



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR BROWN COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

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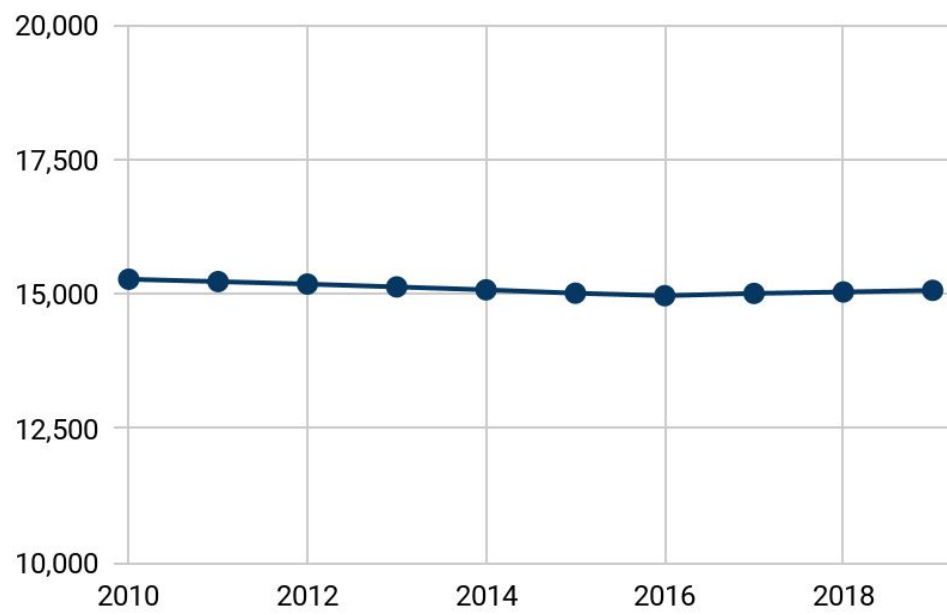
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

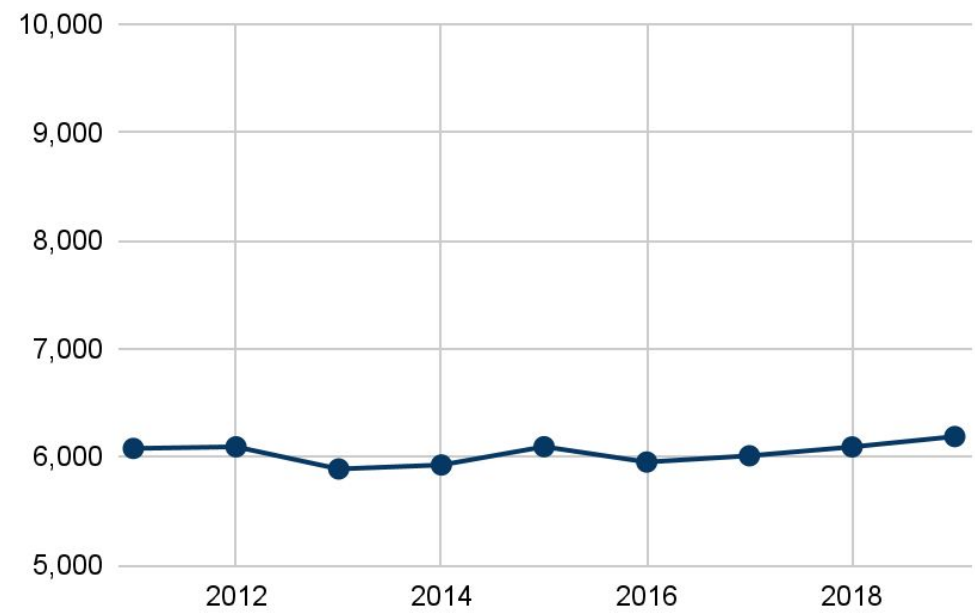
**POPULATION** | Brown County's population has decreased by 1.36% (0 people) between 2010-2019. In the same time period, the total number of households increased by 5% (0 households).

**Resident Population**  
Brown County | 2010-2019



Source: FRED, U.S. Census Bureau

**Households**  
Brown County | 2010-2019

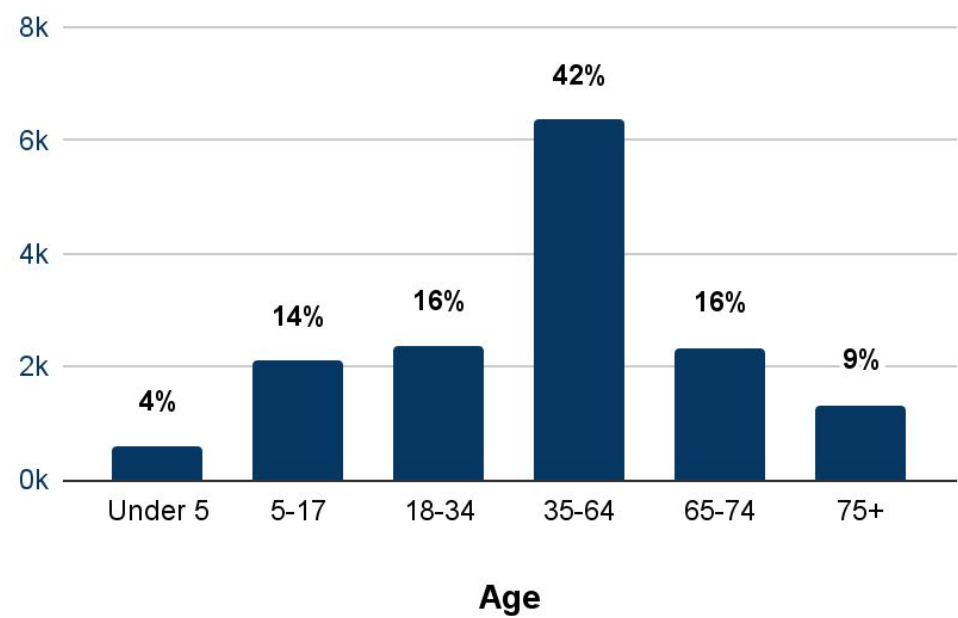


Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

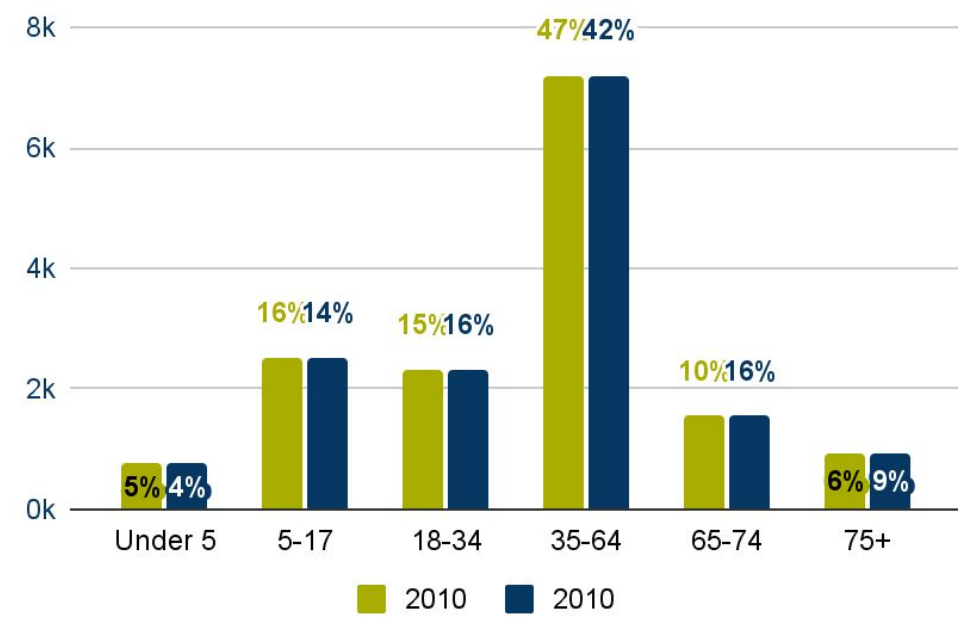
**AGE** | 24% of people in Brown County are above the age of 65, while 18% are below 18.

**Population by Age**  
Brown County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Brown County | 2010, 2019

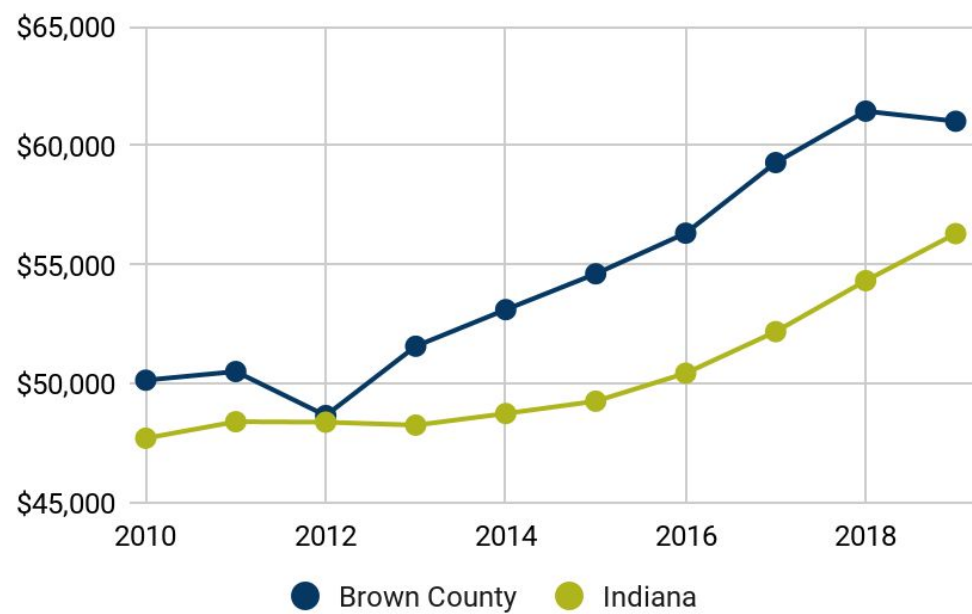


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Brown County had a median income of \$61,030 in 2019, up 22% since 2010. 29% of households have incomes below \$35,000, while 27% have incomes above \$100,000.

Median Income

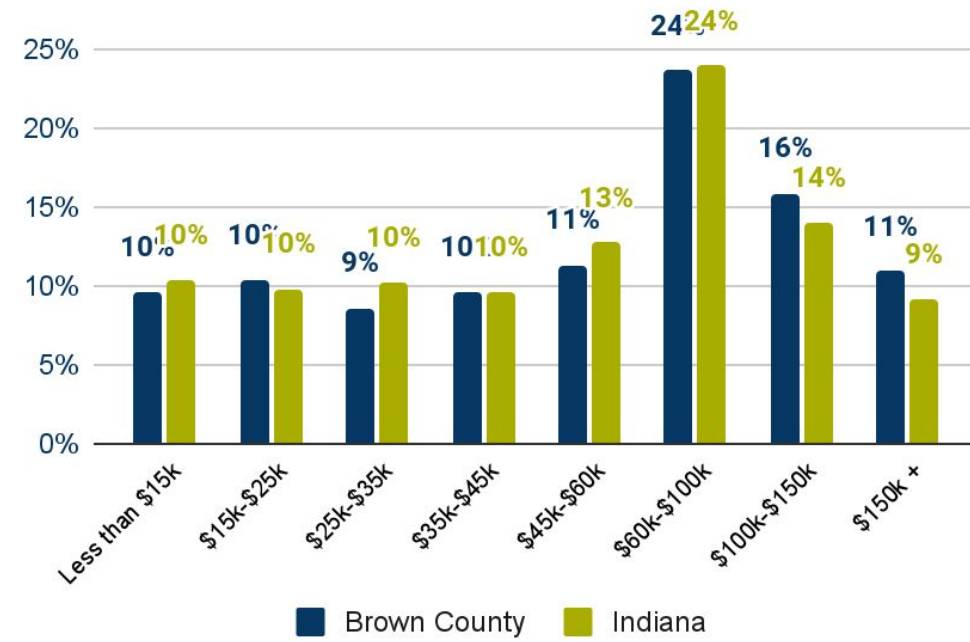
Brown County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Brown County, State of Indiana | 2019



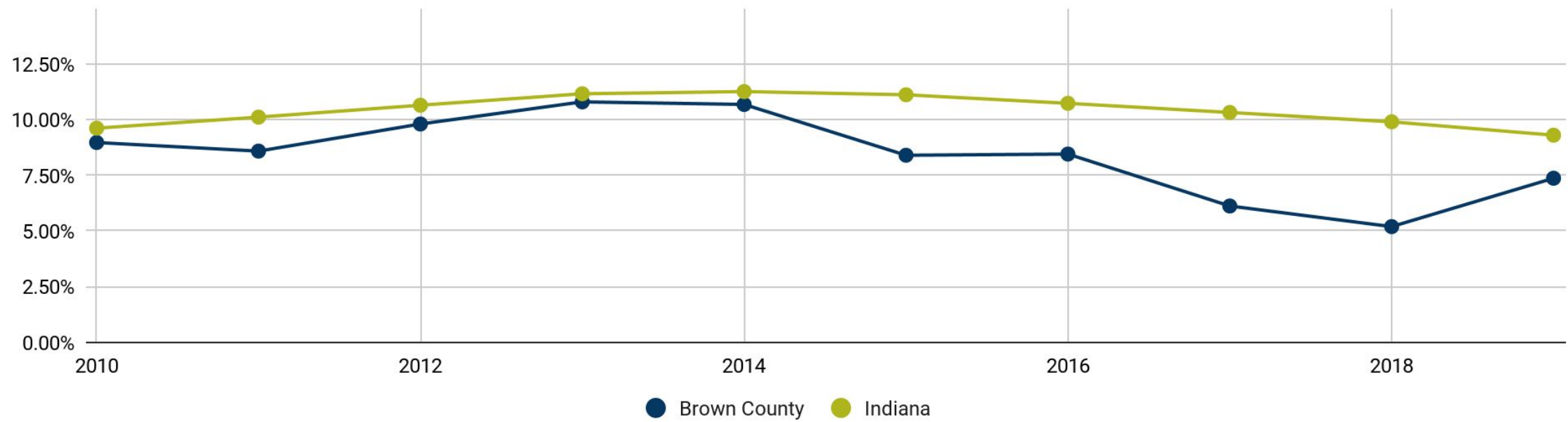
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

**FAMILY POVERTY RATE** | 7.4% of families live in poverty conditions in Brown County, down 1.6 points from 9.0% in 2010.

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



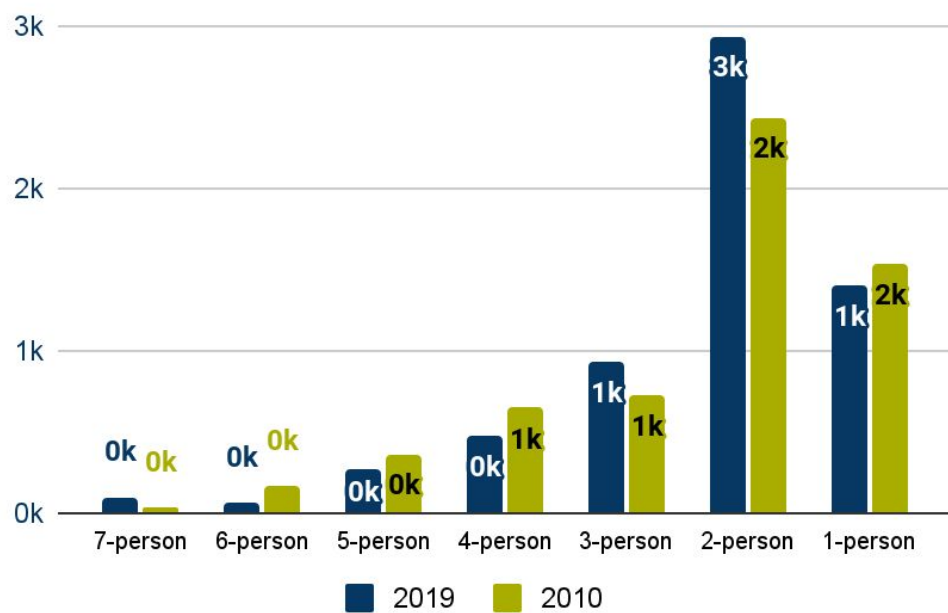
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

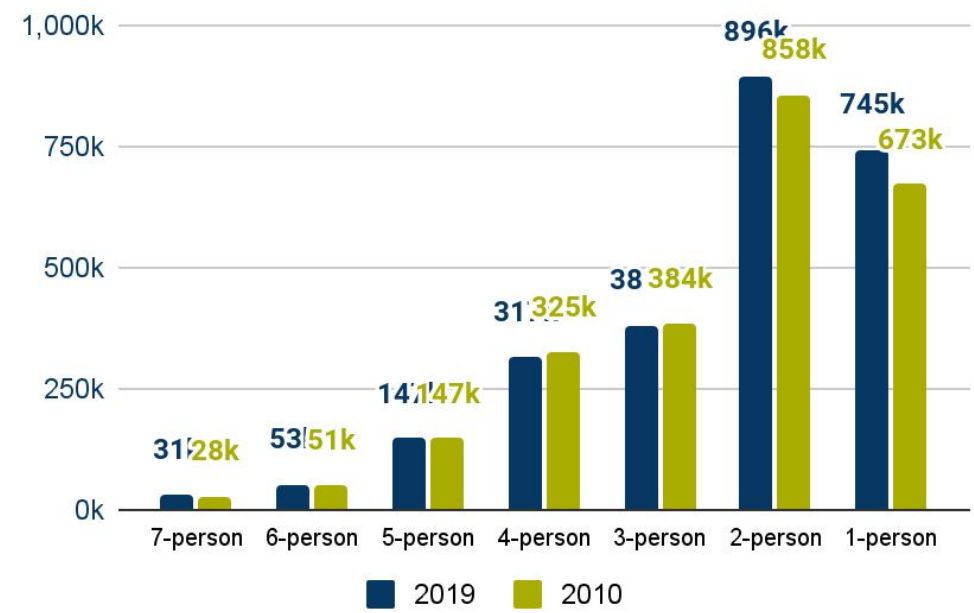
**HOUSEHOLD SIZE |** The average household size is 2.41, compared to 2.52 statewide. The Brown County average household has shrunk by 0.16 persons since 2010.

**Household Size**  
Brown County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



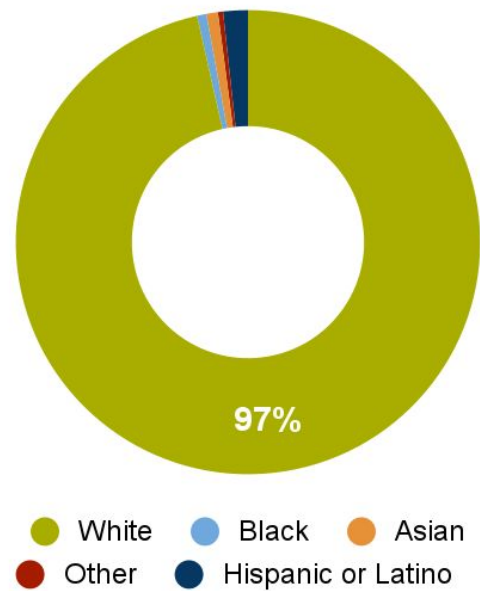
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**RACIAL COMPOSITION |** The currently racial distribution of households in Brown County is 97% white, 1% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

**Racial Distribution**

Brown County | 2019



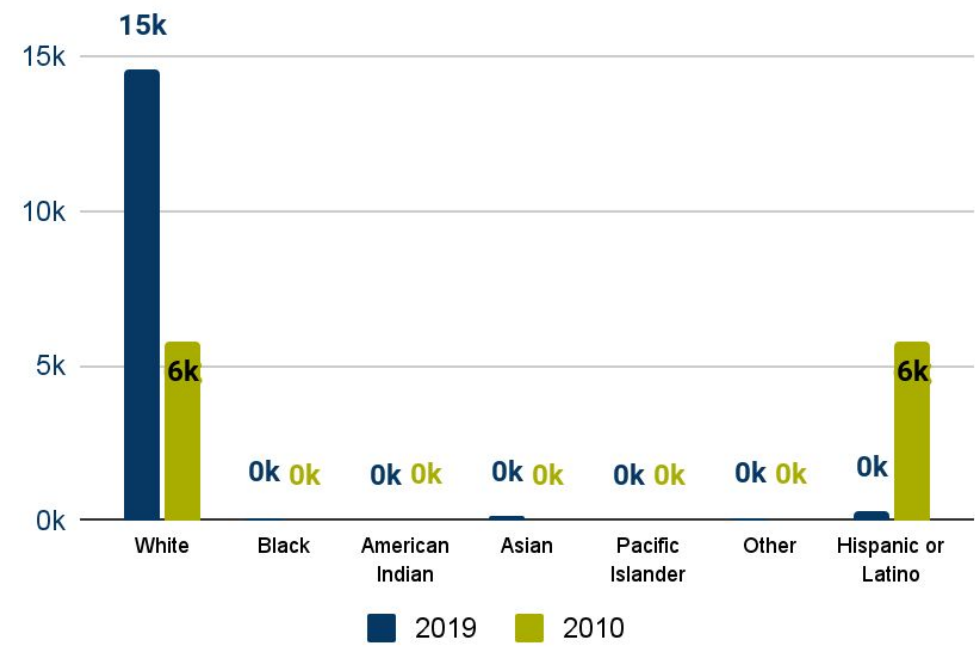
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Brown County | 2010, 2019



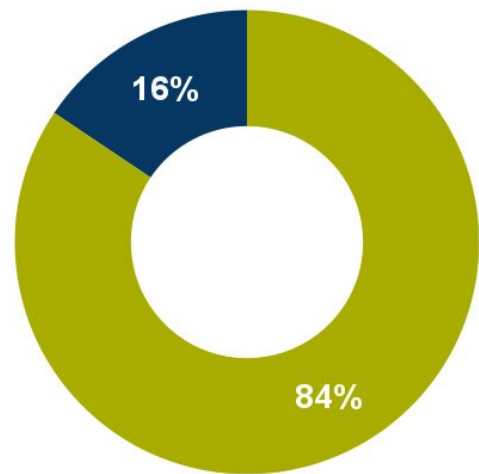
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 16% of households (965 households) in Brown County were renters, while 84% are (5,224 households) owner households. The share of renters has increased by 0% since 2010.

**Housing Tenure**

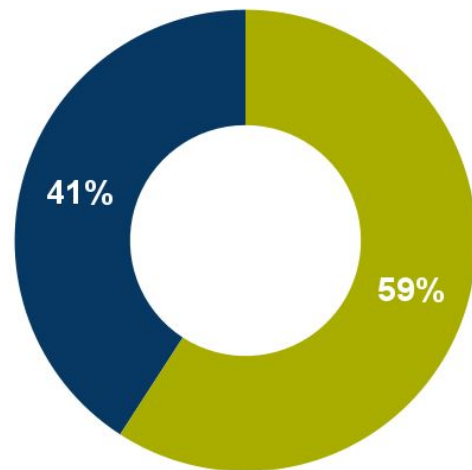
Brown County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

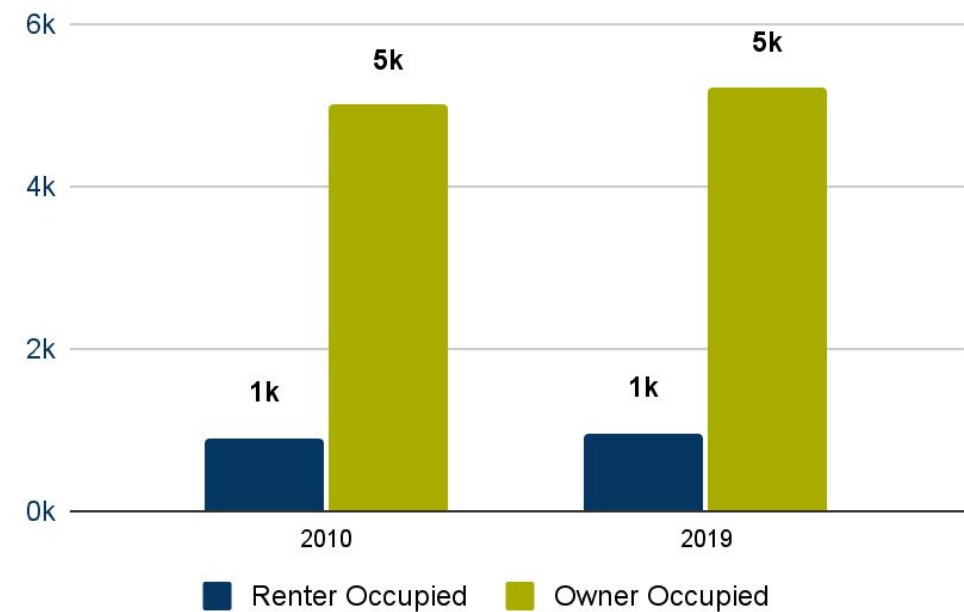
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Brown County | 2010-2019



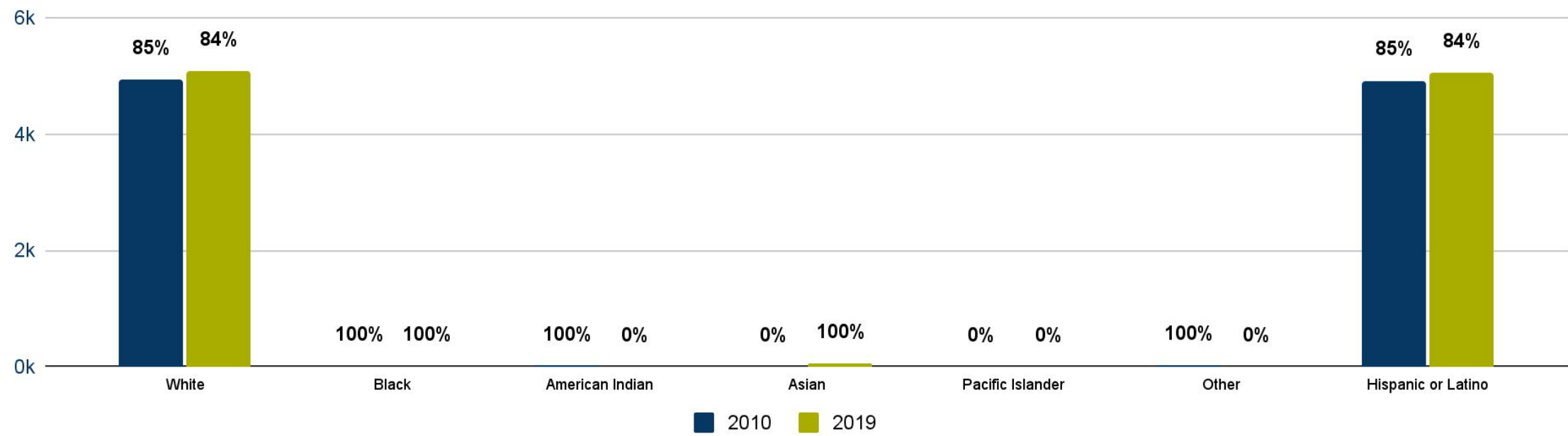
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 84%, among non-Hispanic White households' homeownership is 84%, 100% for Black households, and 84% for Hispanic or Latino households.

**Homeownership by Race**  
Brown County | 2010, 2019

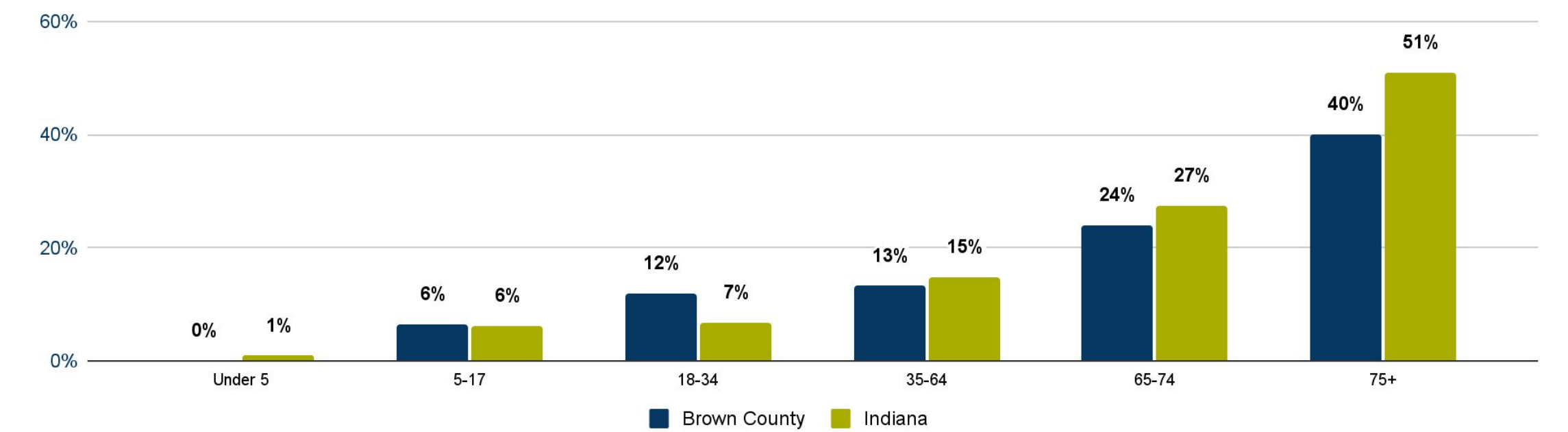


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 15% of people in Brown County live with a disability. For people above 65, the share increases to 29%.

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

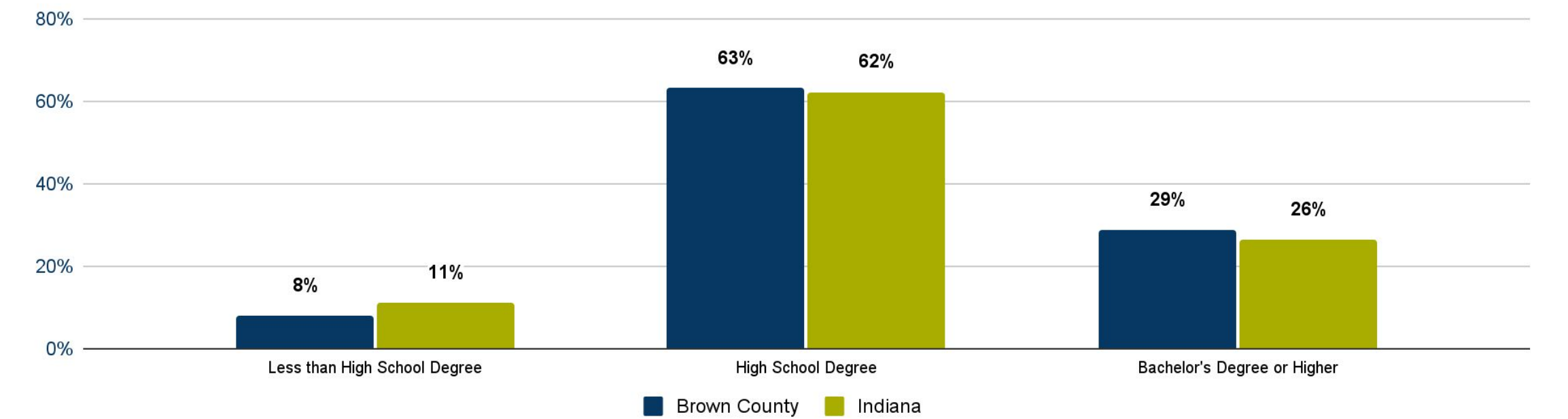


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EDUCATIONAL ATTAINMENT |** In Brown County, 63% of the population has at least a high school degree and 29% of the population has at least a Bachelor’s degree.

**Educational Attainment**  
**Brown County, Indiana | 2019**



Source: ACS 2010-2019 5-year estimates

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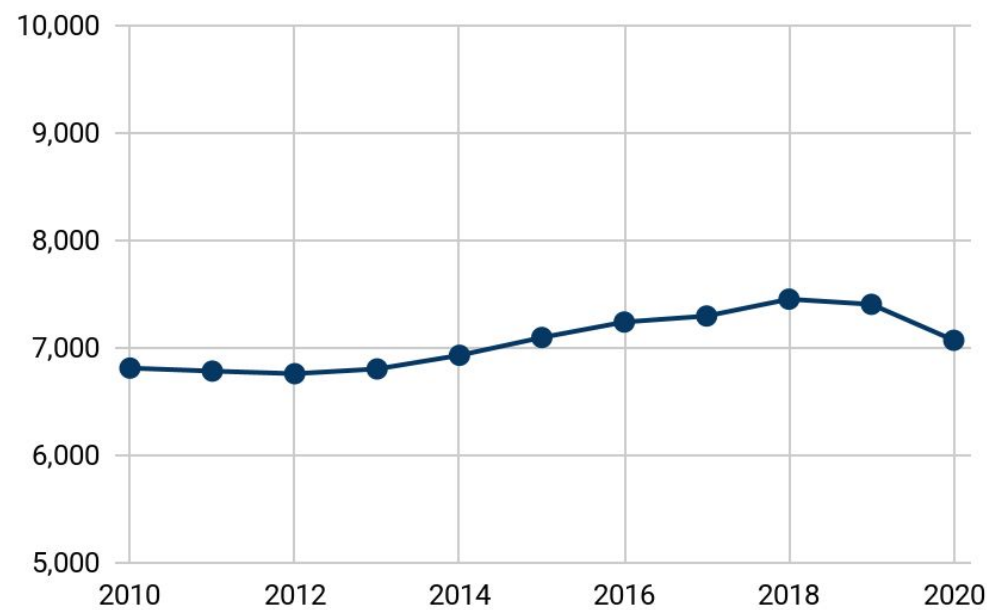
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

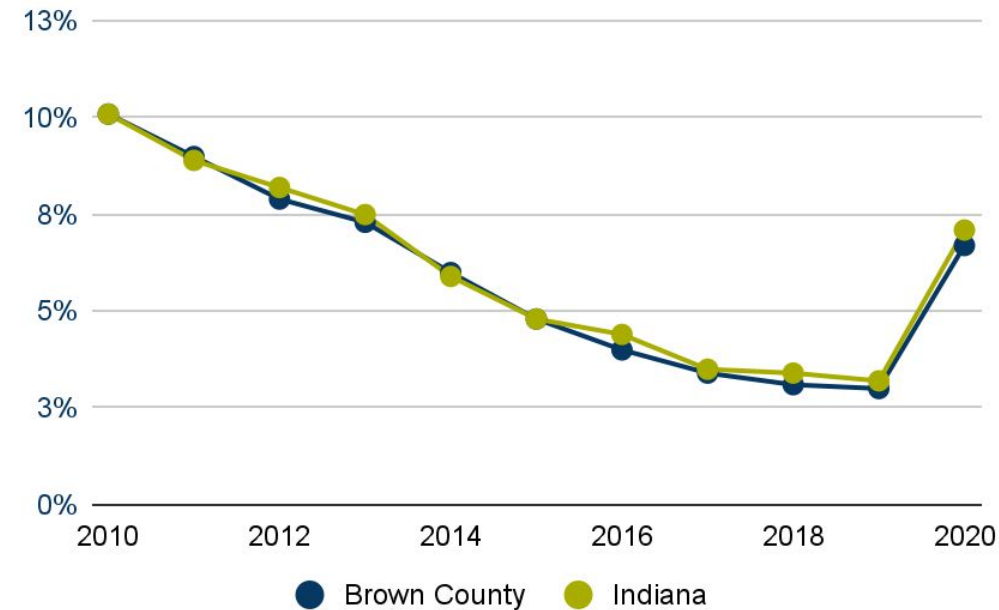
**EMPLOYMENT BASE |** There are currently 7,000 employed persons in Brown County, up by 4% since 2010. The unemployment rate in 2020 was 6.70%, up 3.7 points from 2019.

**Total Employment**  
Brown County | 2010-2019



Source: ACS 2010-2019 5-year estimates

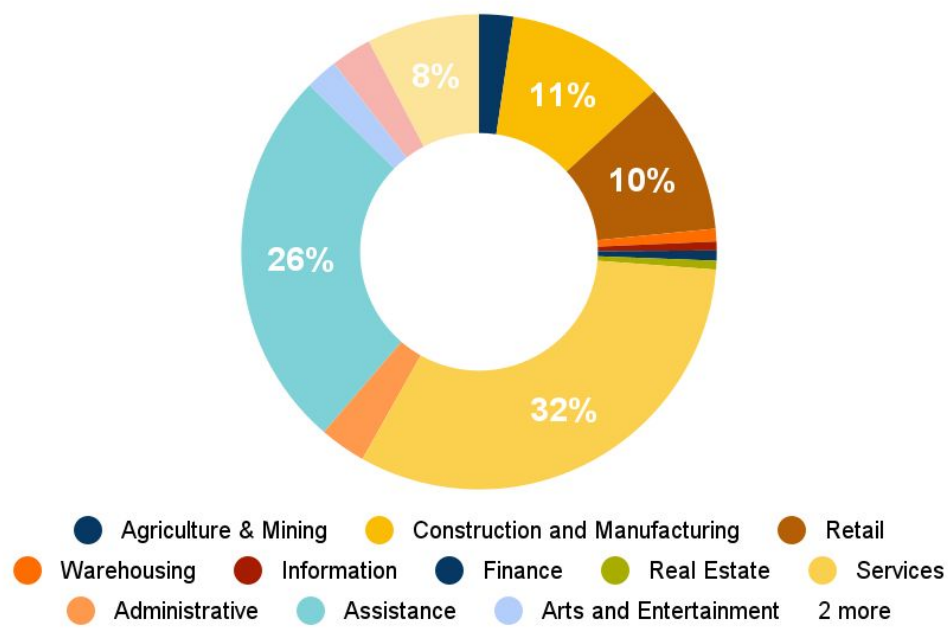
**Unemployment Rate**  
Brown County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Health Care and Social Assistance accounts for the plurality of jobs in Brown County, accounting for 26% of all jobs, followed by Accomodation and Food Services (19% of all jobs).

**Total Jobs by All Industries**  
Brown County | 2018



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$30,343
- 2. Trade, transportation, and utilities | \$27,607
- 3. Goods-producing | \$34,491
- 4. Leisure and hospitality | \$19,284
- 5. Professional and business services | \$41,711

Source: BLS

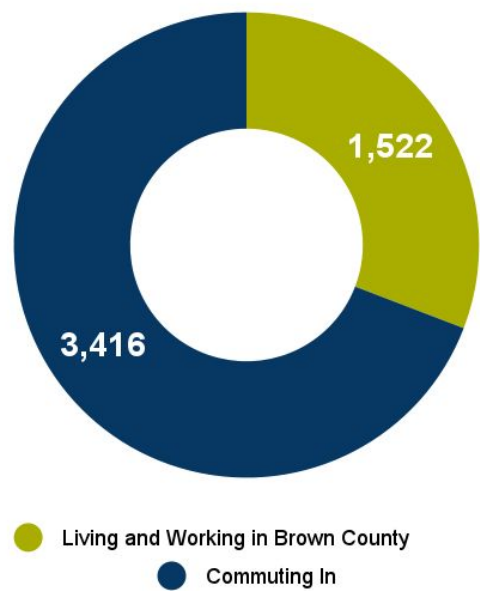
**Top 5 Employers**

- 1. Brown County Health-living (Nashville)
- 2. Abe Martin Lodge (Nashville)
- 3. Brown County High School (Nashville)
- 4. Brown County State Park (Nashville)
- 5. Brown County Inn (Nashville)

Source: BLS

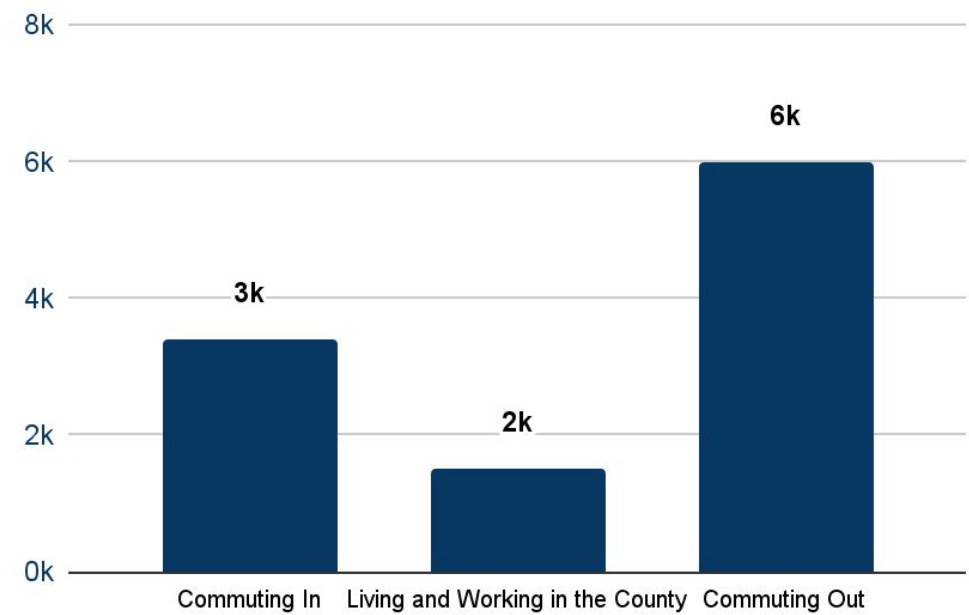
**COMMUTER INFLOW / OUTFLOW** | 3,000 commuters come into Brown County for their jobs, while 6,000 employees travel outside for their jobs.

**Employment Inflow**  
Brown County | 2018



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

**Commuting Patterns**  
Brown County | 2018

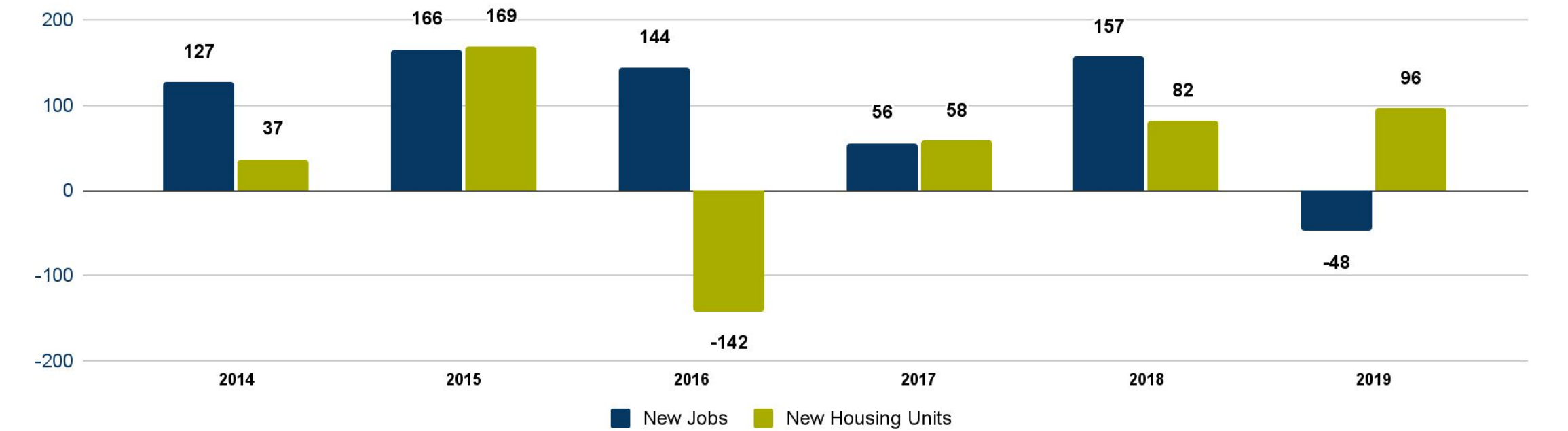


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 602 between 2014-2019 and 300, or 50 units for every 100 jobs created.

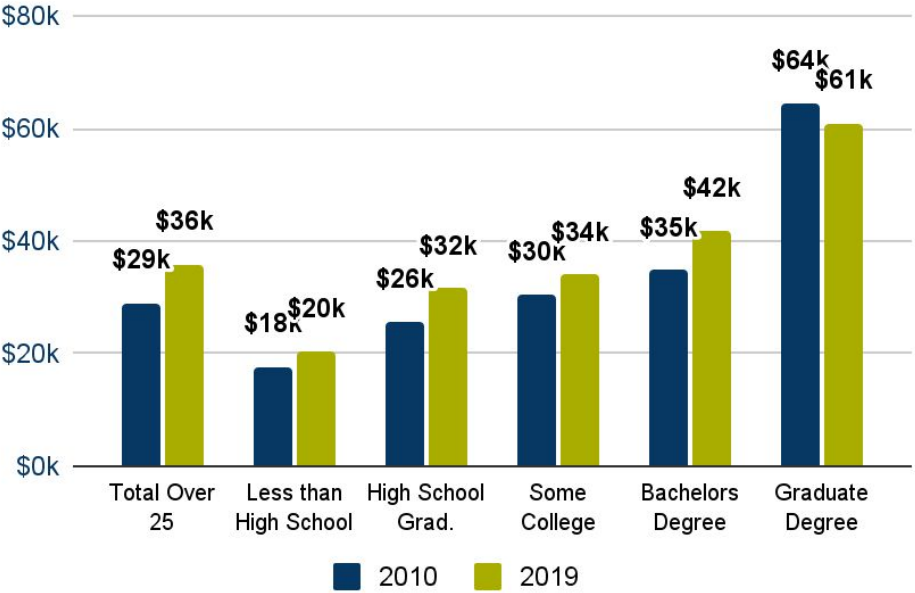
**Job Growth and Housing Production**  
**Brown County | Total Jobs, New Jobs**



Source: ACS 2010-2019 5-year estimates

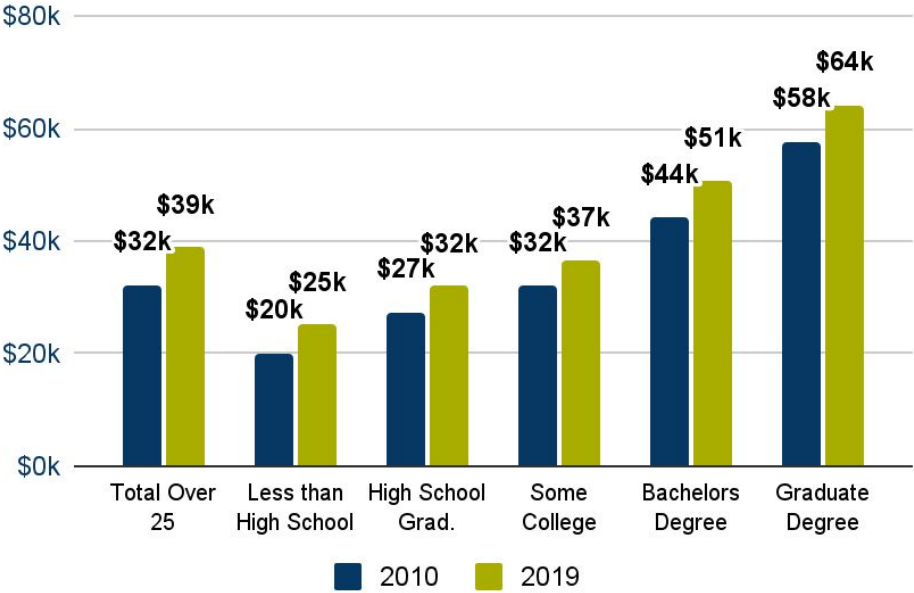
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 24% since 2010 for the total population and increased 23% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Brown County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

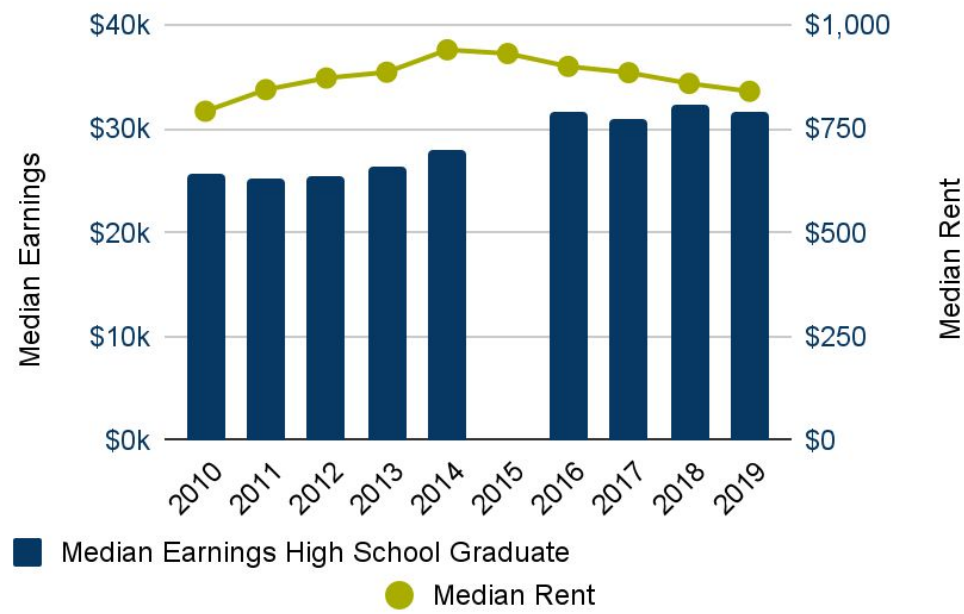
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

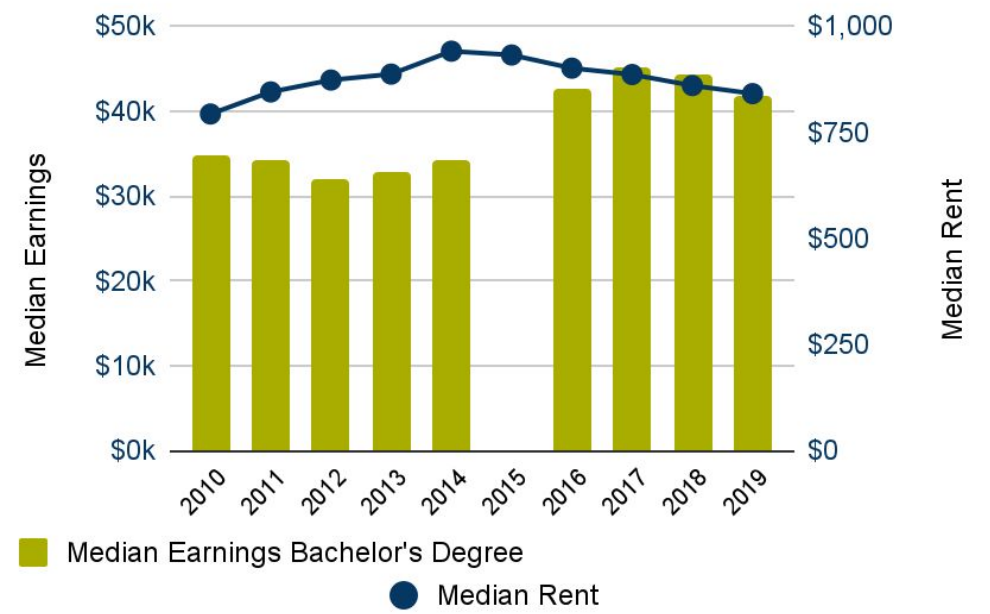
**JOB GROWTH AND EDUCATIONAL ATTAINMENT** | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 6.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

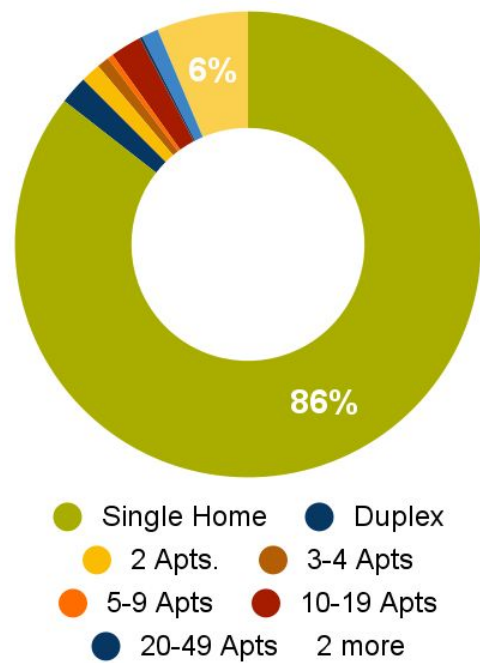
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**WORKING DRAFT**

**HOUSING TYPOLOGY |** 86% of homes in Brown County are single-family, while 8% are multifamily. The share of multifamily housing has increased by 287 homes since 2010.

**Housing Typology**

Brown County | 2019



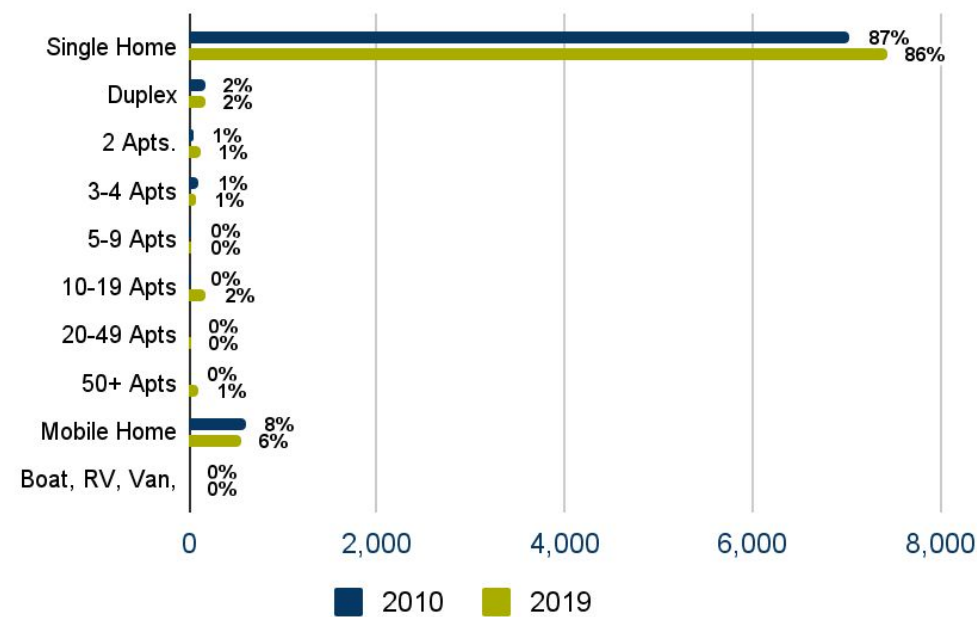
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Brown County | 2010, 2019



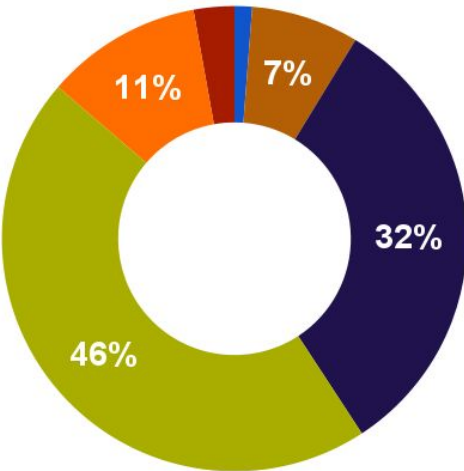
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

# HOUSING TYPOLOGY | Most units in Brown County are 2.41, with 59% of units 3 bedroom or more.

## Housing Stock by Bedrooms

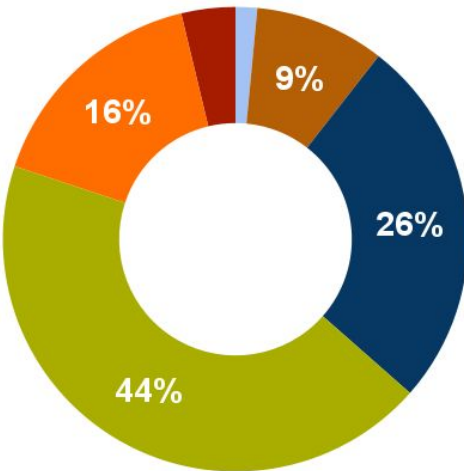
Brown County | 2019



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

Source: ACS 2010-2019 5-year estimates

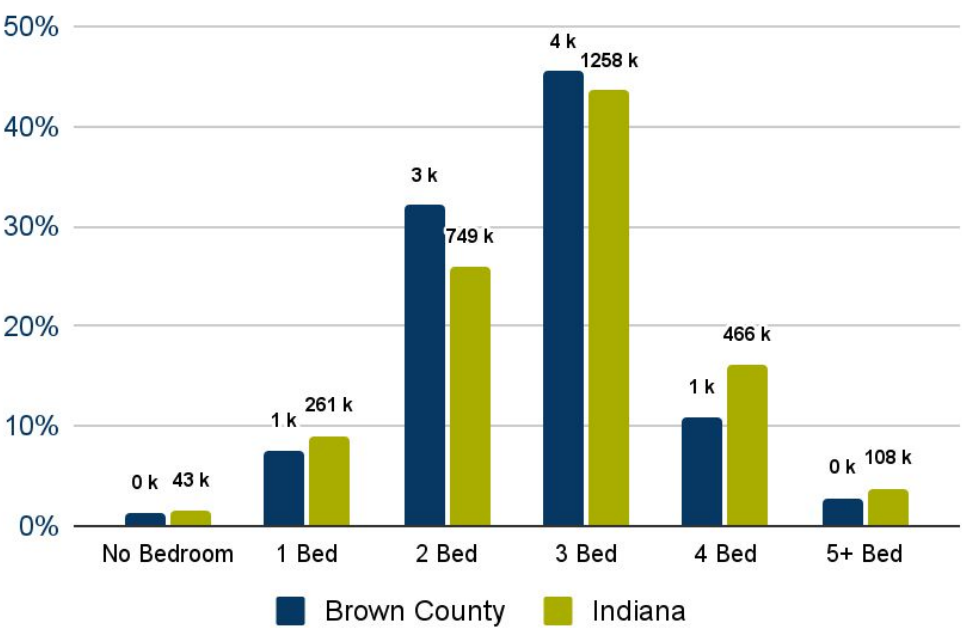
Indiana | 2019



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

## Share of Housing Stock by Bedroom

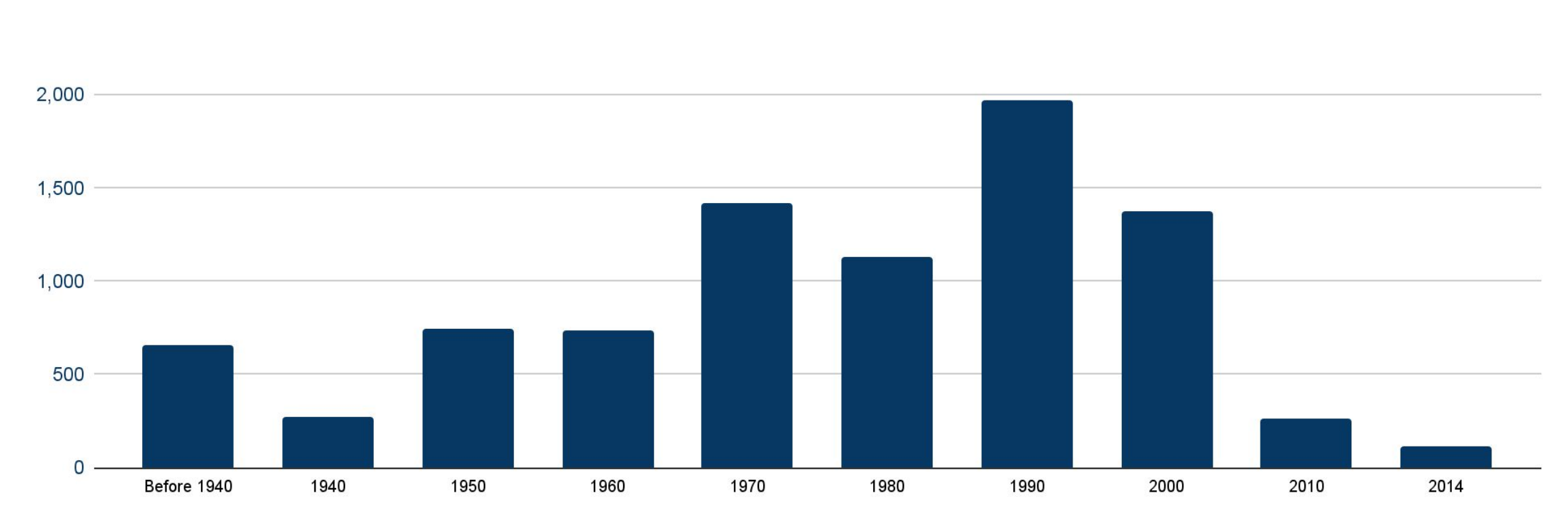
Brown County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 80% of homes were built before 1990, with most homes built in 2014.

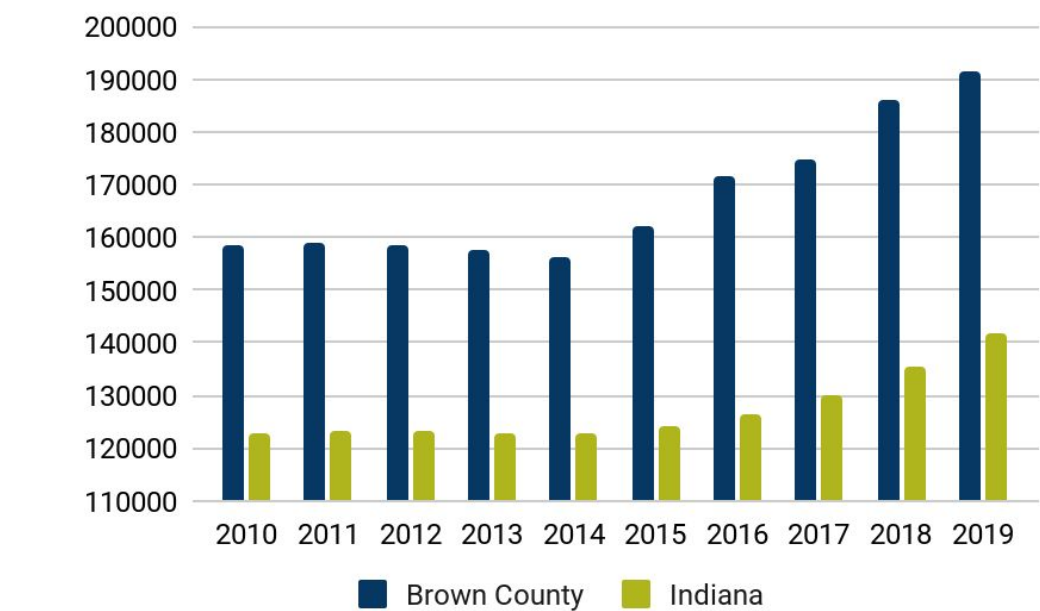
**Homes by Year Built**  
Brown County | 2019



Source: ACS 2010-2019 5-year estimates

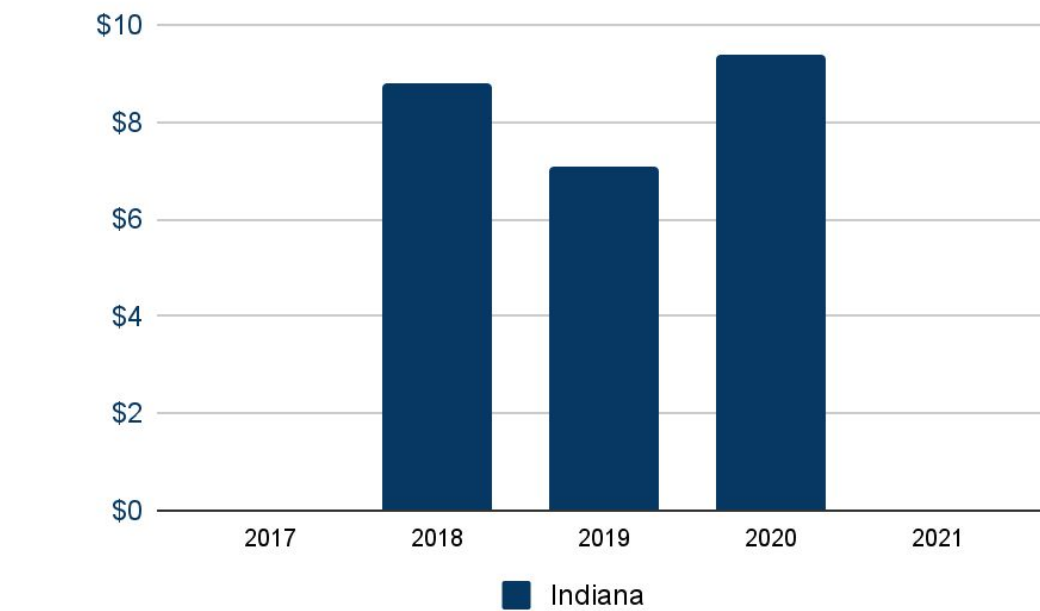
**MEDIAN LISTING PRICE |** Homes in Brown County have a median listing price of \$191,700, compared to \$141,700 statewide. Home prices have increased by 21% since 2010.

**Median Listing Price**  
Brown County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

**Median Listing Price per Square Foot**  
Brown County | 2017-2020



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

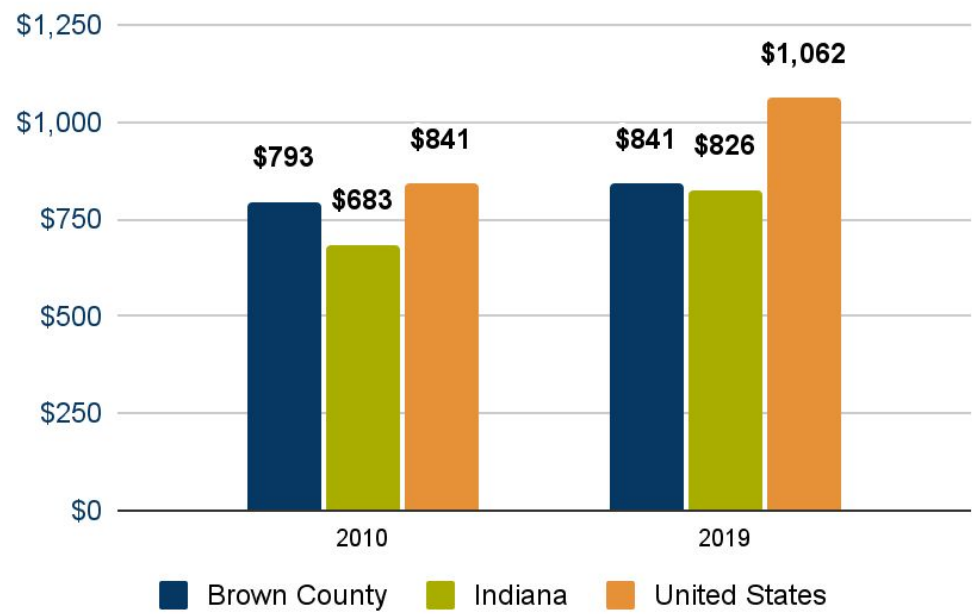
Note: Some data are placeholders, and not representative of actual conditions.



**MEDIAN RENTS |** Median rents have increased by 6% since 2010, with average rents at \$841.

**Median Rent**

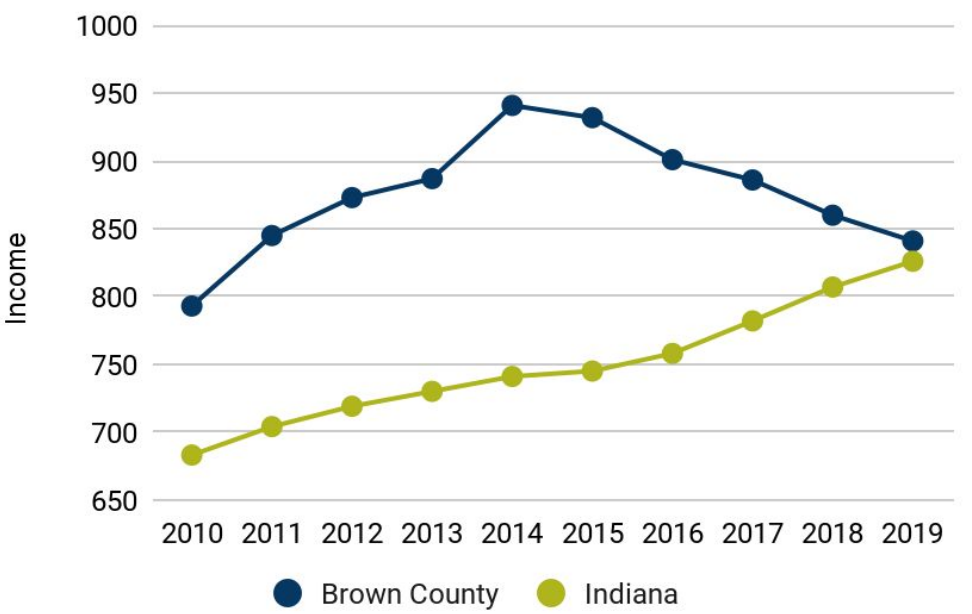
Brown County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Brown County, Indiana | 2010 - 2019

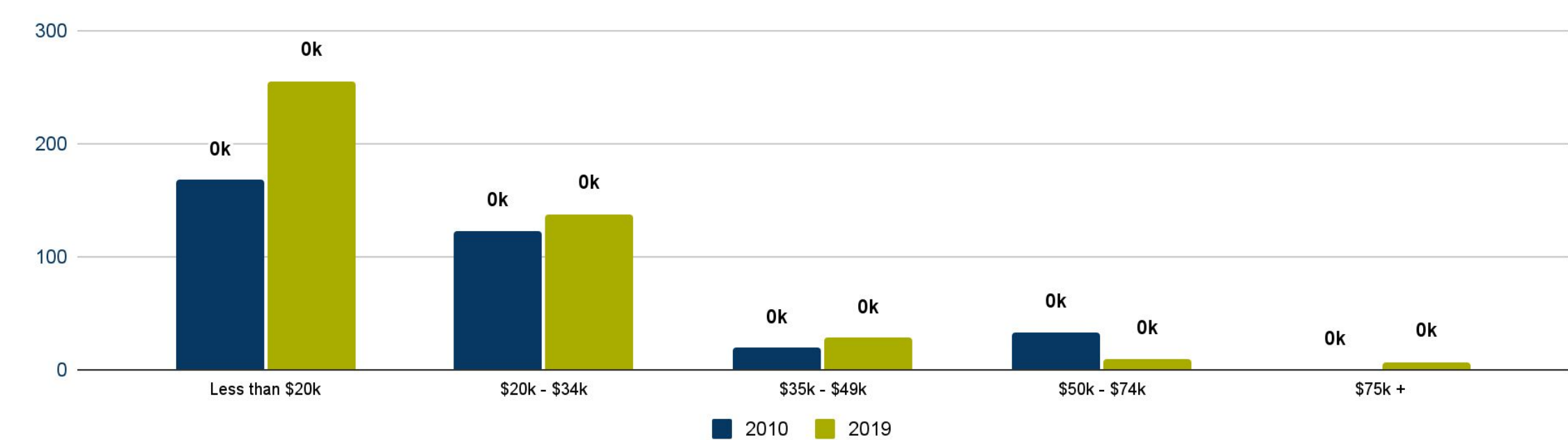


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**COST BURDEN |** 50% of households are housing cost burdened in Brown County, up 3% since 2010. 66% of households earning below \$50,000 are housing cost burdened.

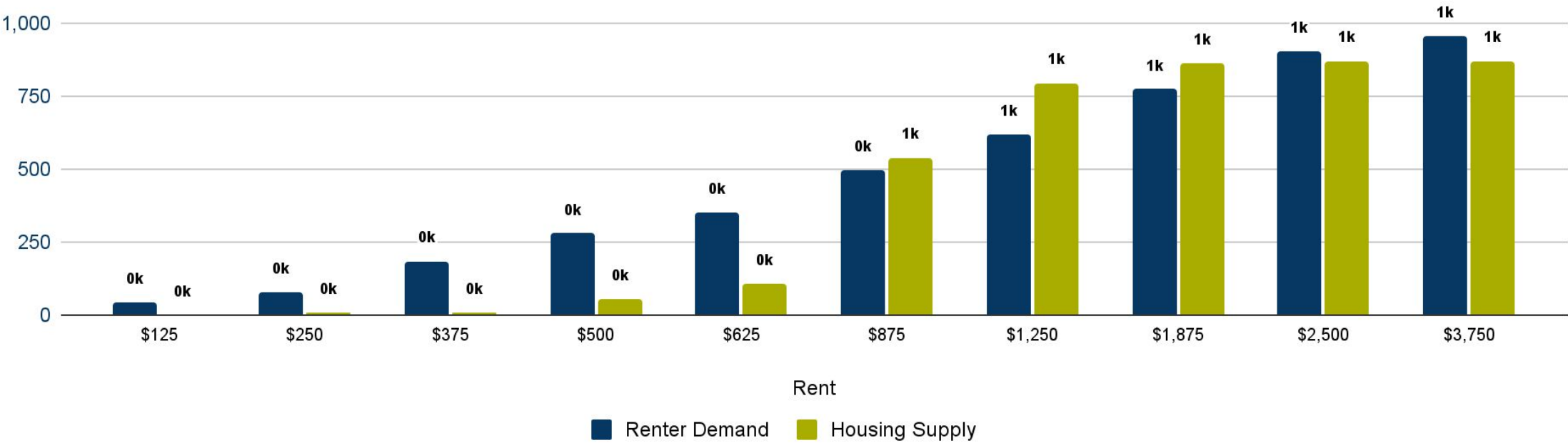
**Renter Housing Cost Burden**  
Brown County, Indiana | 2010 - 2019



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**  
Brown County, Indiana | 2010-2019

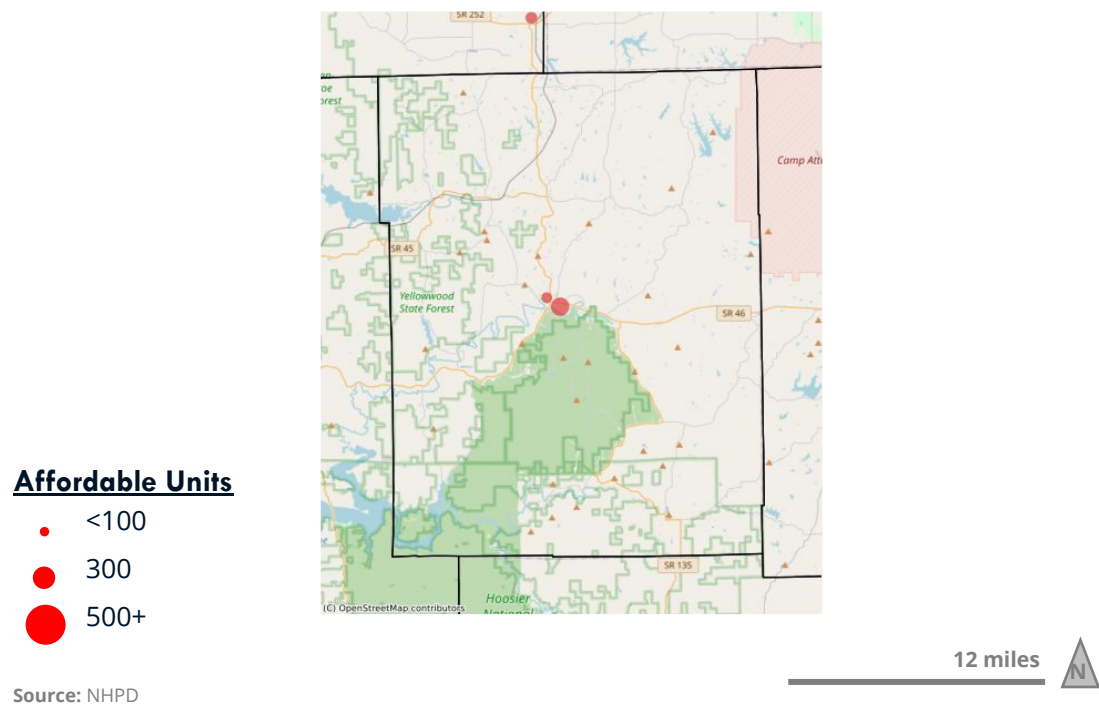


Source: ACS 2010-2019 5-year estimates

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

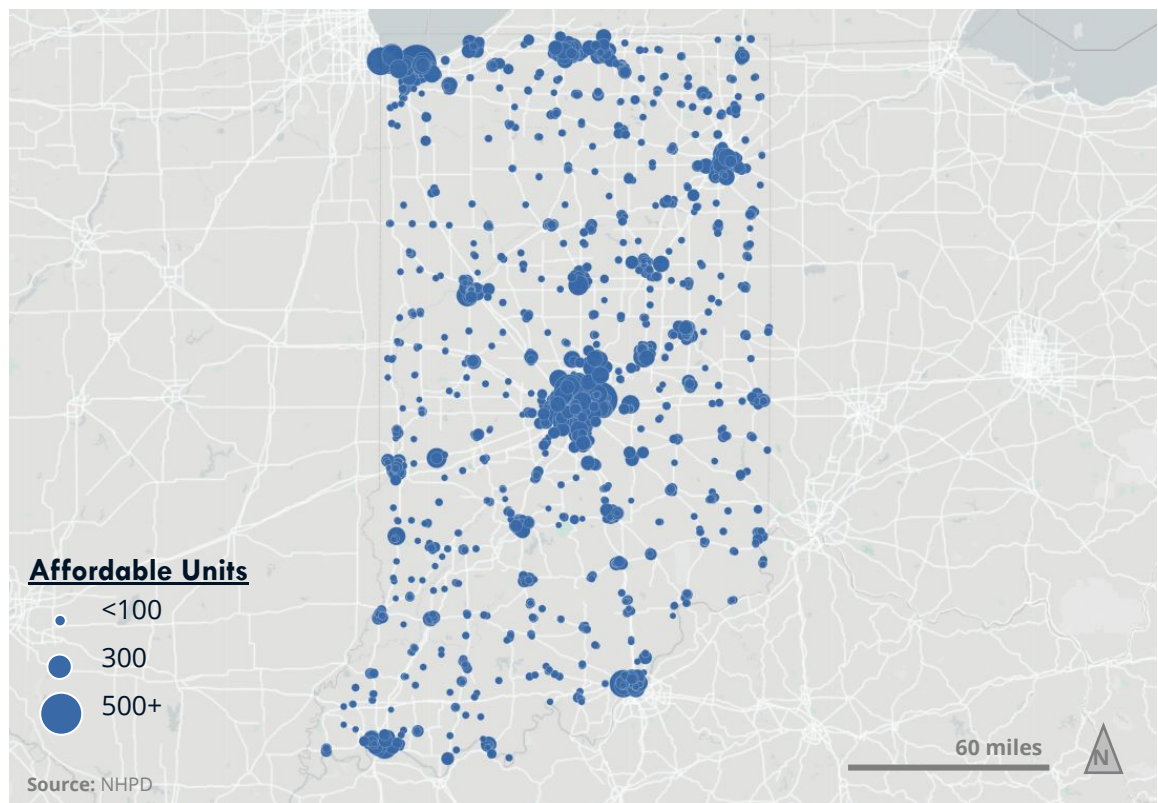
## Affordable Housing Inventory

Brown County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

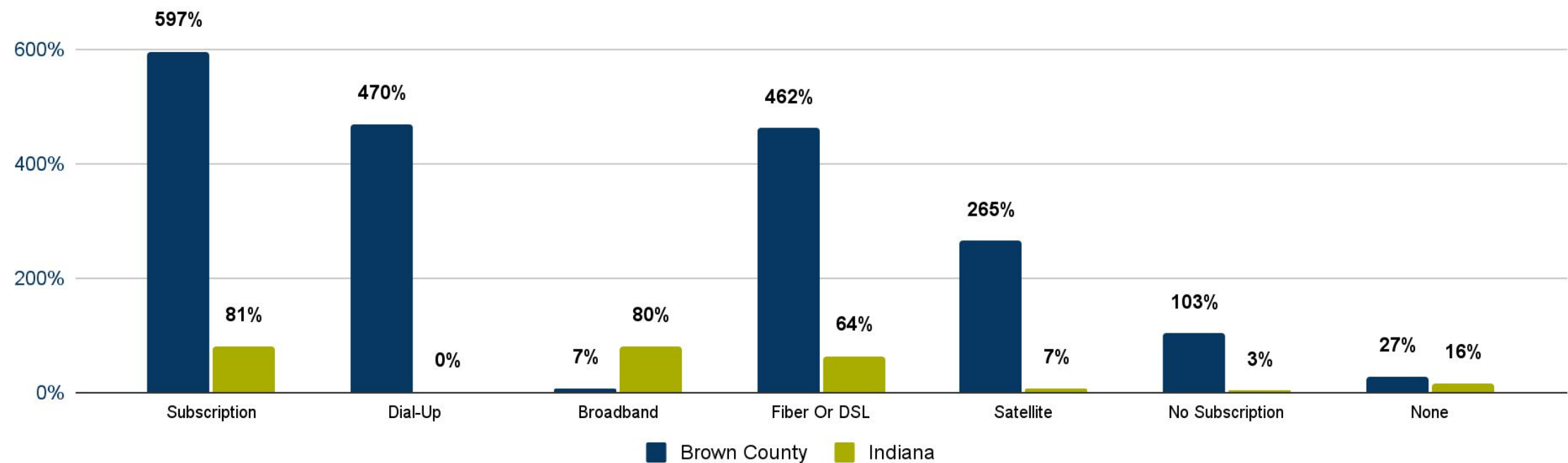


**WORKING DRAFT**

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

## Broadband Access Brown County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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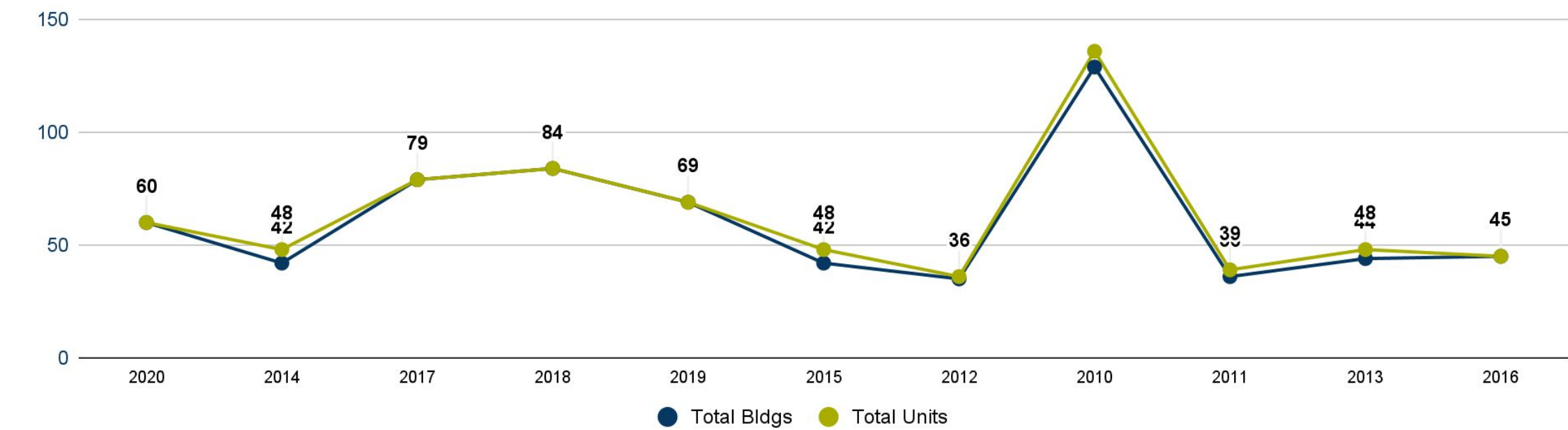
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 45 new housing starts in 2016 in Brown County, with 665 total building permits authorized since 2020.

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



Source: St. Louis Fed.

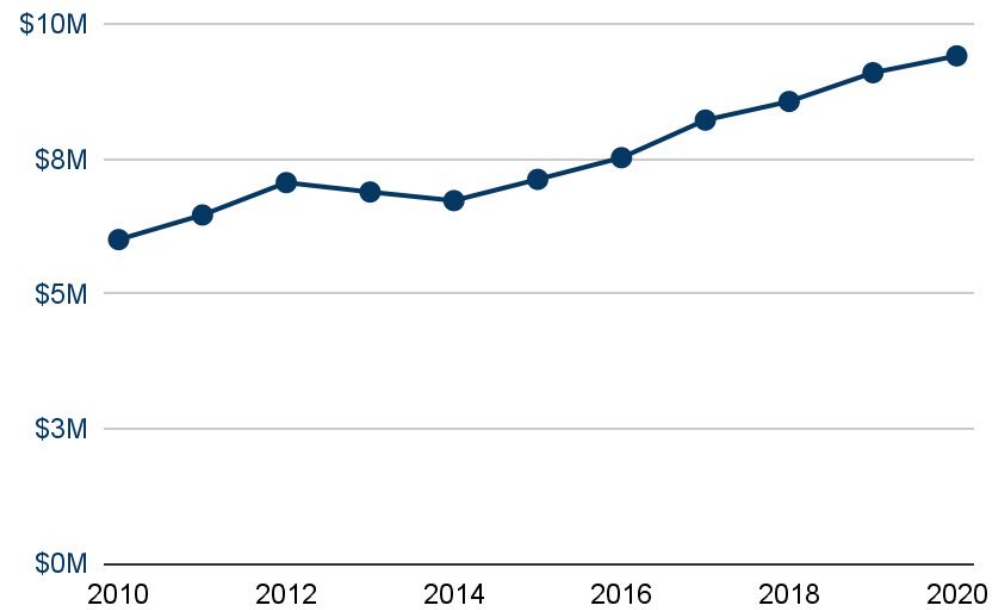
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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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