



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR BENTON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

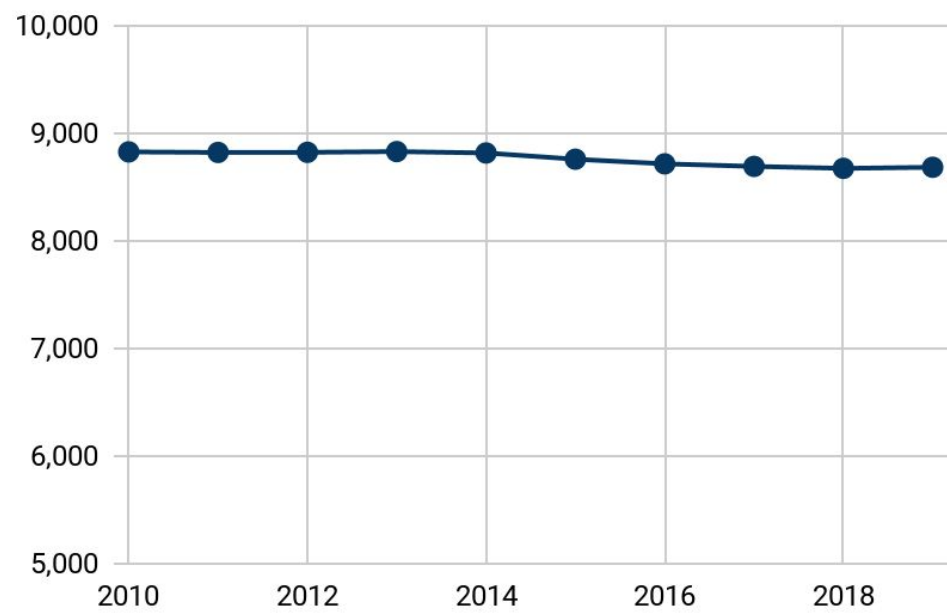
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

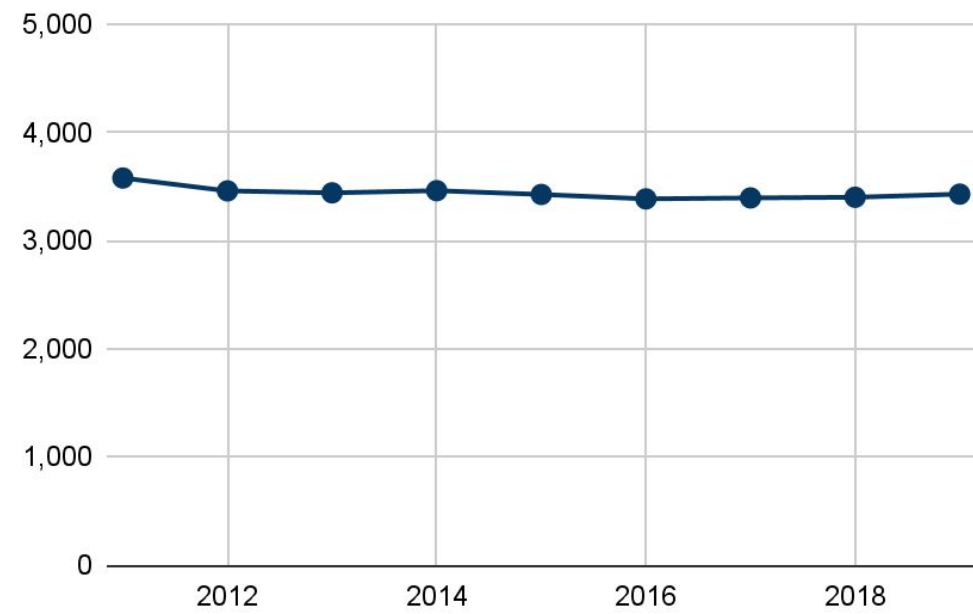
POPULATION | Benton County’s population has decreased by 1.62% (0 people) between 2010-2019. In the same time period, the total number of households decreased by 4% (0 households).

Resident Population
Benton County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Benton County | 2010-2019



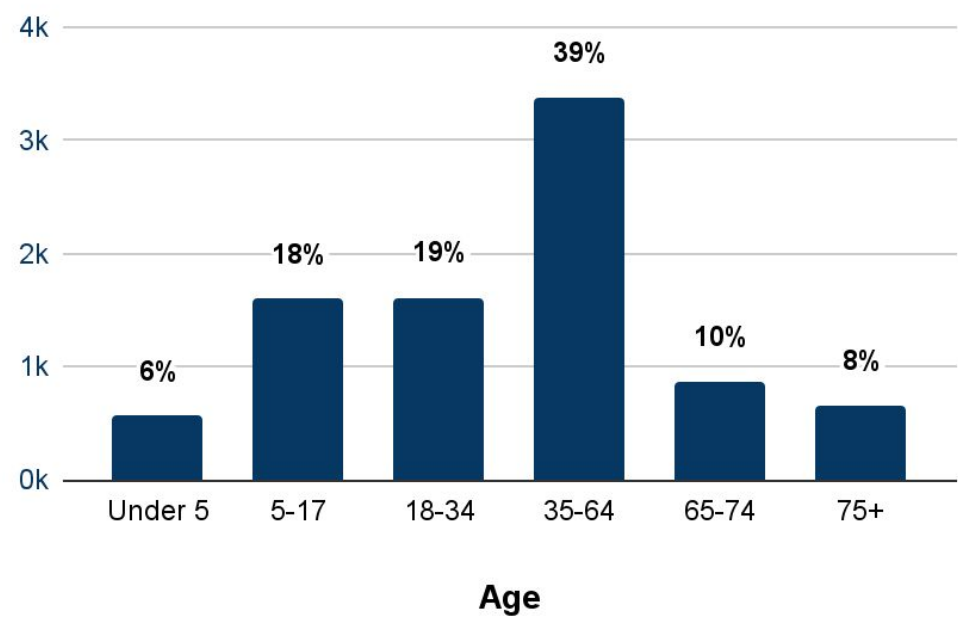
Source: FRED, U.S. Census Bureau

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

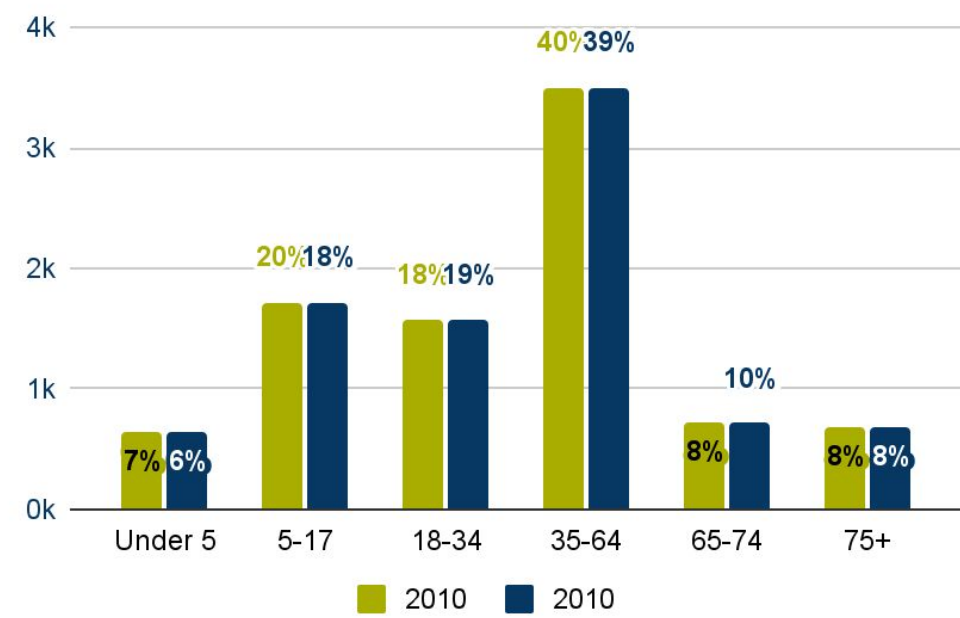
AGE | 18% of people in Benton County are above the age of 65, while 25% are below 18.

Population by Age
Benton County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Benton County | 2010, 2019

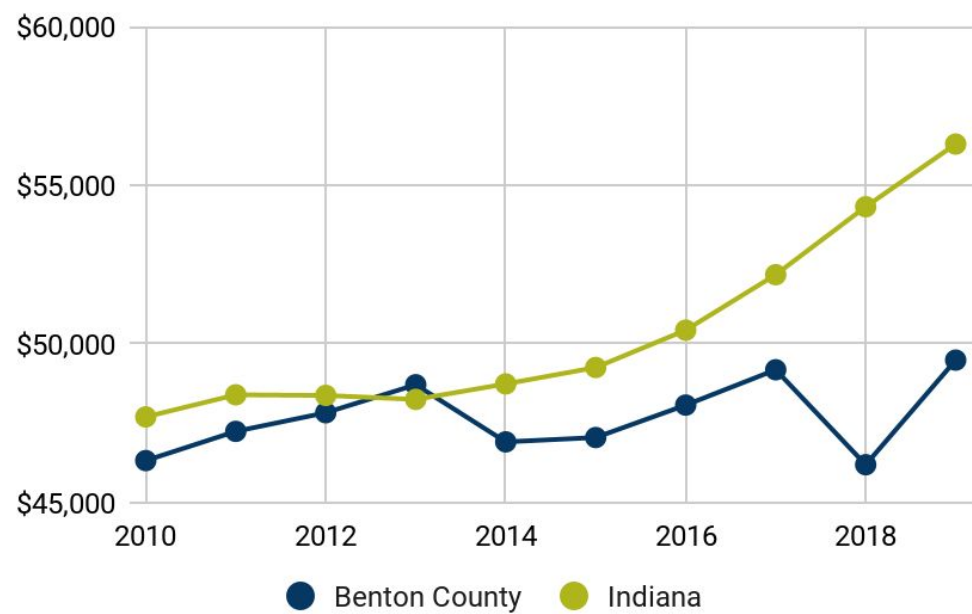


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Benton County had a median income of \$49,488 in 2019, up 7% since 2010. 32% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

Median Income

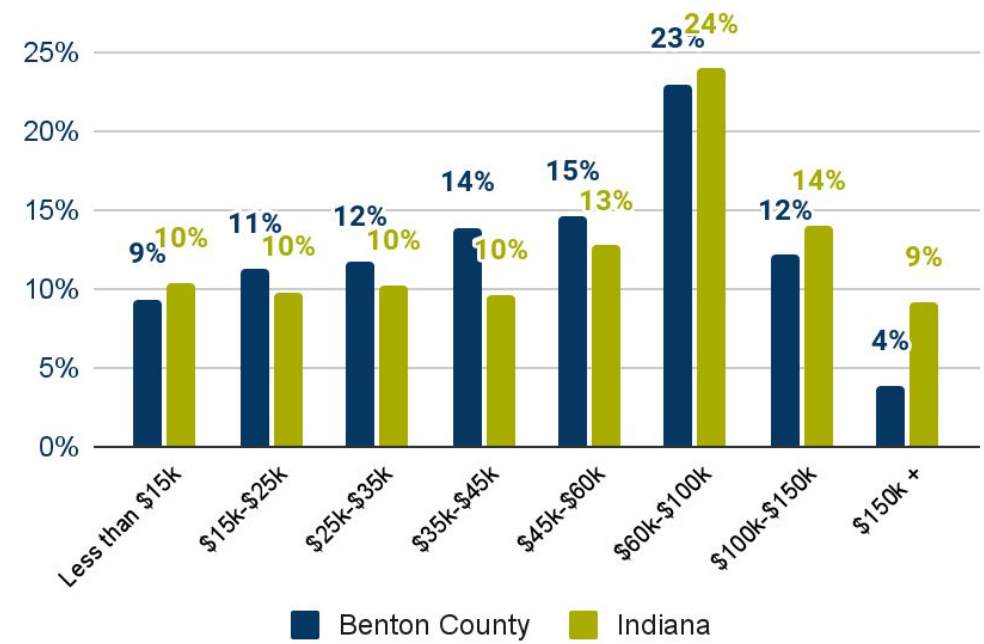
Benton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Benton County, State of Indiana | 2019



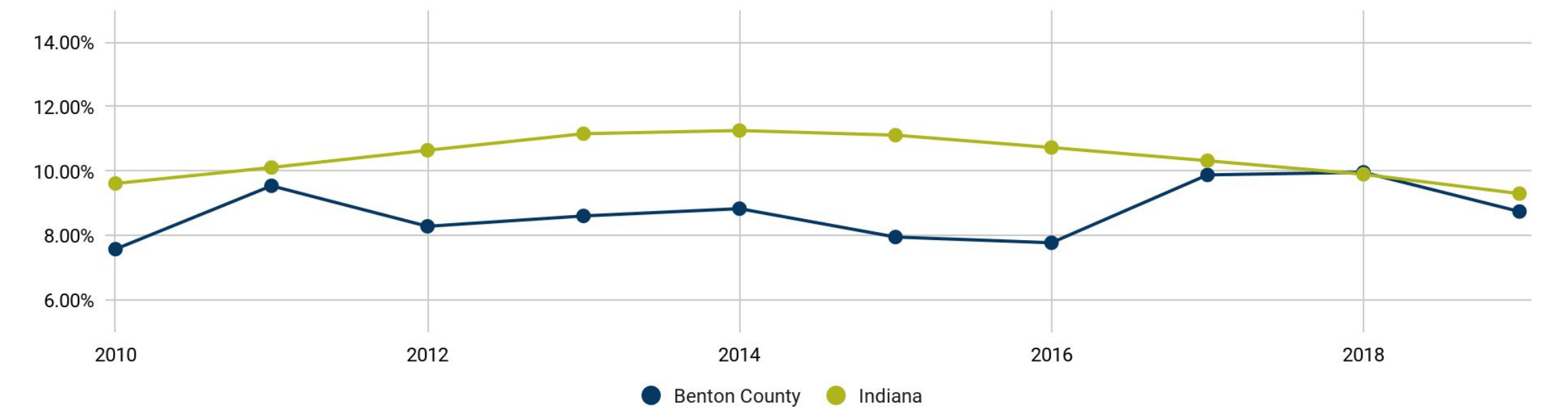
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 8.7% of families live in poverty conditions in Benton County, up 1.2 points from 7.6% in 2010.

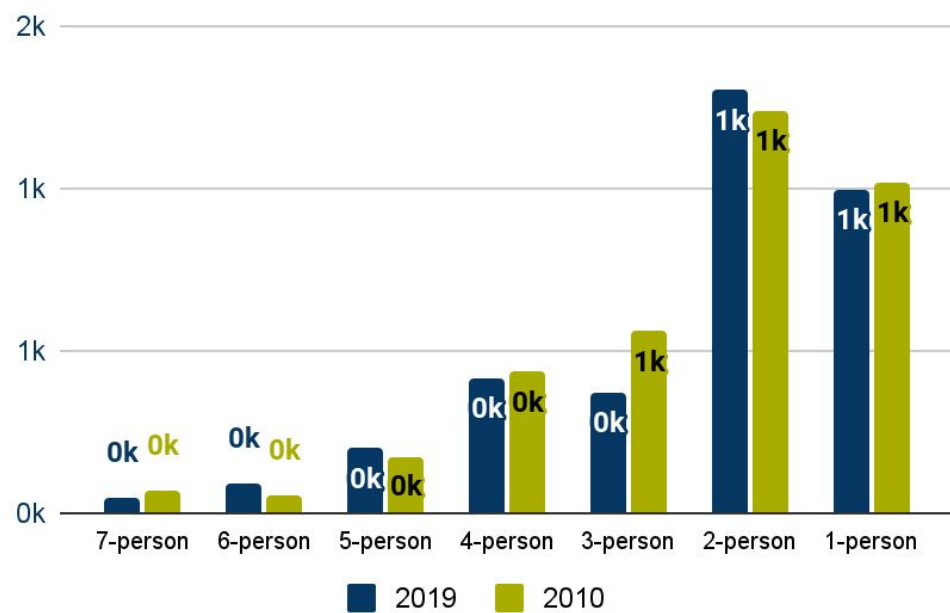
Family Poverty Rate
Benton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.49, compared to 2.52 statewide. The Benton County average household has grown by 0.01 persons since 2010.

Household Size
Benton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

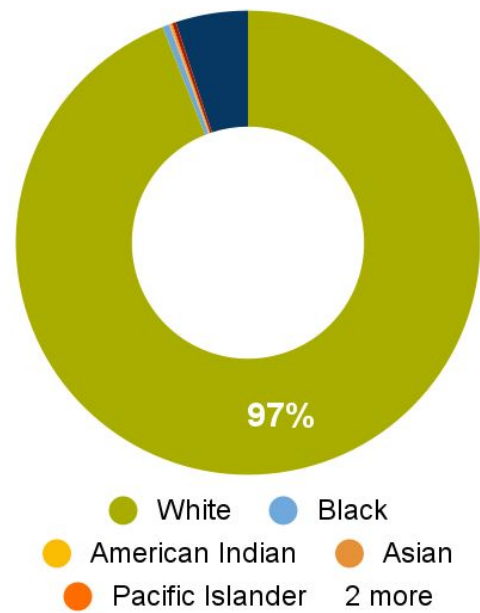
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Benton County is 97% white, 0% Black, 5% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Benton County | 2019



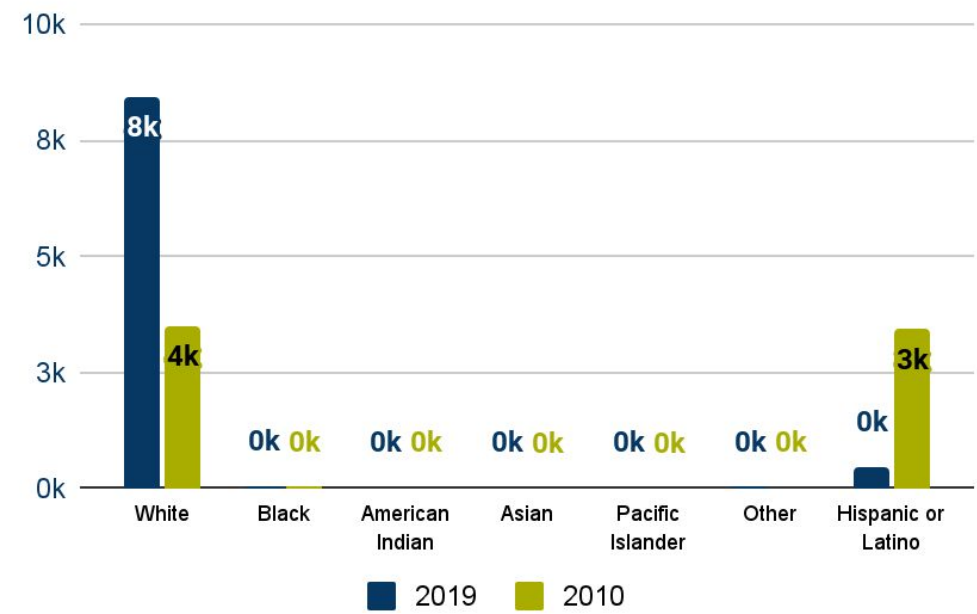
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Benton County | 2010, 2019

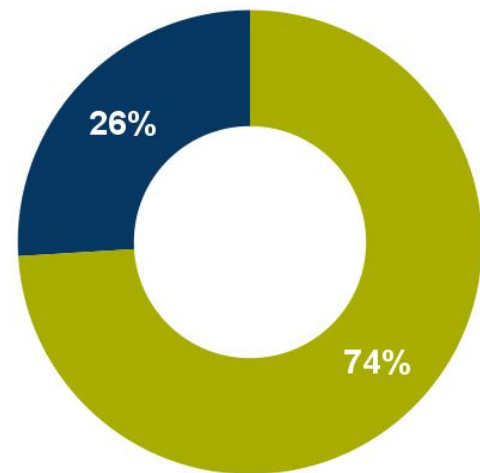


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 26% of households (891 households) in Benton County were renters, while 74% are (2,541 households) owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

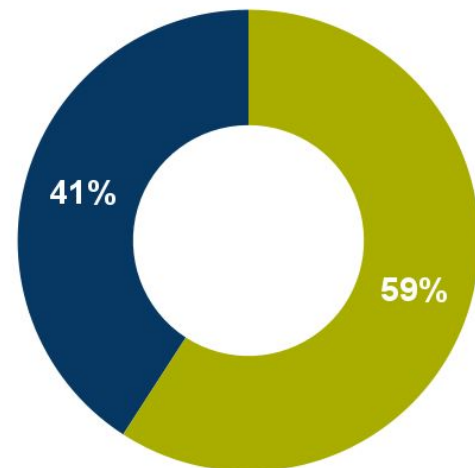
Benton County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

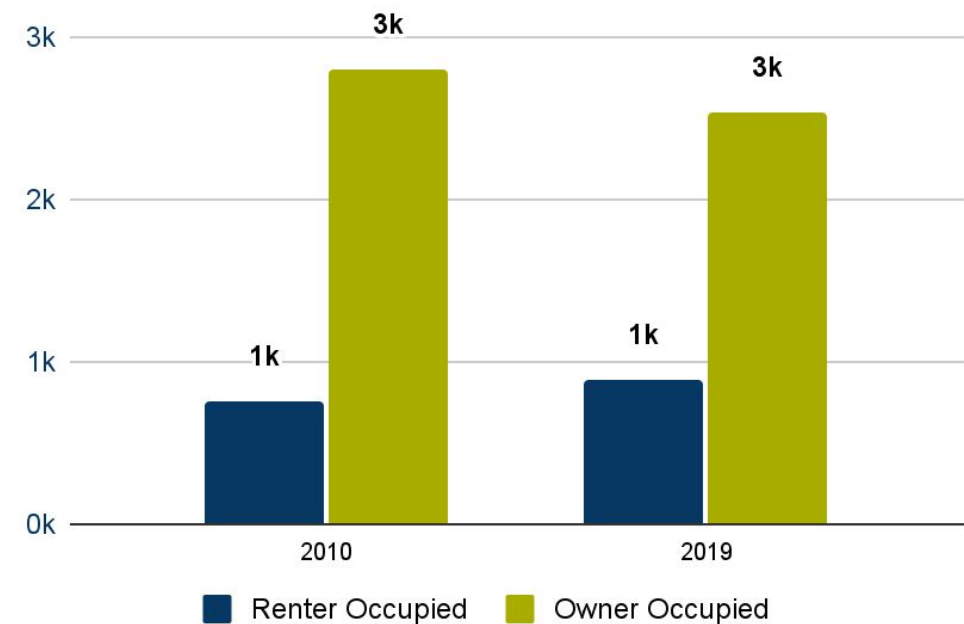
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Benton County | 2010-2019



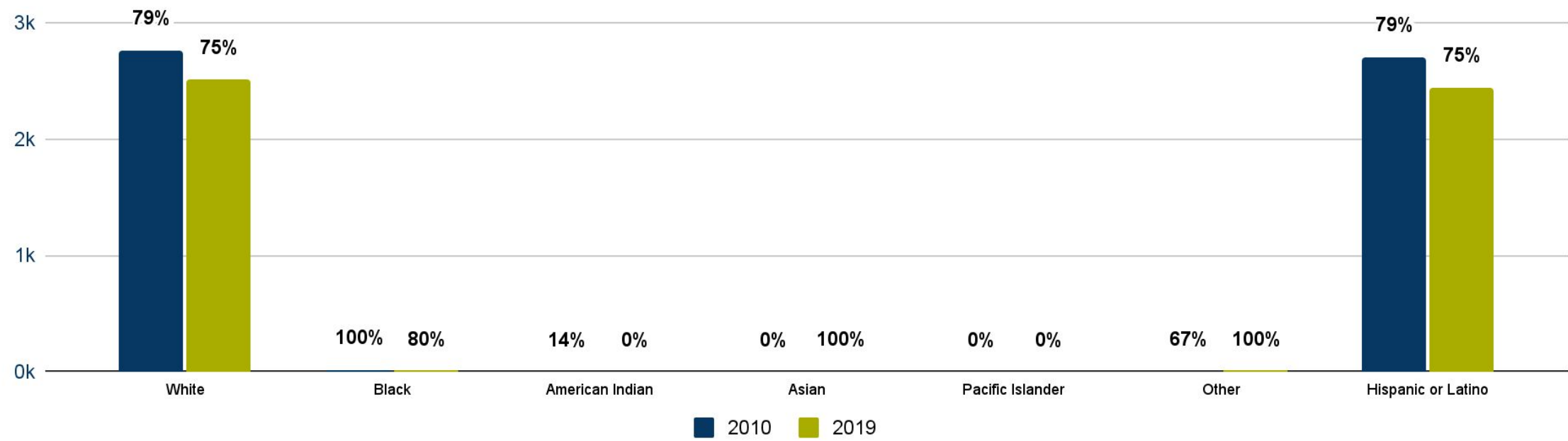
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 74%, among non-Hispanic White households' homeownership is 75%, 80% for Black households, and 75% for Hispanic or Latino households.

Homeownership by Race
Benton County | 2010, 2019

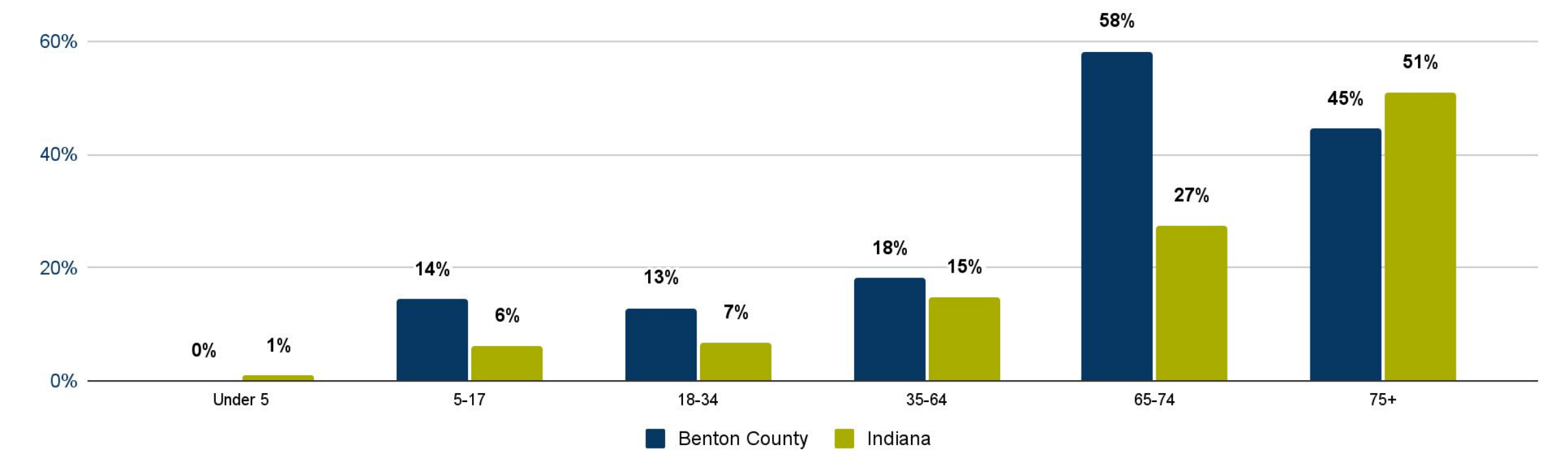


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 21% of people in Benton County live with a disability. For people above 65, the share increases to 53%.

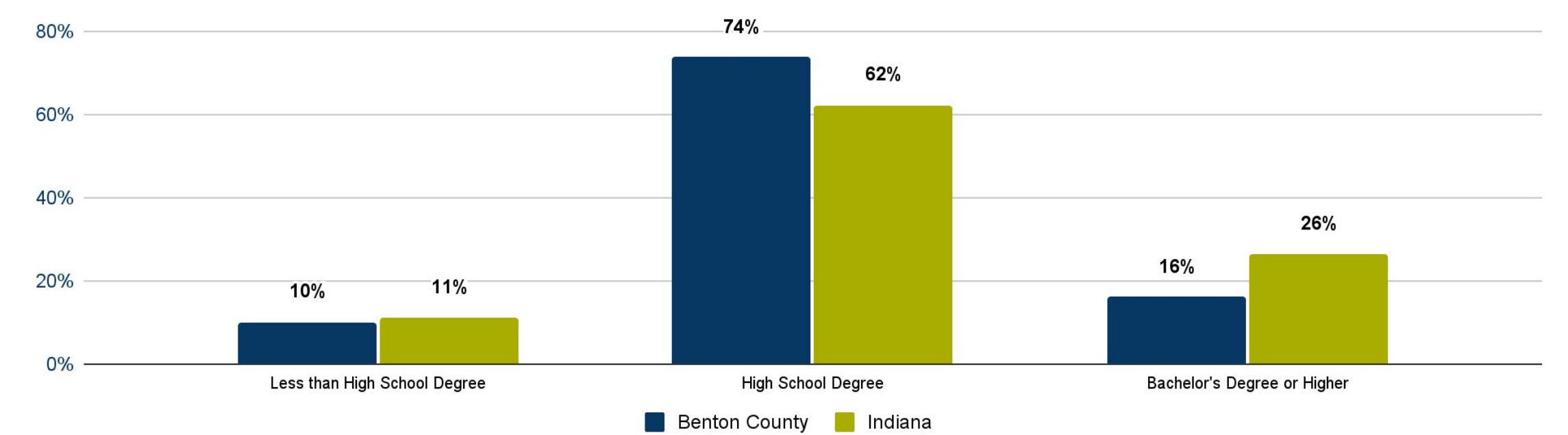
Share of the Population with a Disability by Age
Benton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Benton County, 74% of the population has at least a high school degree and 16% of the population has at least a Bachelor's degree.

Educational Attainment
Benton County, Indiana | 2019



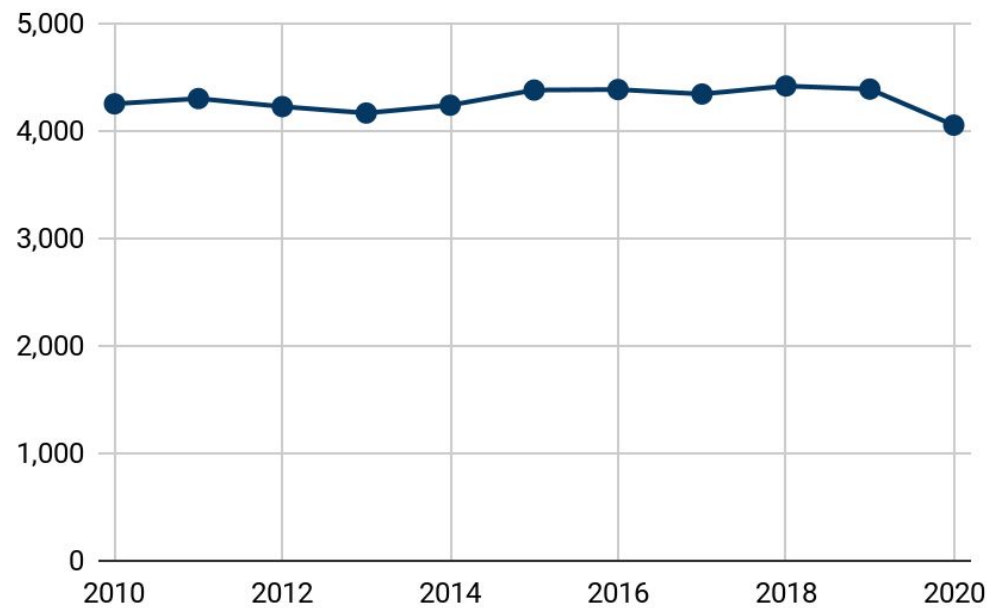
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

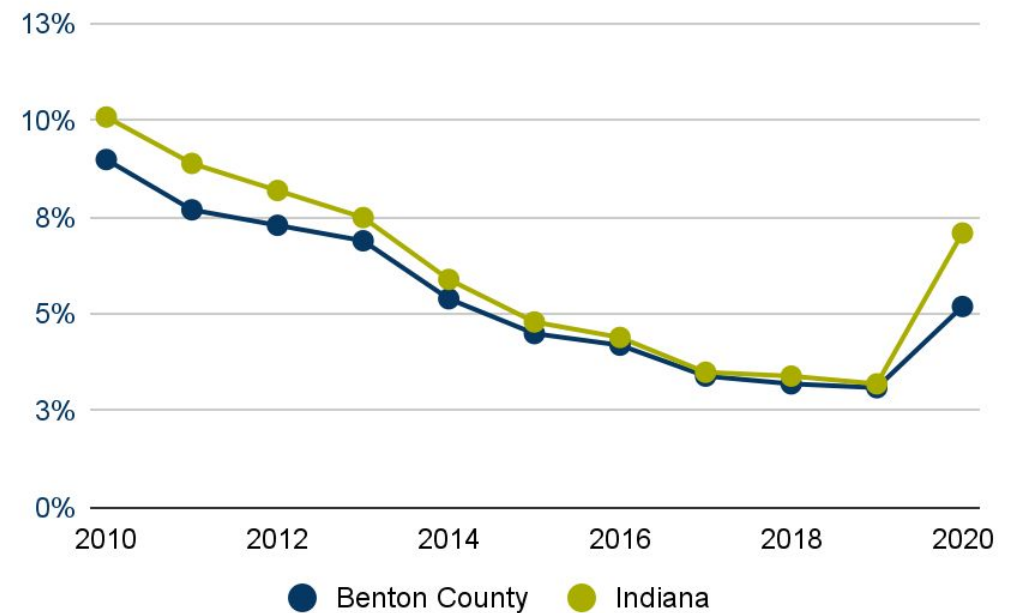
EMPLOYMENT BASE | There are currently 4,000 employed persons in Benton County, down by 5% since 2010. The unemployment rate in 2020 was 5.20%, up 2.1 points from 2019.

Total Employment
Benton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Benton County, Indiana | 2010-2019

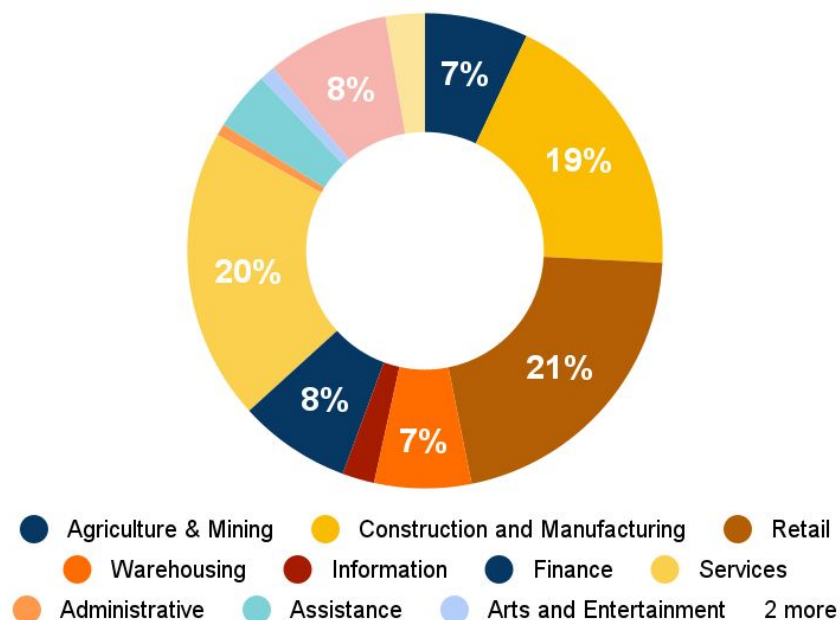


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Educational Services accounts for the plurality of jobs in Benton County, accounting for 16% of all jobs, followed by Manufacturing (16% of all jobs).

Total Jobs by All Industries
Benton County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$39,453**
2. Trade, transportation, and utilities | **\$39,332**
3. Goods-producing | **\$45,901**
4. Construction | **\$54,077**
5. Education and health services | **\$34,046**

Source: BLS

Top 5 Employers

1. Kerkhoff Associates (Otterbein)
2. Green-hill Manor Inc (Fowler)
3. Fowler Iga Foodliner (Fowler)
4. Local Bar (Fowler)
5. Holscher Products Inc (Fowler)

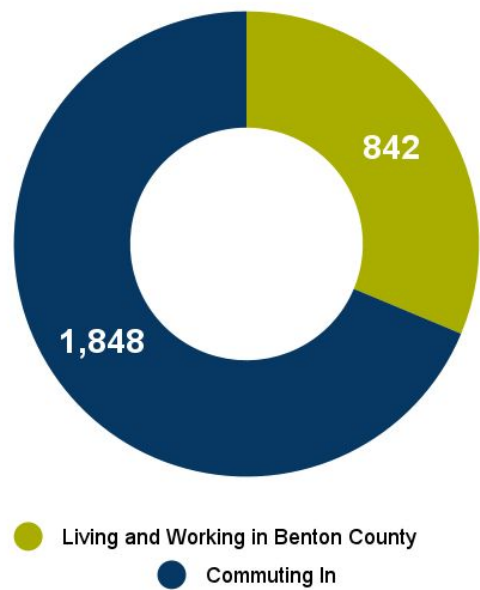
Source: BLS

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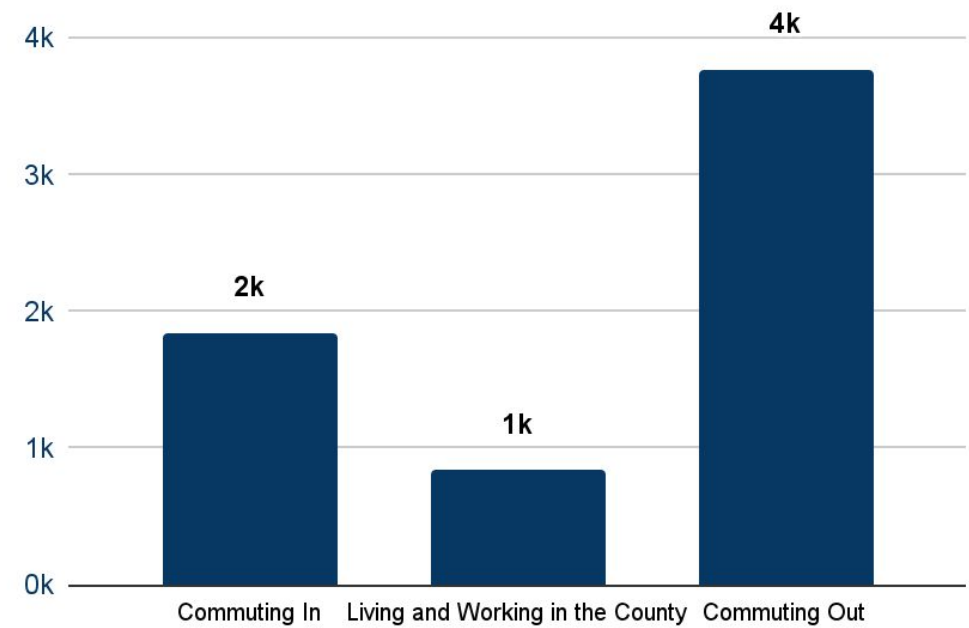
COMMUTER INFLOW / OUTFLOW | 2,000 commuters come into Benton County for their jobs, while 4,000 employees travel outside for their jobs.

Employment Inflow
Benton County | 2018



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

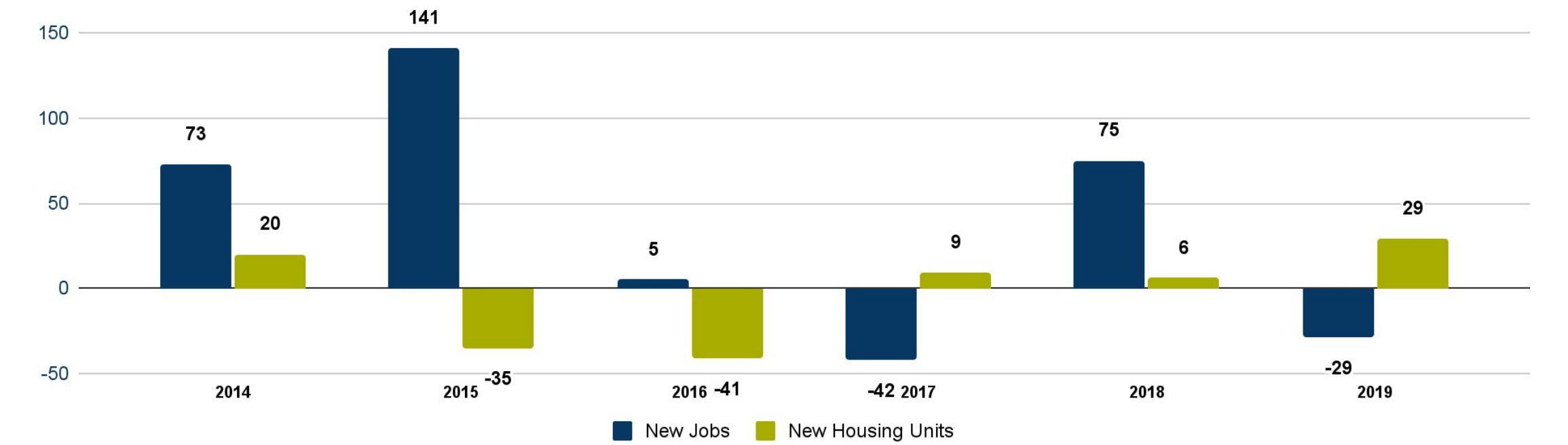
Commuting Patterns
Benton County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 223 between 2014-2019 and -12, or -5 units for every 100 jobs created.

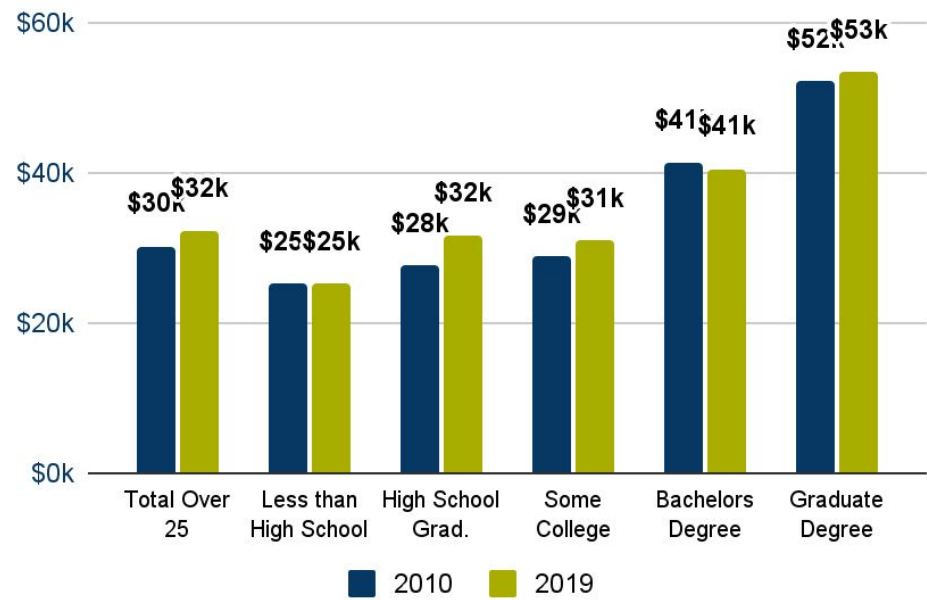
Job Growth and Housing Production
Benton County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

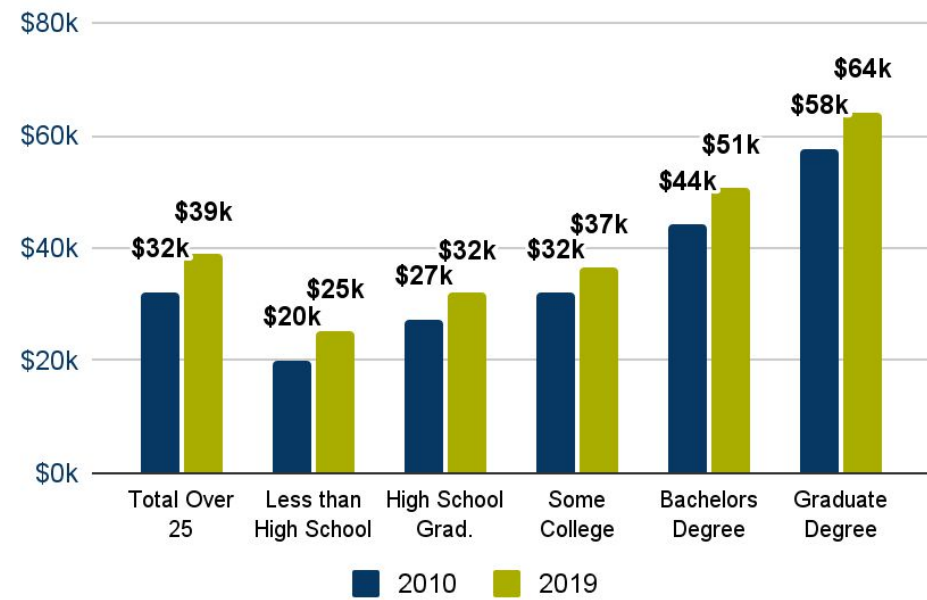
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 7% since 2010 for the total population and increased 14% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Benton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

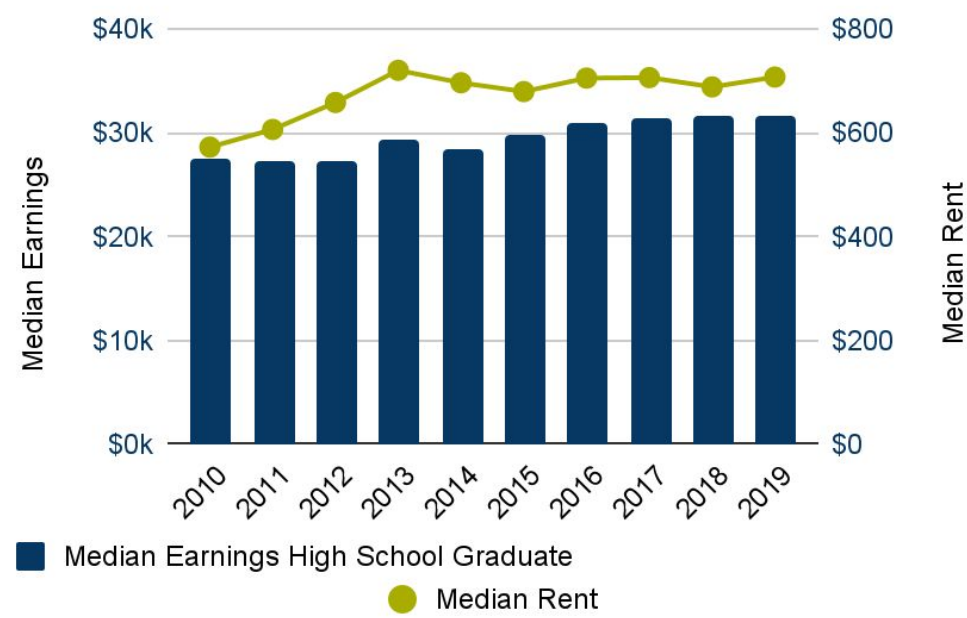
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

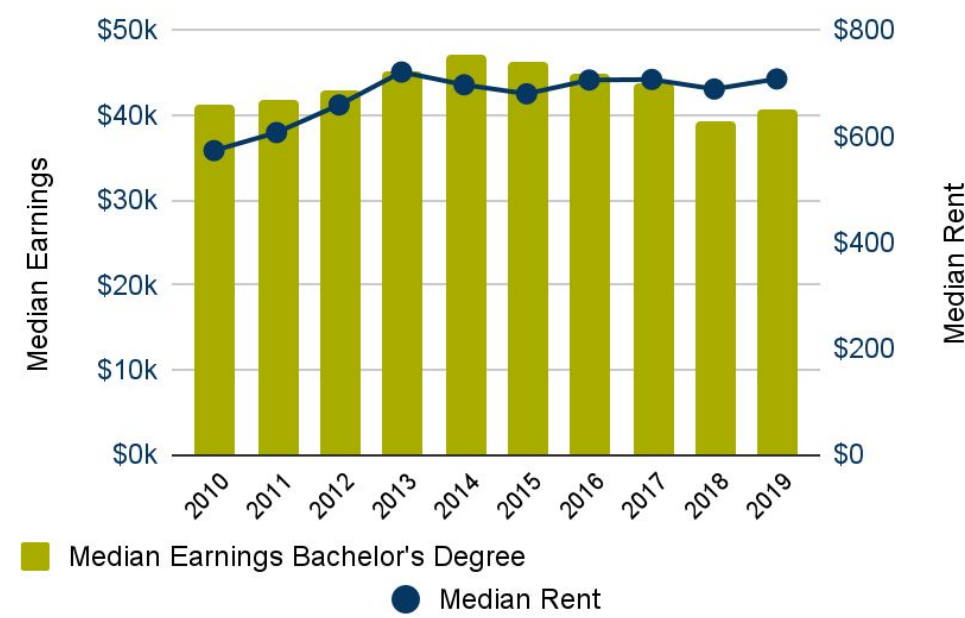
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 23.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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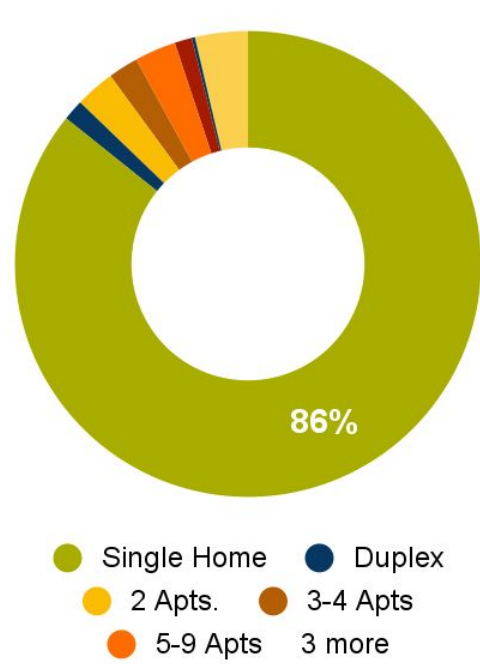
HOUSING TRENDS

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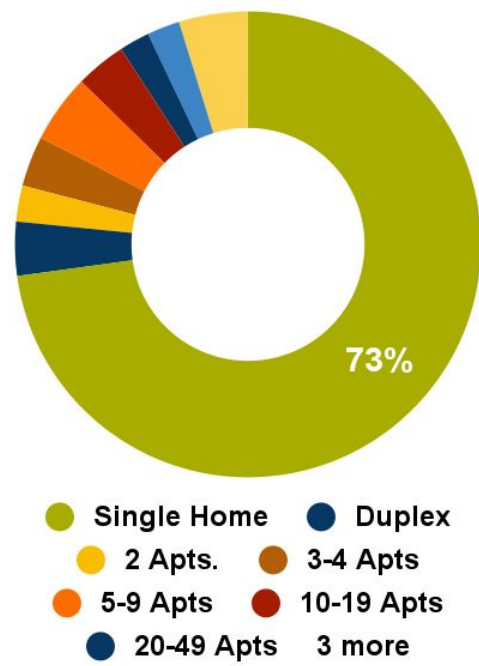
HOUSING TYPOLOGY | 86% of homes in Benton County are single-family, while 11% are multifamily. The share of multifamily housing has increased by 64 homes since 2010.

Housing Typology

Benton County | 2019



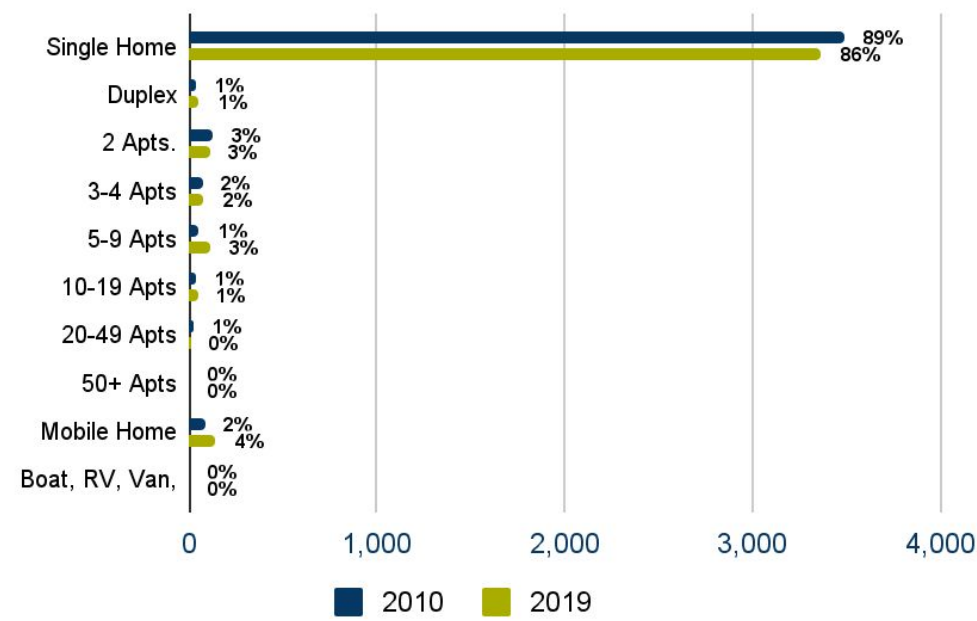
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Benton County | 2010, 2019

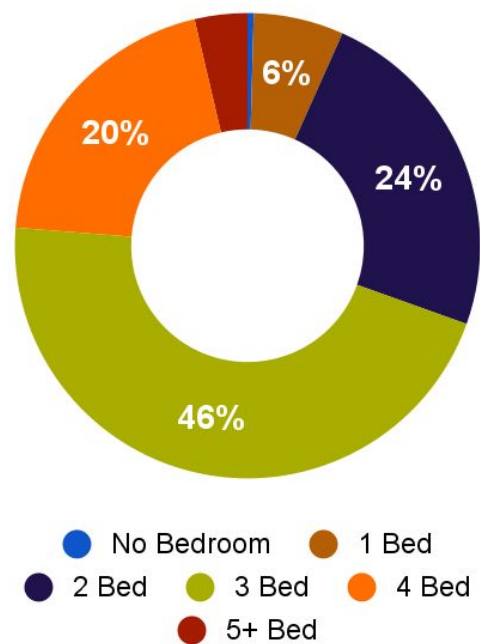


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Benton County are 2.49, with 70% of units 3 bedroom or more.

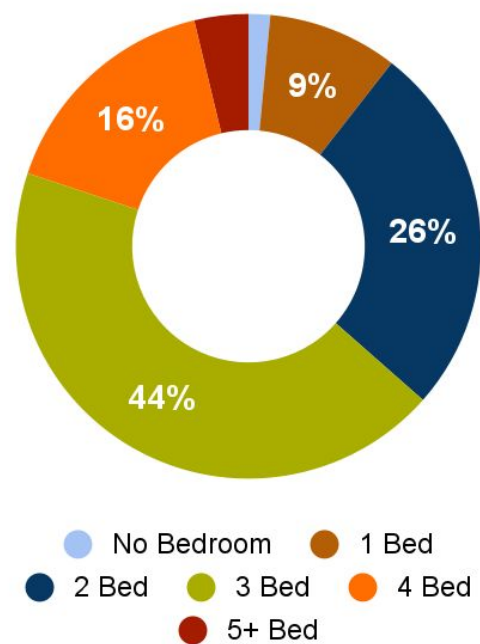
Housing Stock by Bedrooms

Benton County | 2019



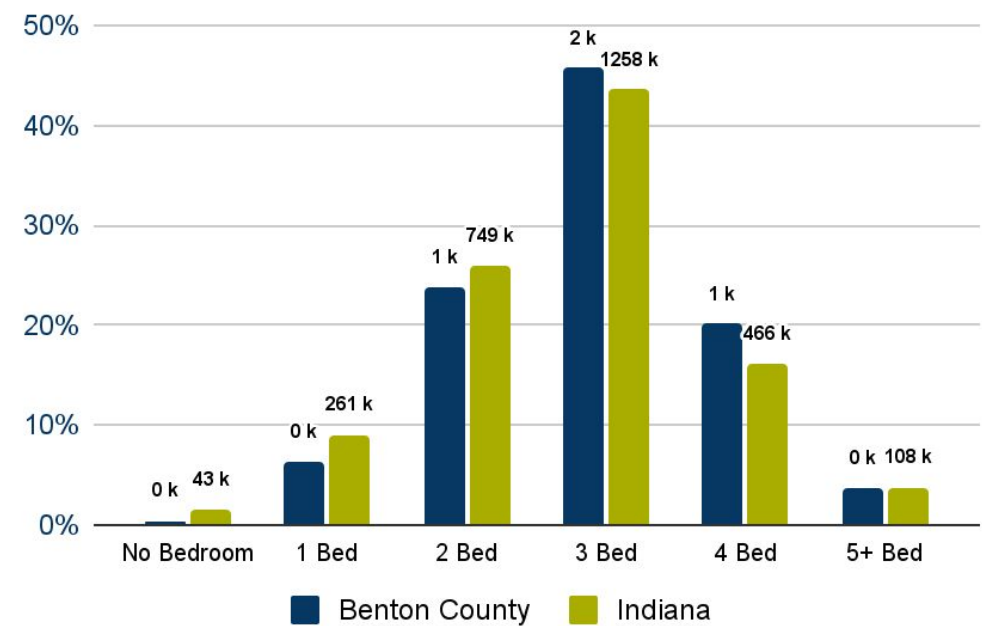
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

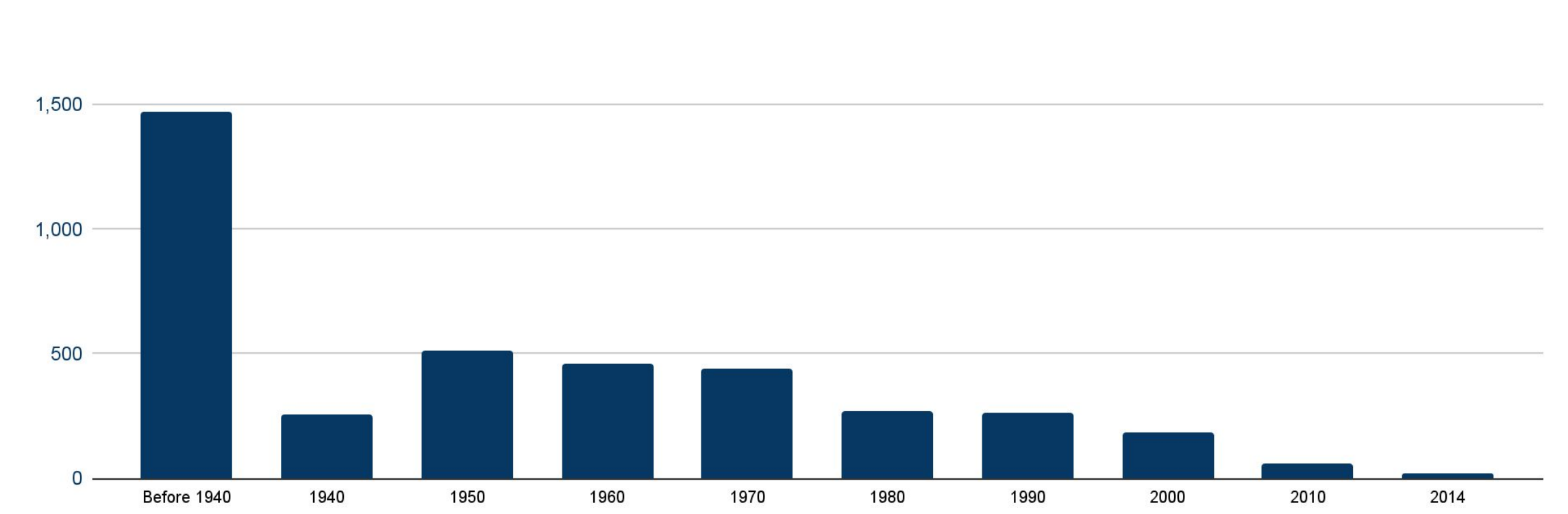
Benton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 93% of homes were built before 1990, with most homes built in 2014.

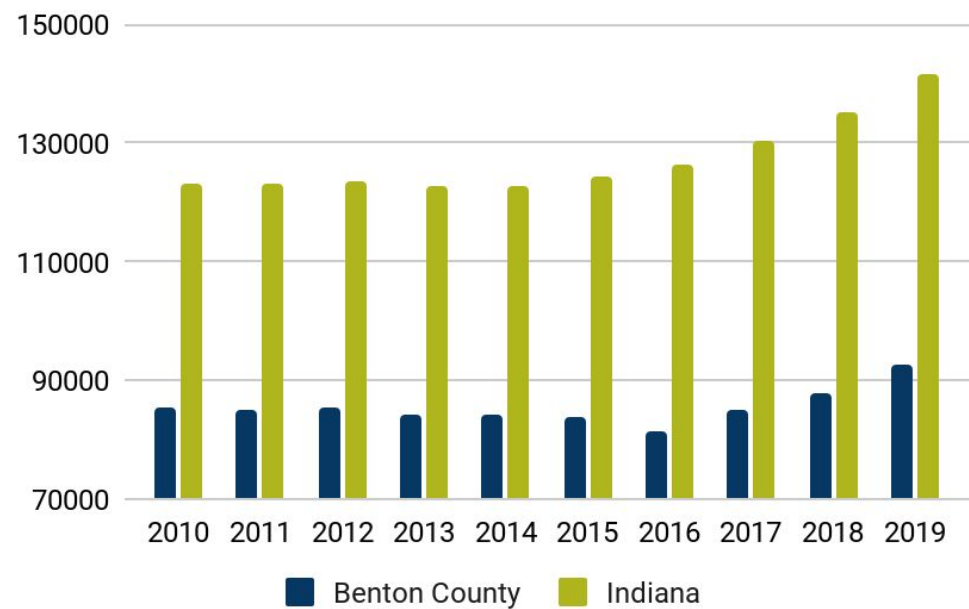
Homes by Year Built
Benton County | 2019



Source: ACS 2010-2019 5-year estimates

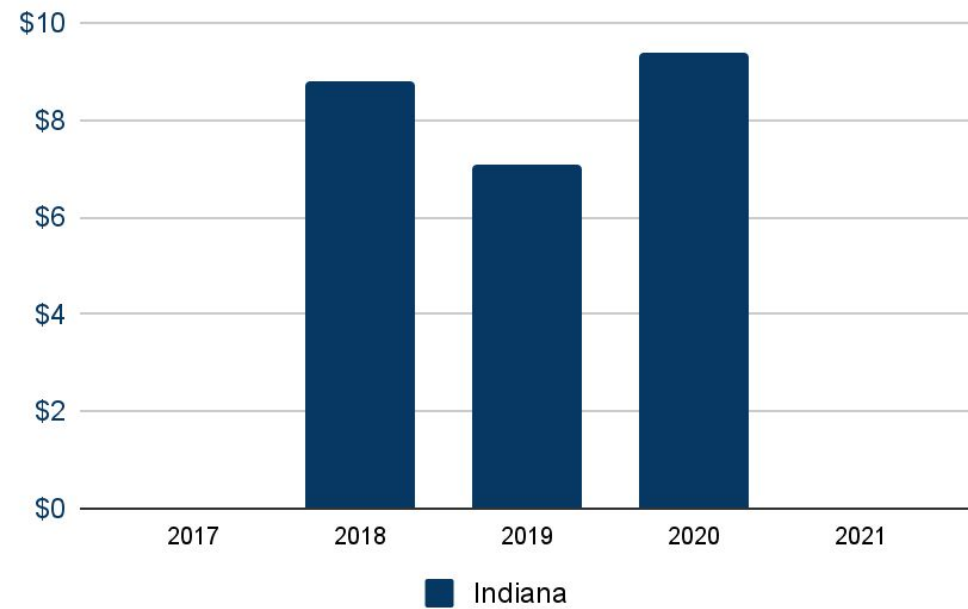
MEDIAN LISTING PRICE | Homes in Benton County have a median listing price of \$92,500, compared to \$141,700 statewide. Home prices have increased by 9% since 2010.

Median Listing Price
Benton County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

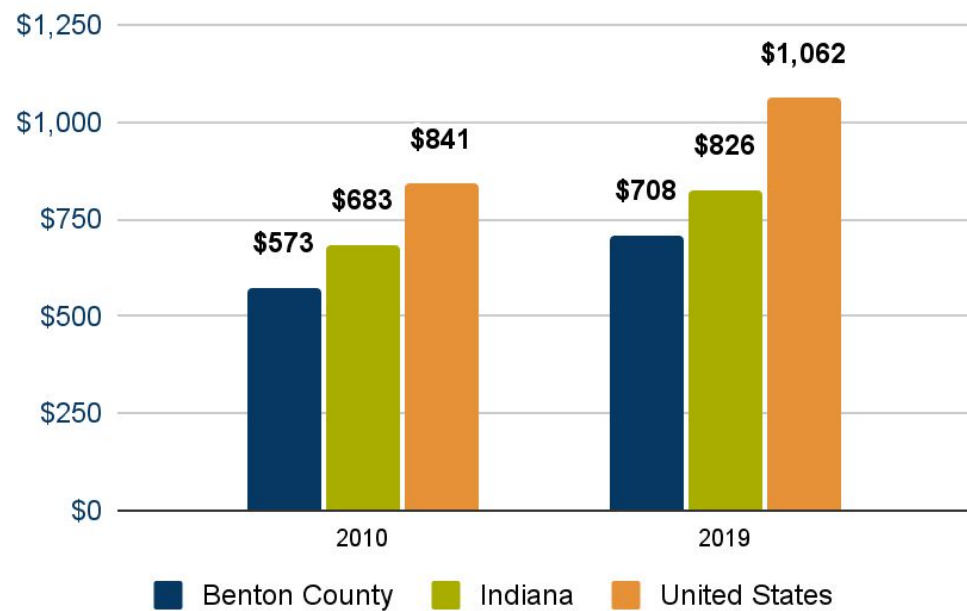
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 24% since 2010, with average rents at \$708.

Median Rent

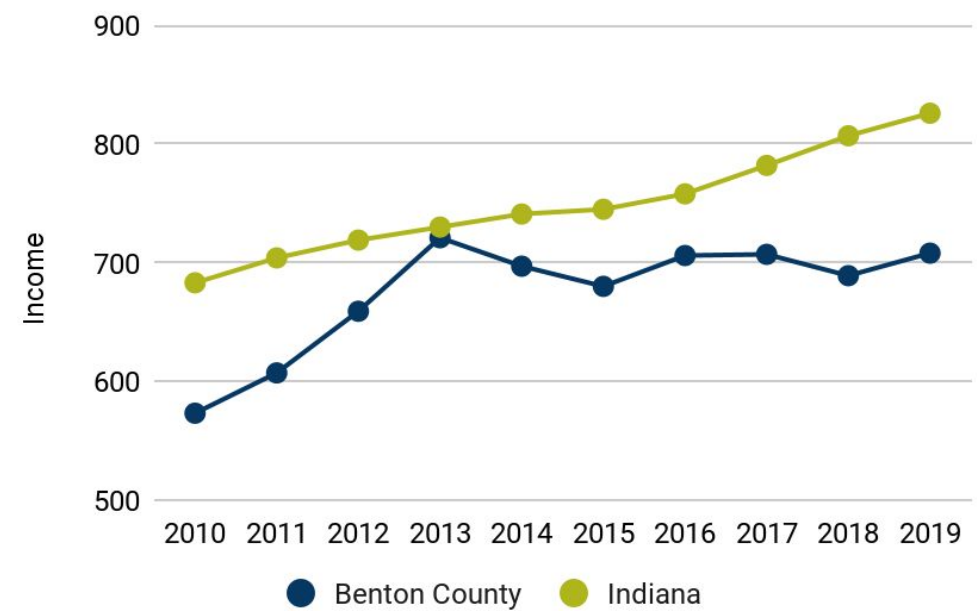
Benton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Benton County, Indiana | 2010 - 2019



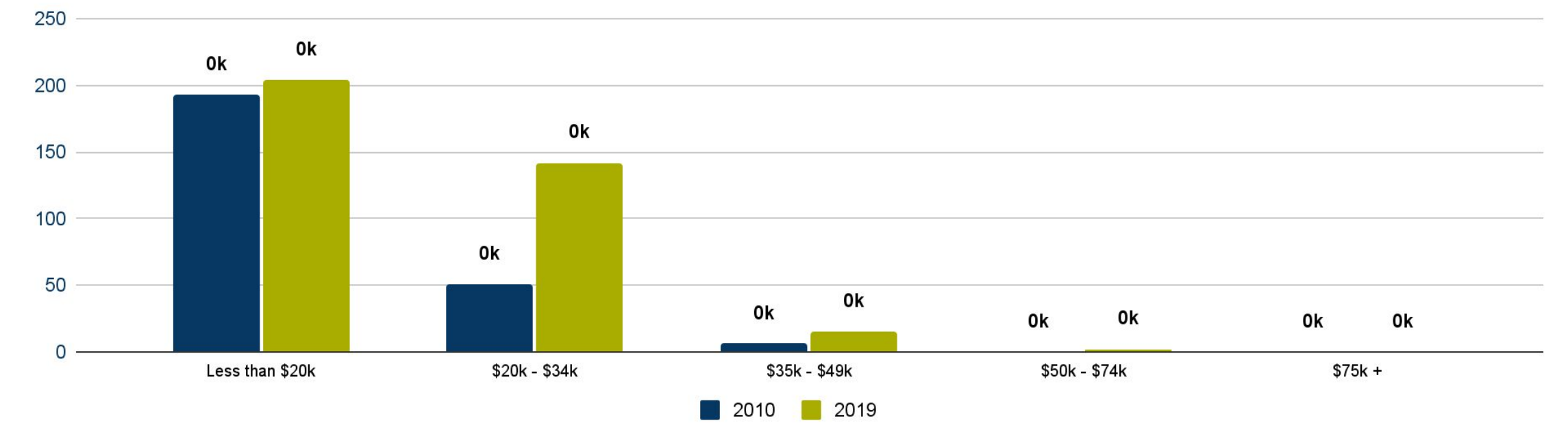
Source: ACS 2010-2019 5-year estimates

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COST BURDEN | 47% of households are housing cost burdened in Benton County, up 34% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

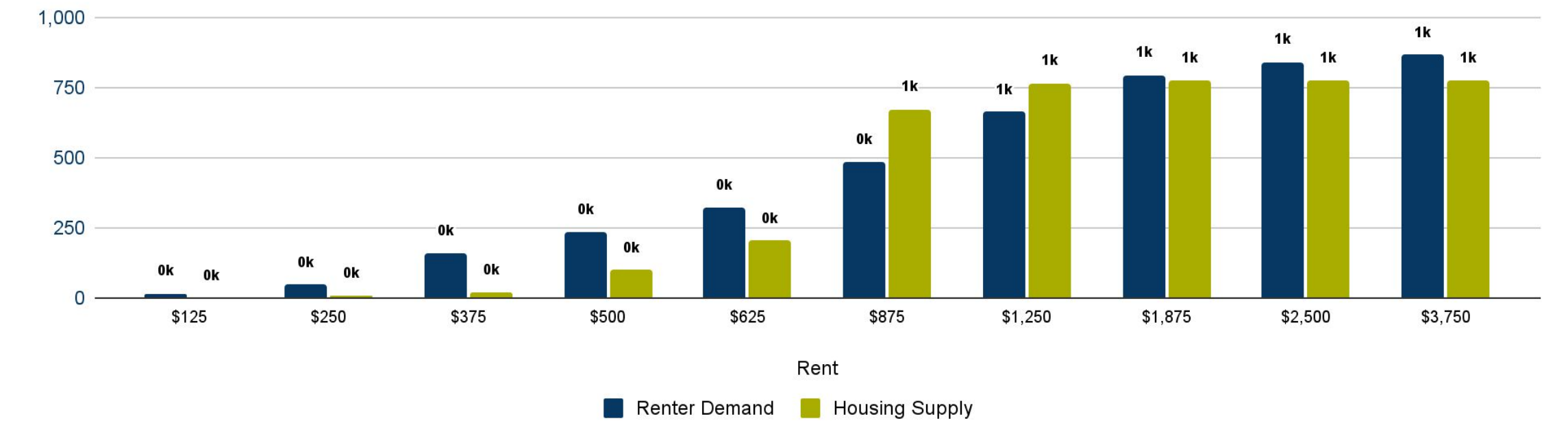
Renter Housing Cost Burden
Benton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Benton County, Indiana | 2010-2019

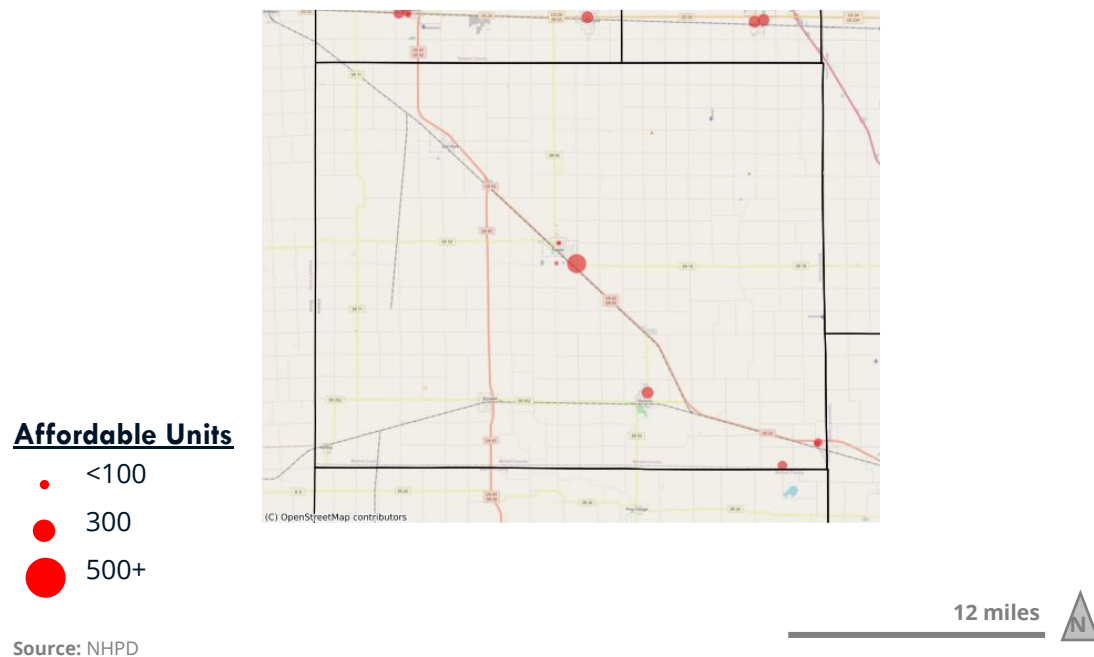


Source: ACS 2010-2019 5-year estimates

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

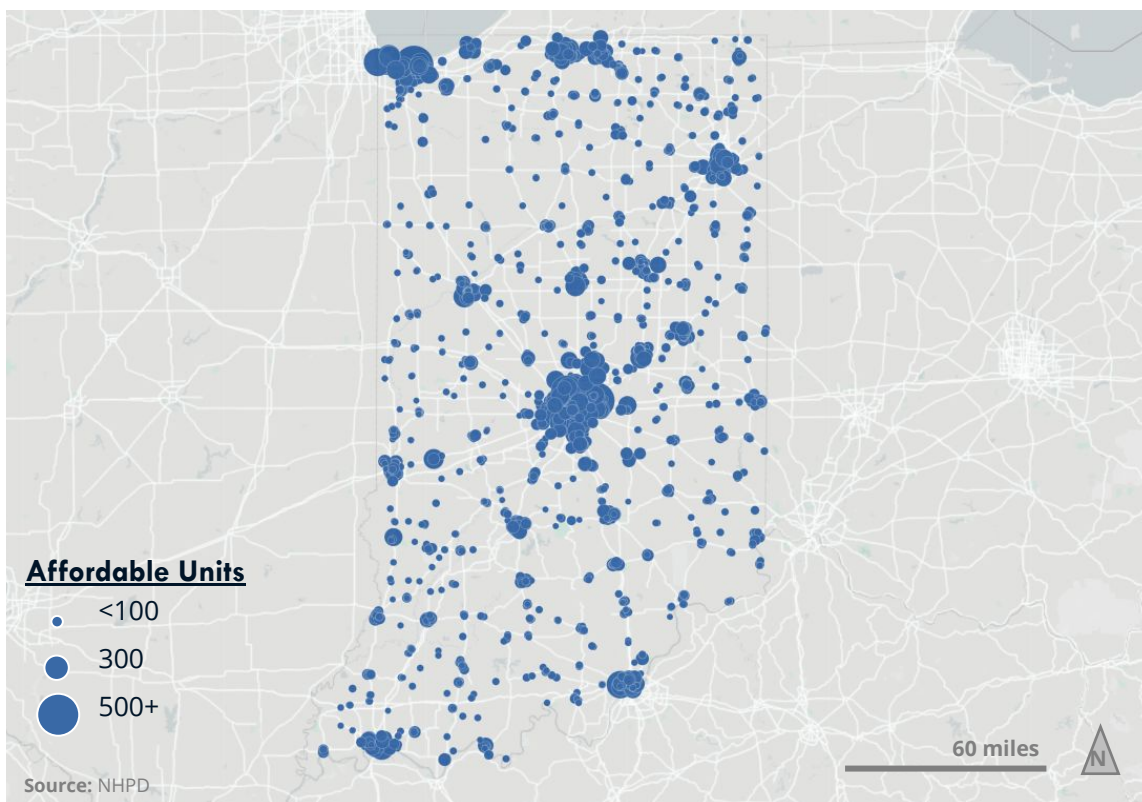
Affordable Housing Inventory

Benton County | 2020



Affordable Housing Inventory

State of Indiana | 2020

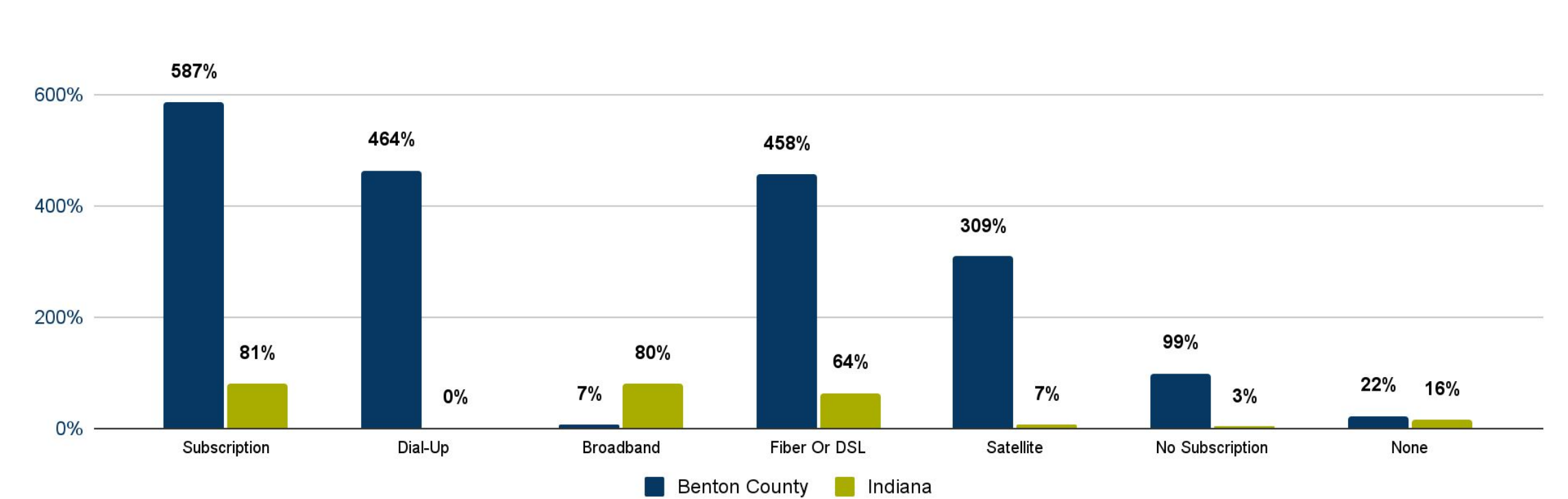


WORKING DRAFT

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HOUSING AMENITIES | 7% of housing units have access to broadband.

Broadband Access
Benton County | 2017-2020



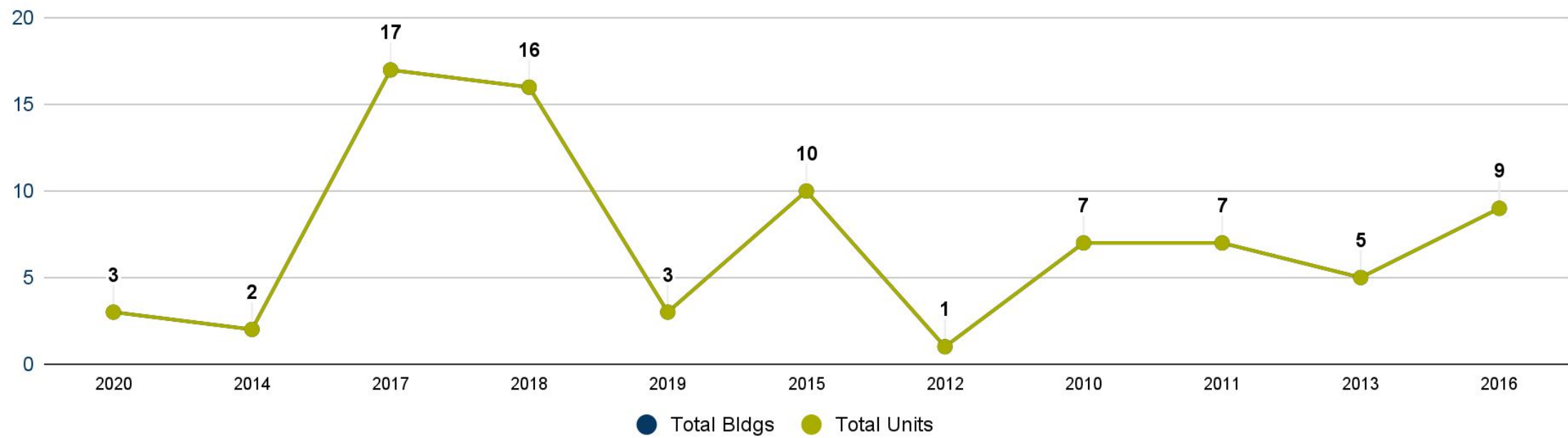
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 9 new housing starts in 2016 in Benton County, with 80 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Benton 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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