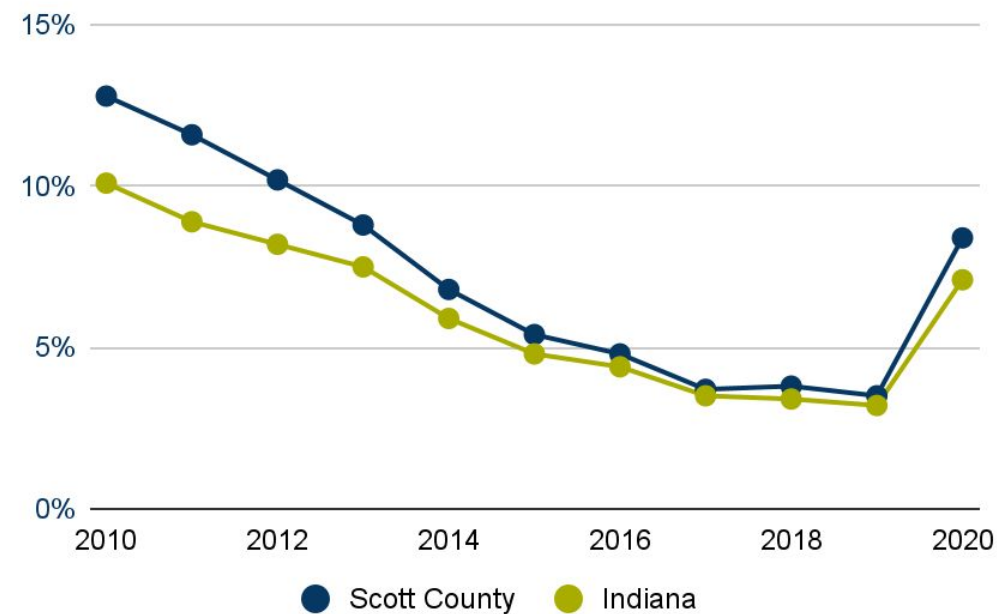
EMPLOYMENT BASE | There are currently 10,000 employed persons in Scott County, up by 4% since 2010. The unemployment rate in 2020 was 8.40%, up 4.9 points from 2019.

Total Employment
Scott County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Scott County, Indiana | 2010-2019

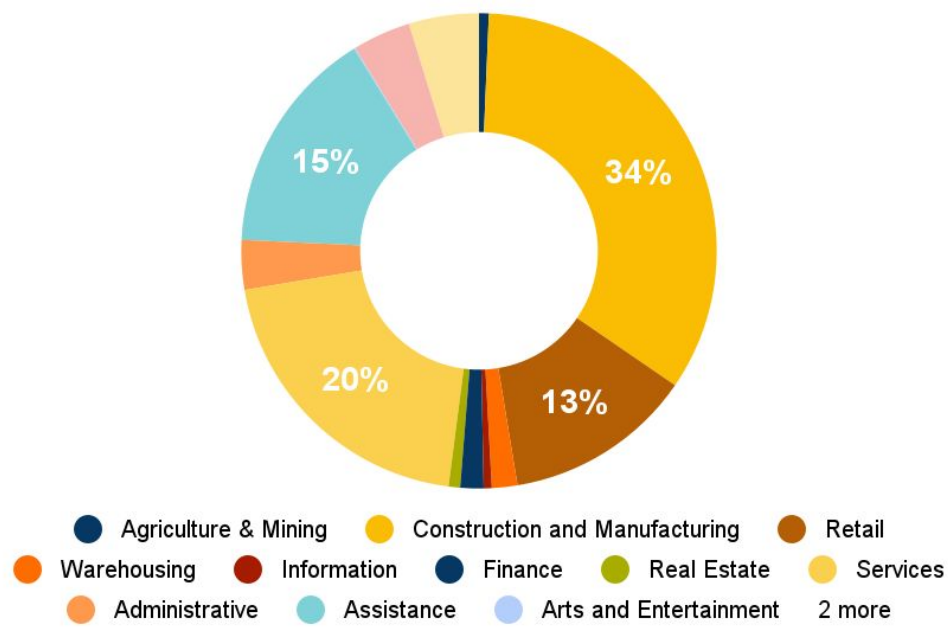


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Scott County, accounting for 32% of all jobs, followed by Health Care and Social Assistance (15% of all jobs).

Total Jobs by All Industries
Scott County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$31,351
- 2. Trade, transportation, and utilities | \$31,225
- 3. Education and health services | \$32,891
- 4. Goods-producing | \$55,408
- 5. Financial activities | \$47,413

Source: BLS

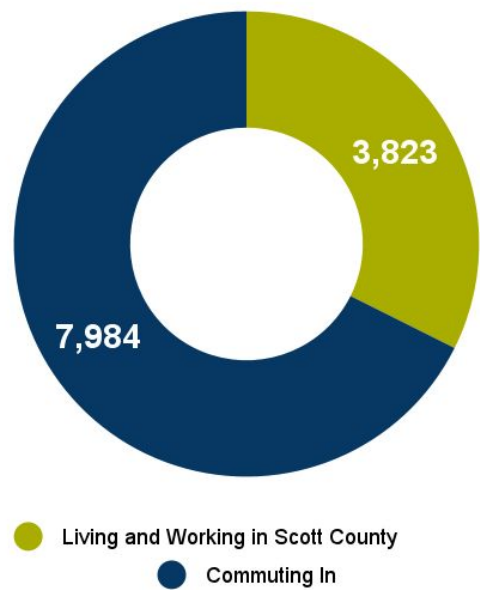
Top 5 Employers

- 1. Austin Tri-hawk Automotive Inc (Austin)
- 2. Morgan Foods Inc (Austin)
- 3. Samtec Inc (Scottsburg)
- 4. Walmart Supercenter (Scottsburg)
- 5. Austin Medical Ctr (Austin)

Source: BLS

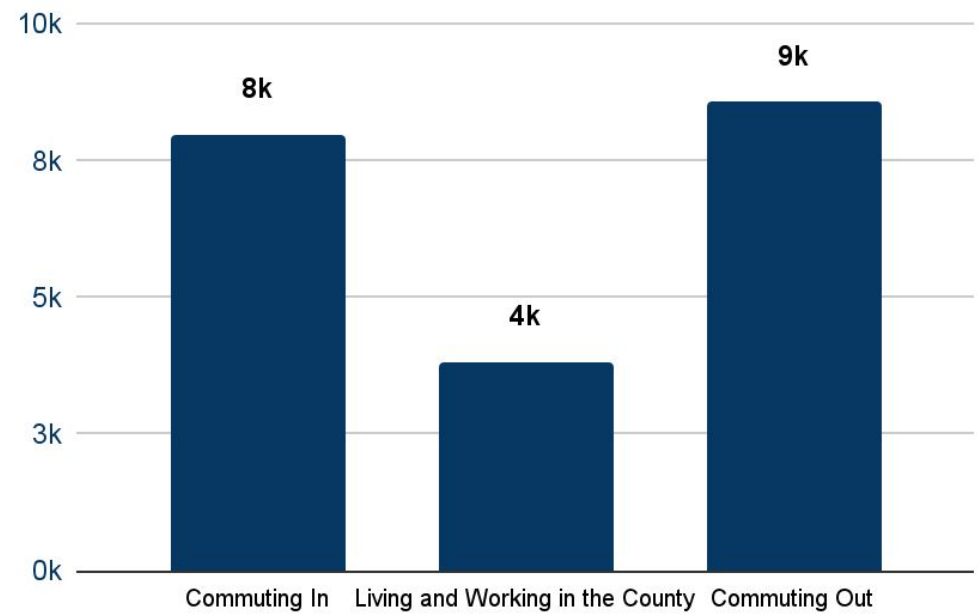
COMMUTER INFLOW / OUTFLOW | 8,000 commuters come into Scott County for their jobs, while 9,000 employees travel outside for their jobs.

Employment Inflow
Scott County | 2018



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

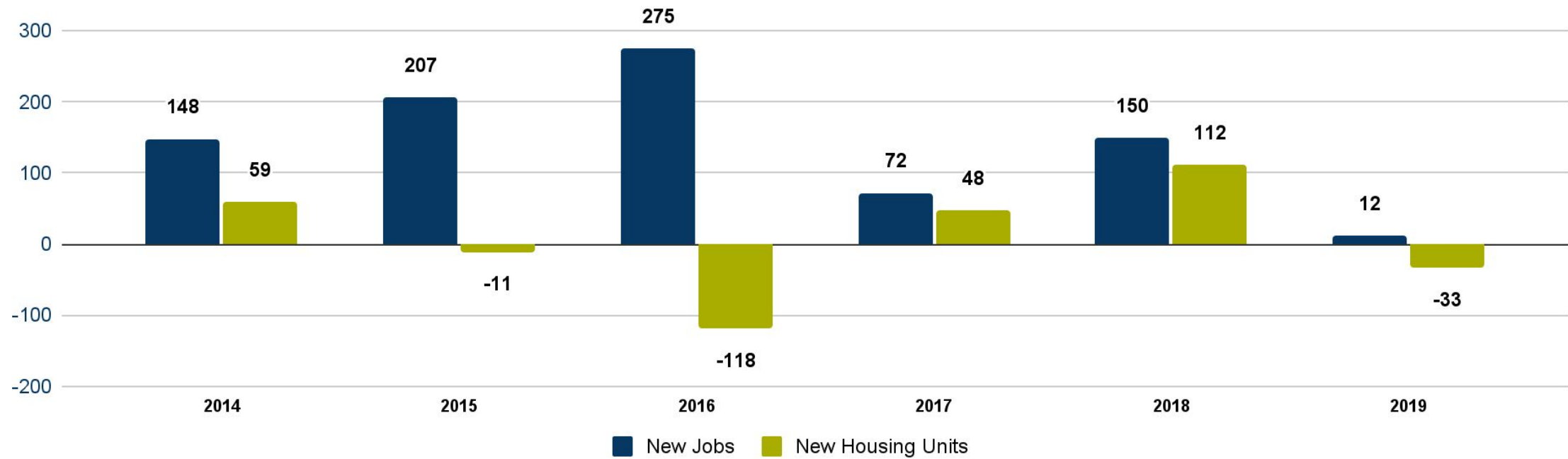
Commuting Patterns
Scott County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 864 between 2014-2019 and 57, or 7 units for every 100 jobs created.

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

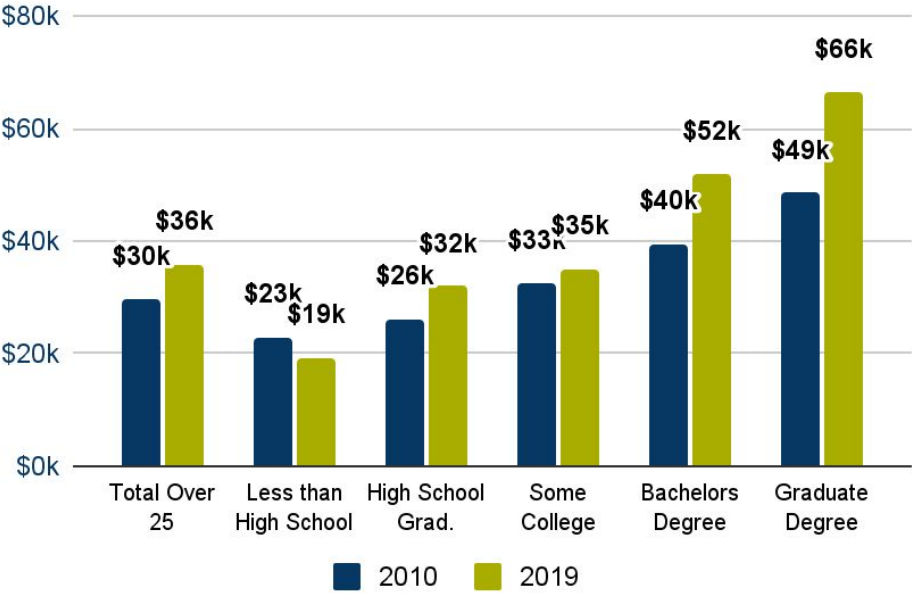


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

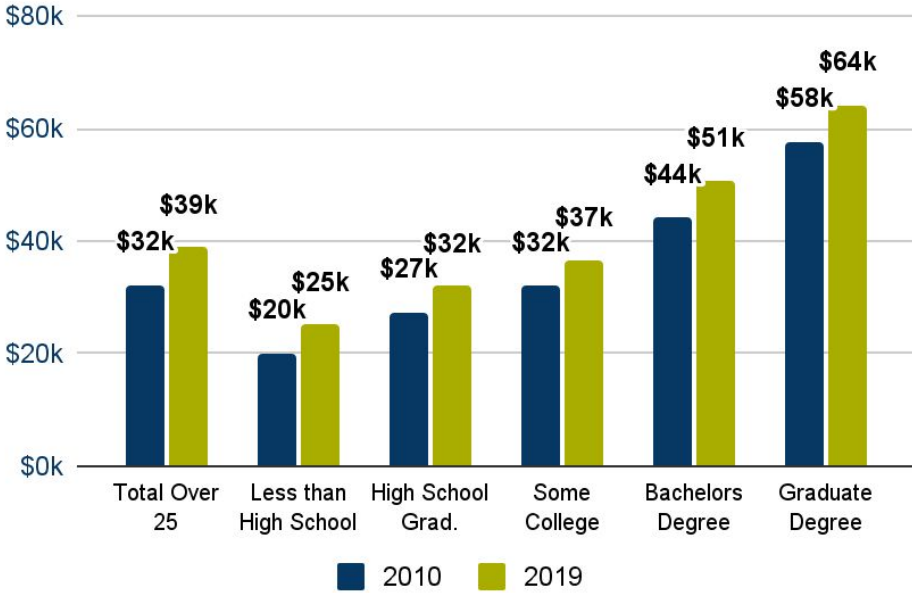
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 21% since 2010 for the total population and increased 22% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Scott County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

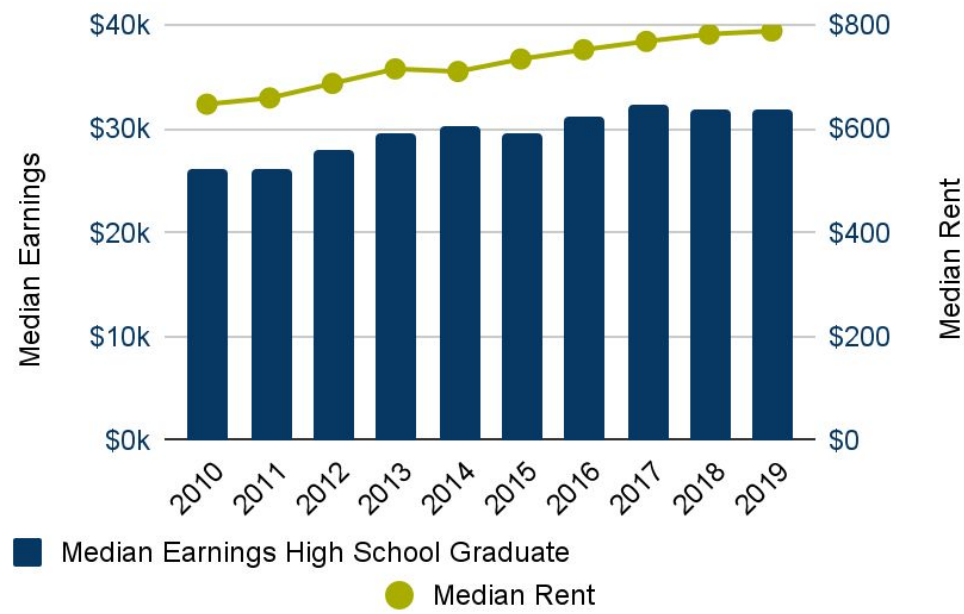
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

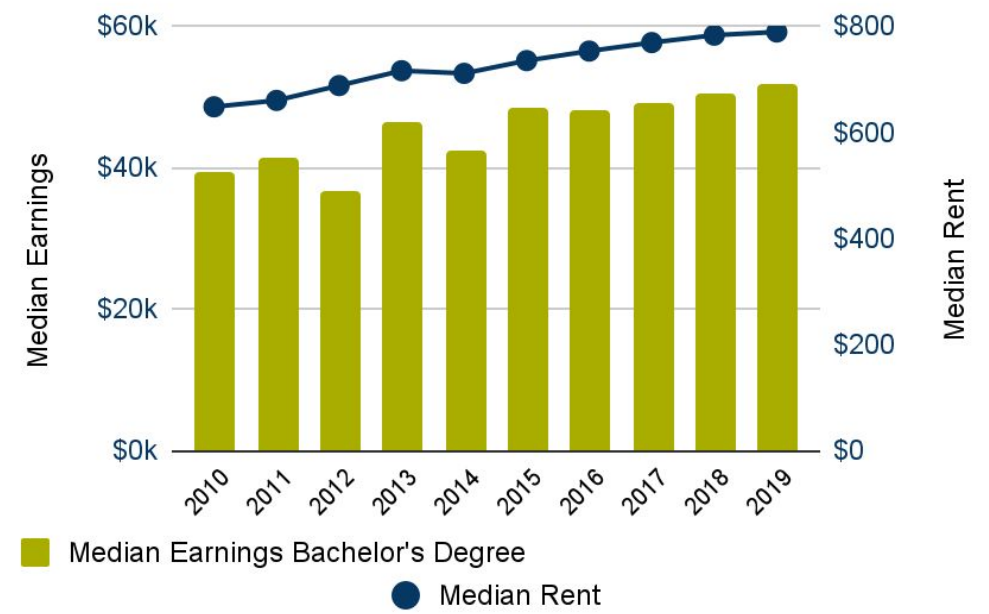
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 21.8% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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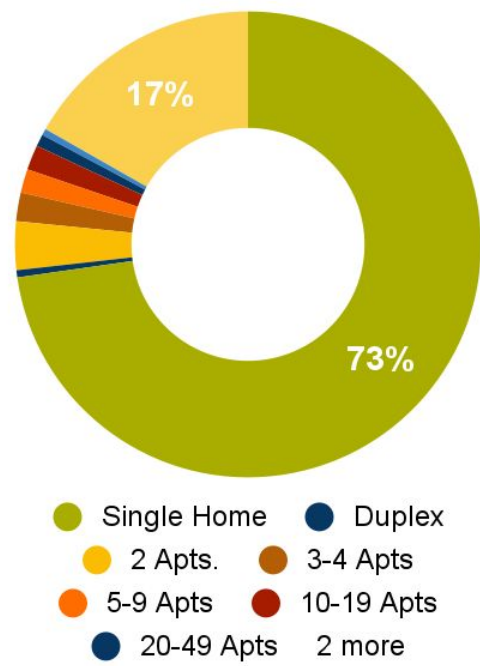
HOUSING TRENDS

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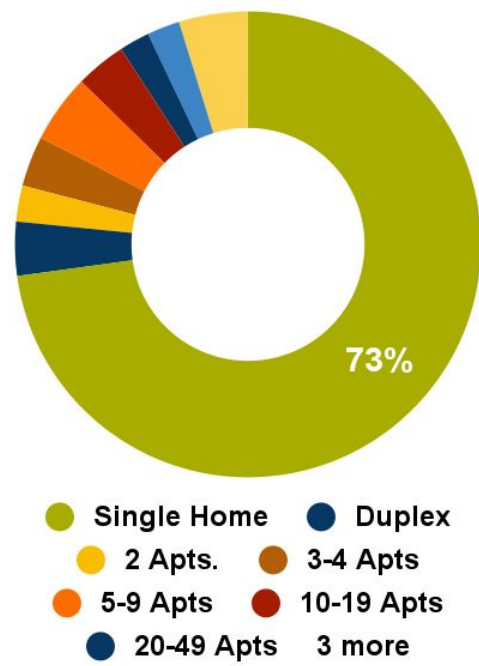
HOUSING TYPOLOGY | 73% of homes in Scott County are single-family, while 11% are multifamily. The share of multifamily housing has decreased by 82 homes since 2010.

Housing Typology

Scott County | 2019



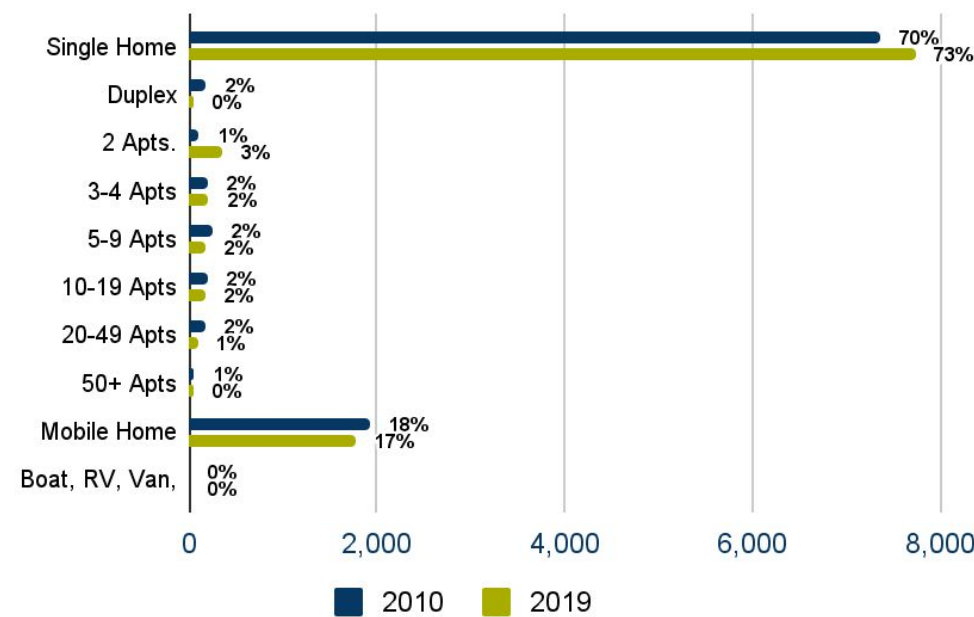
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Scott County | 2010, 2019

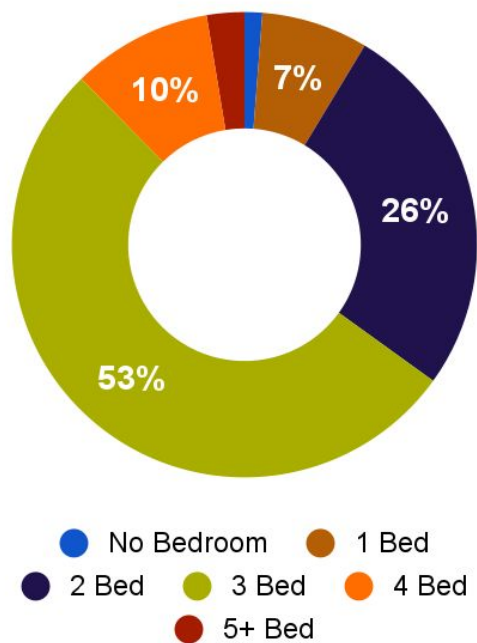


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Scott County are 2.6, with 65% of units 3 bedroom or more.

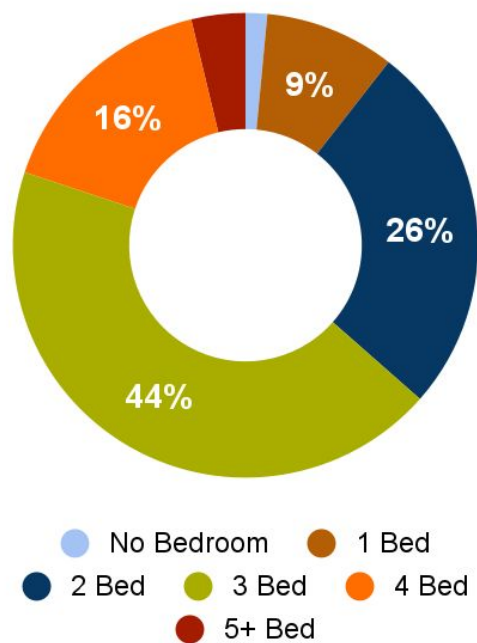
Housing Stock by Bedrooms

Scott County | 2019



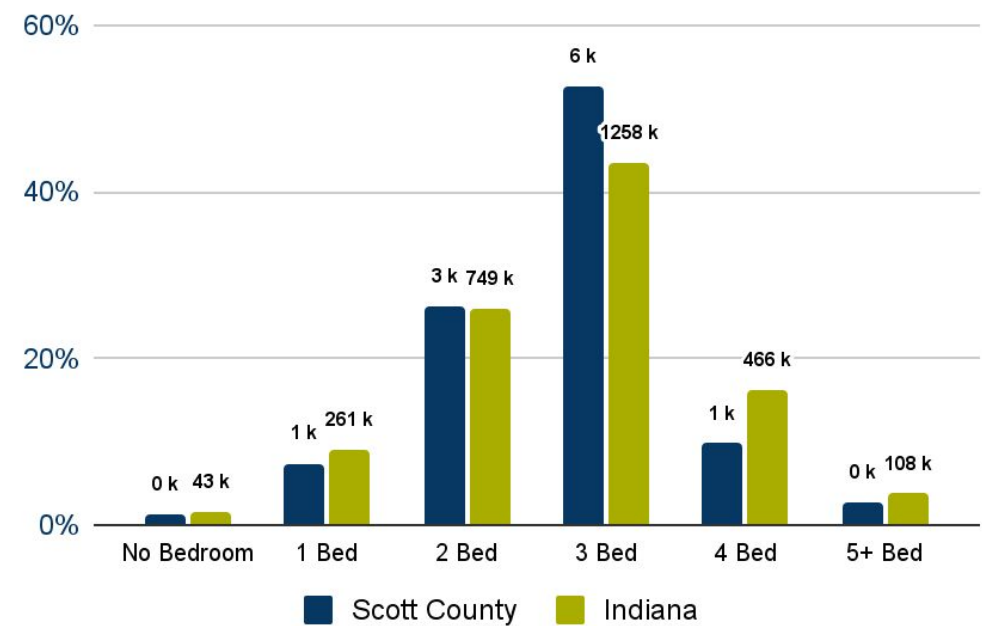
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

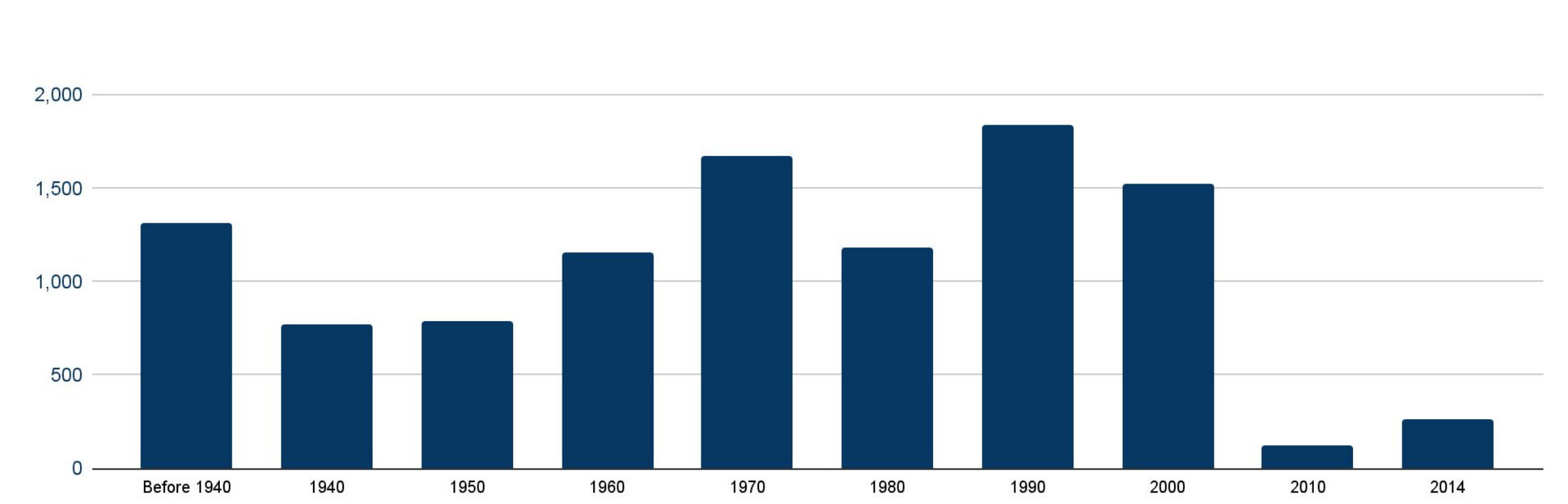
Scott County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 82% of homes were built before 1990, with most homes built in 2014.

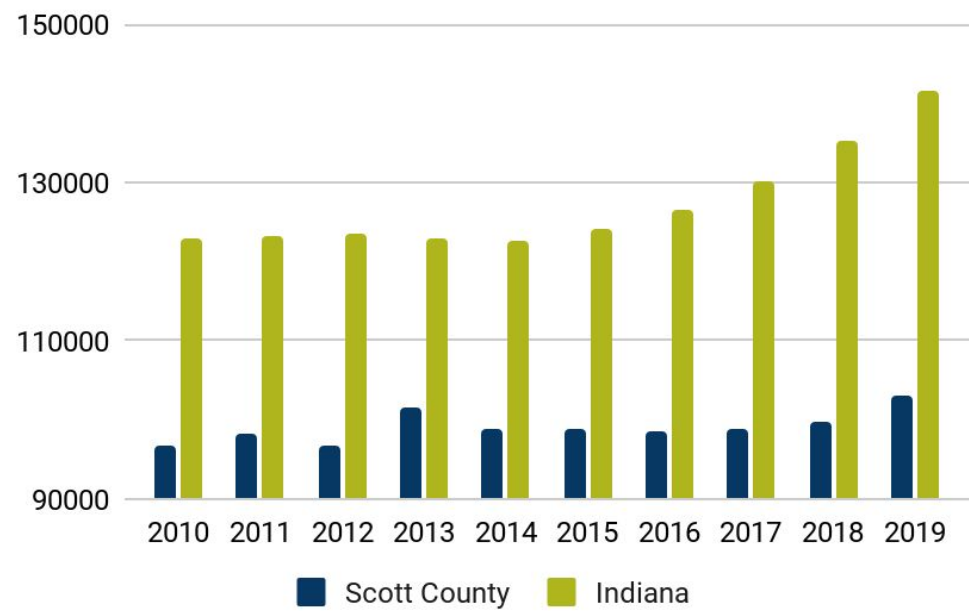
Homes by Year Built
Scott County | 2019



Source: ACS 2010-2019 5-year estimates

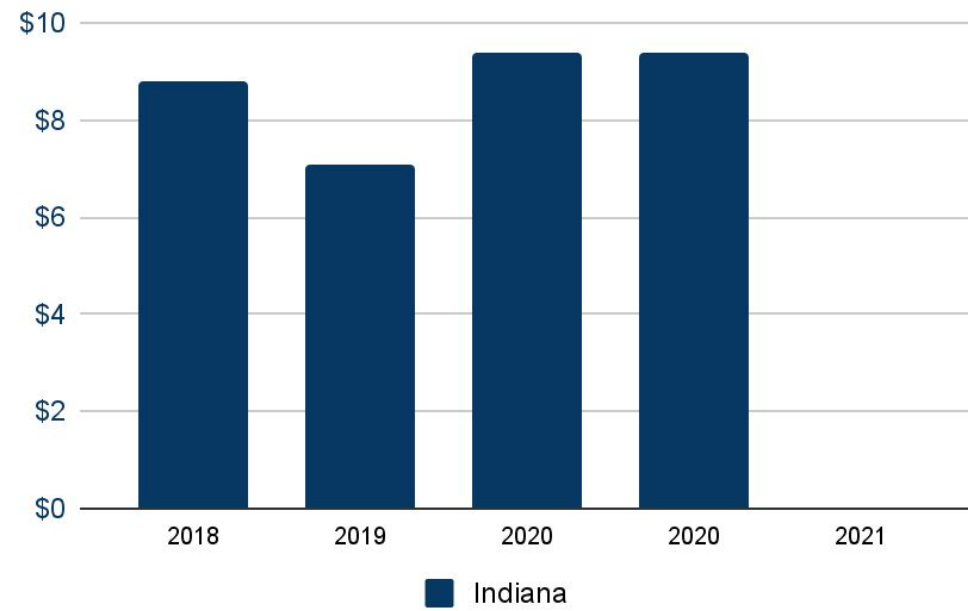
MEDIAN LISTING PRICE | Homes in Scott County have a median listing price of \$103,000, compared to \$141,700 statewide. Home prices have increased by 7% since 2010.

Median Listing Price
Scott County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

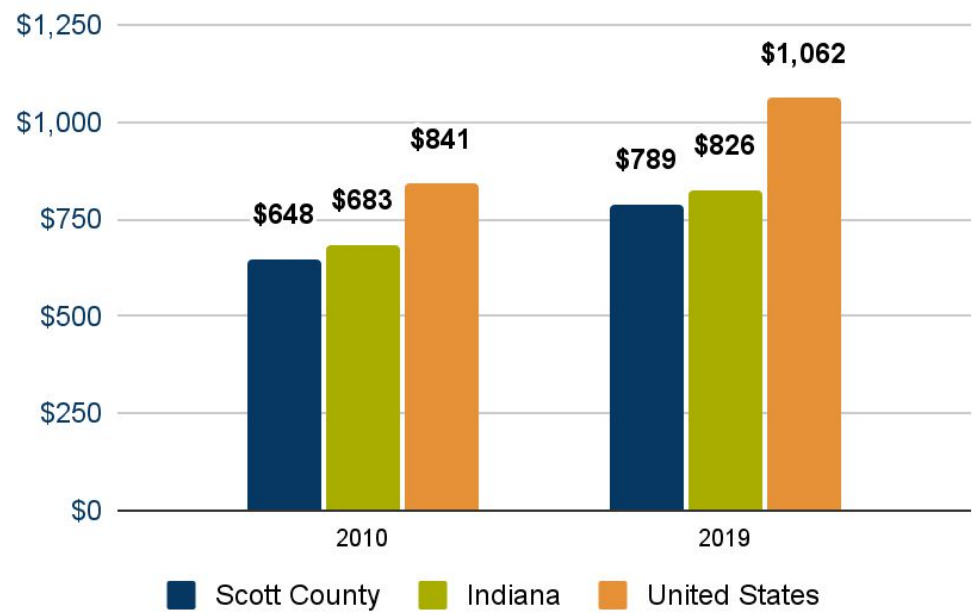
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 22% since 2010, with average rents at \$789.

Median Rent

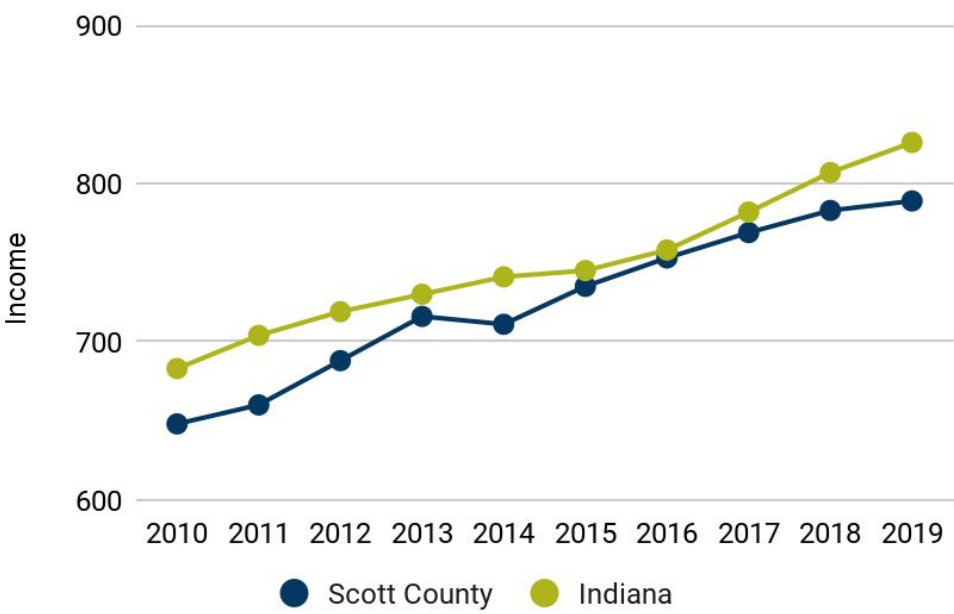
Scott County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

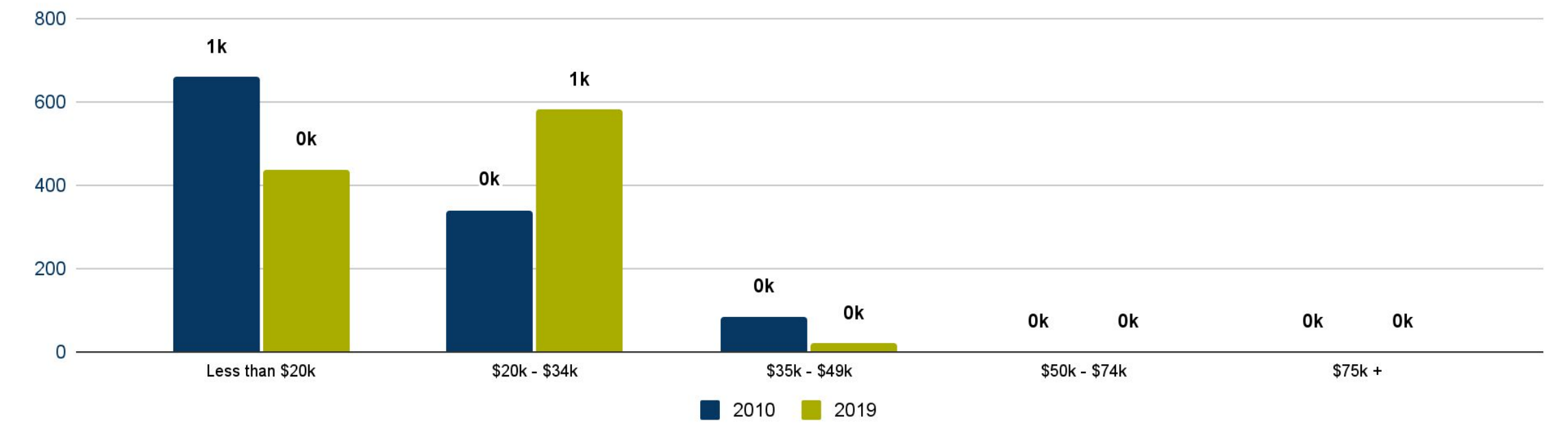
Scott County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 47% of households are housing cost burdened in Scott County, down -17% since 2010. 67% of households earning below \$50,000 are housing cost burdened.

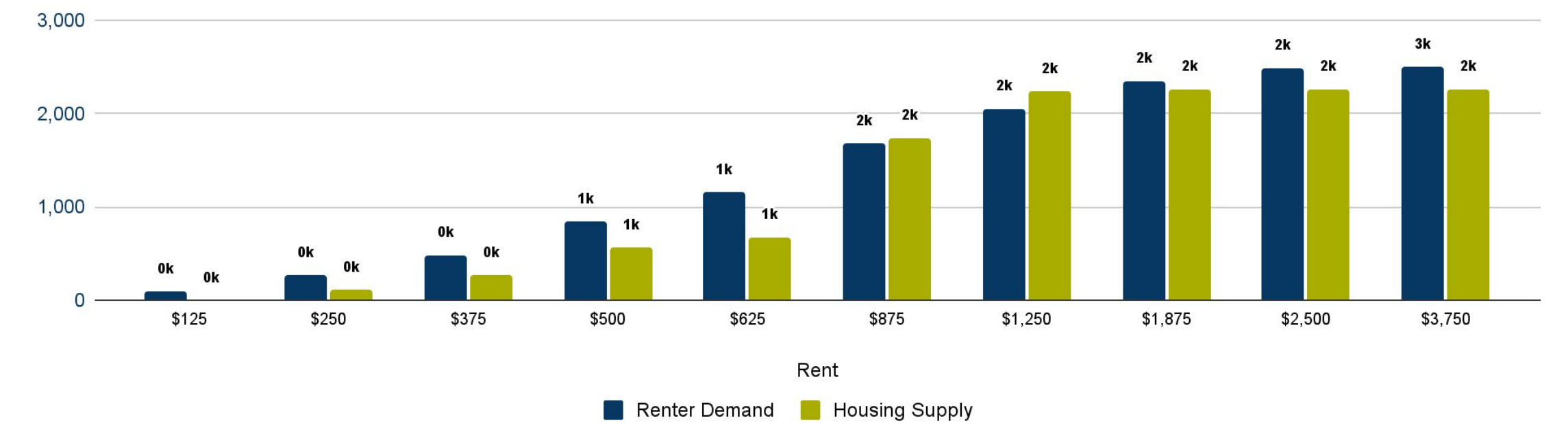
Renter Housing Cost Burden
Scott County, Indiana | 2010 - 2019



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
Scott County, Indiana | 2010-2019

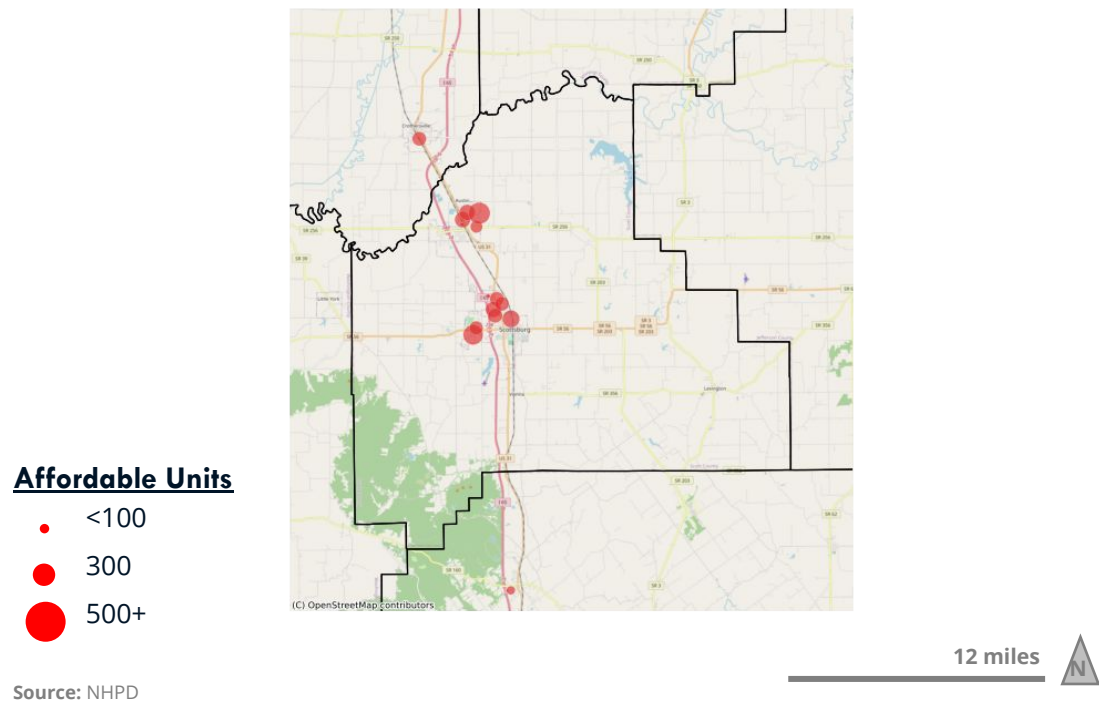


Source: ACS 2010-2019 5-year estimates

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

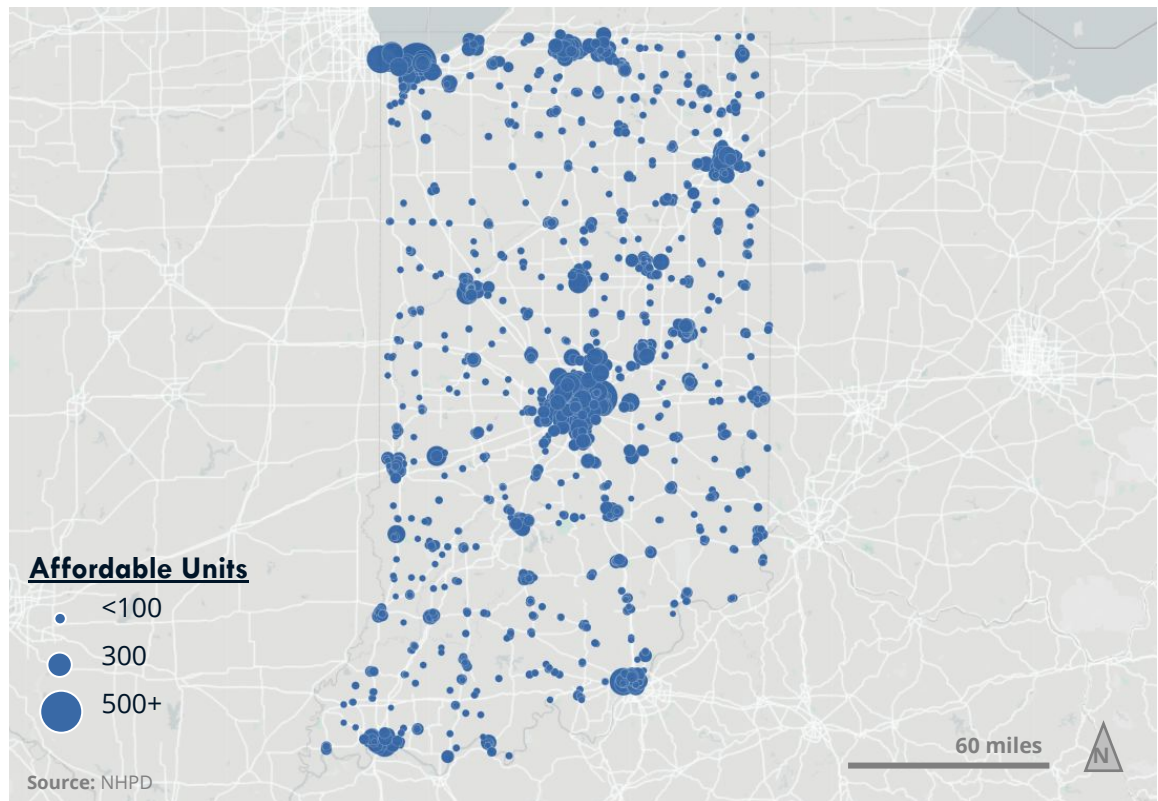
Affordable Housing Inventory

Scott County | 2020



Affordable Housing Inventory

State of Indiana | 2020

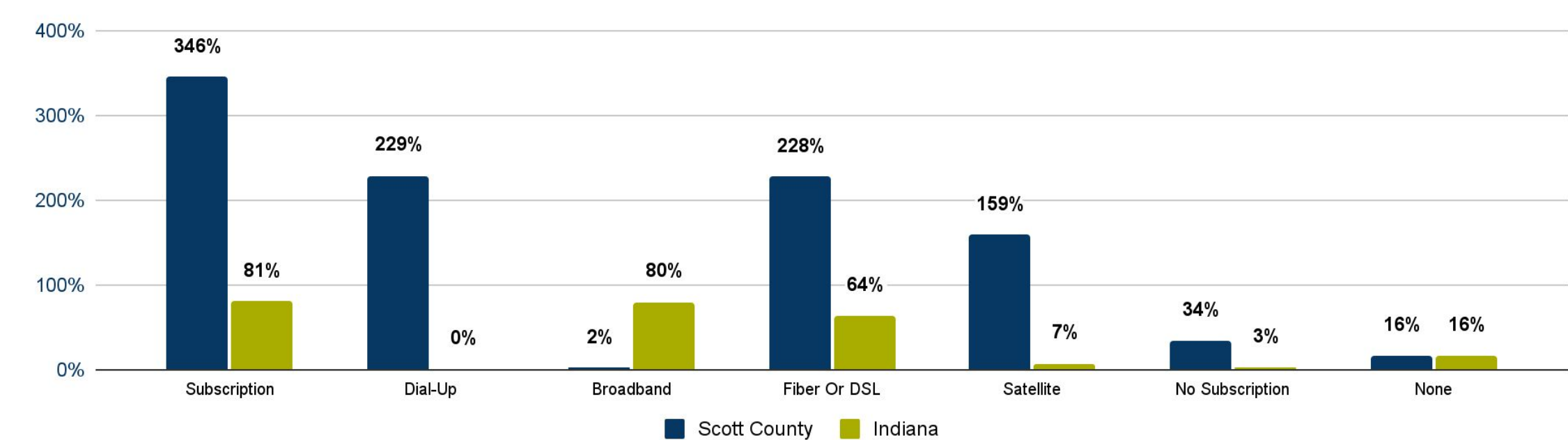


WORKING DRAFT

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

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

Broadband Access Scott County | 2017-2020



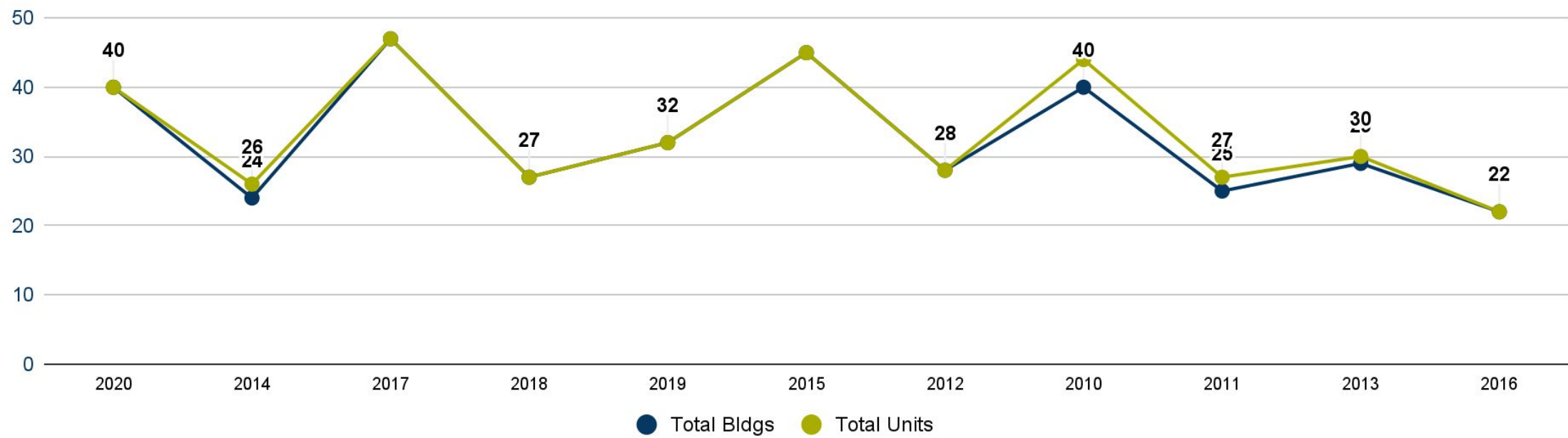
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 22 new housing starts in 2016 in Scott County, with 359 total building permits authorized since 2020.

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



Source: St. Louis Fed.

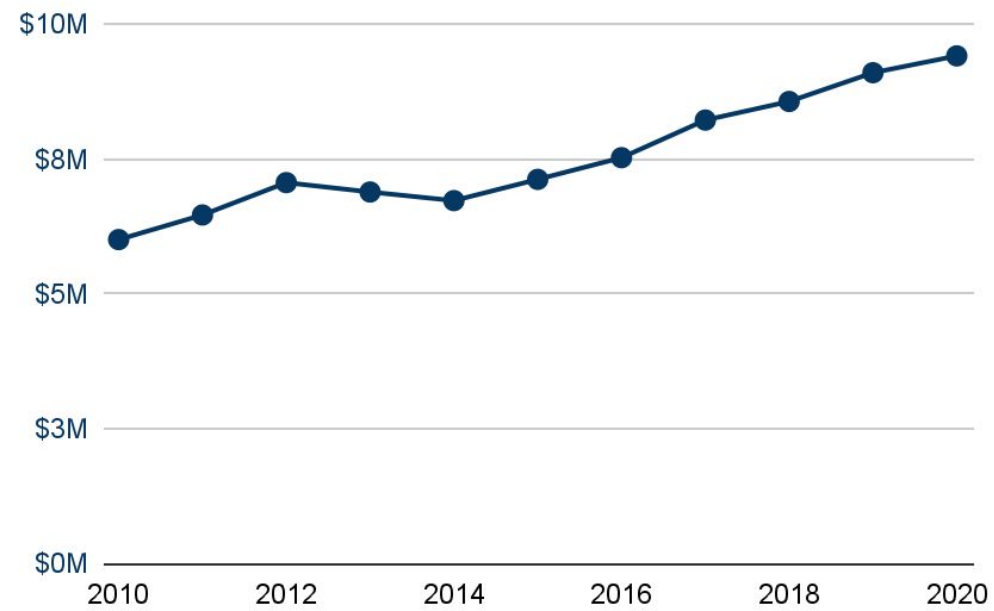
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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