



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR HANCOCK COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

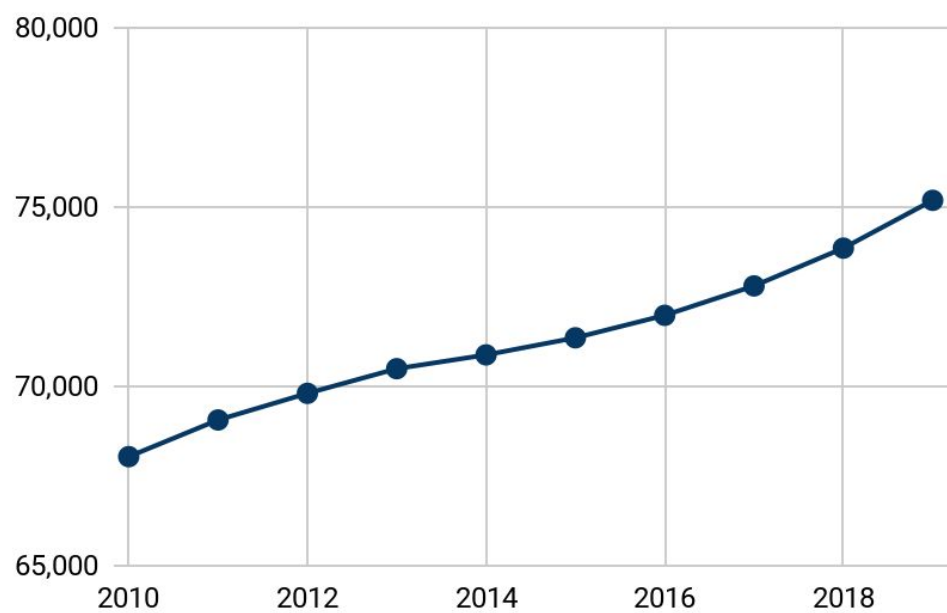
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

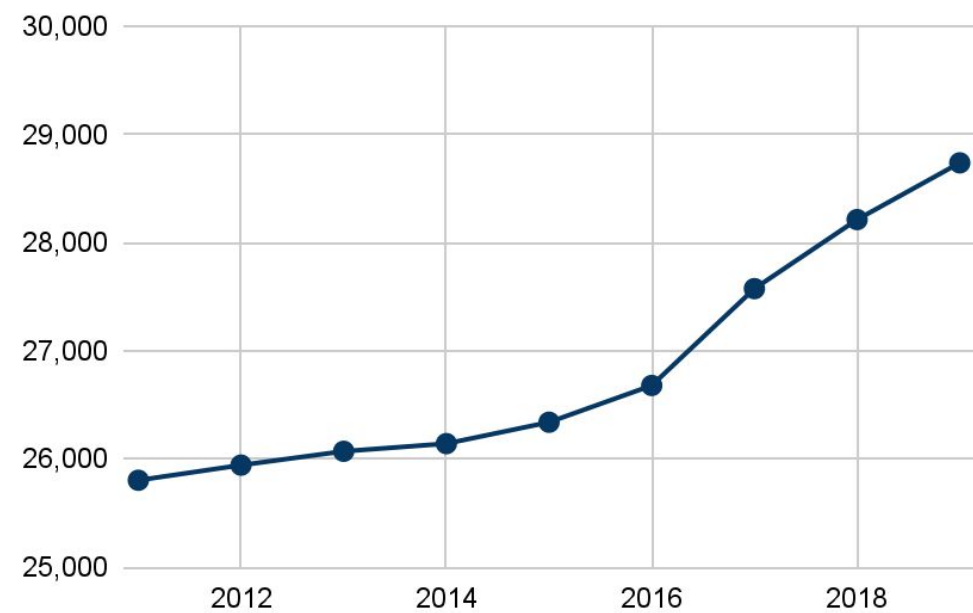
POPULATION | Hancock County's population has increased by 10.52% (7,000 people) between 2010-2019. In the same time period, the total number of households increased by 13% (3,000 households).

Resident Population
Hancock County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Hancock County | 2010-2019



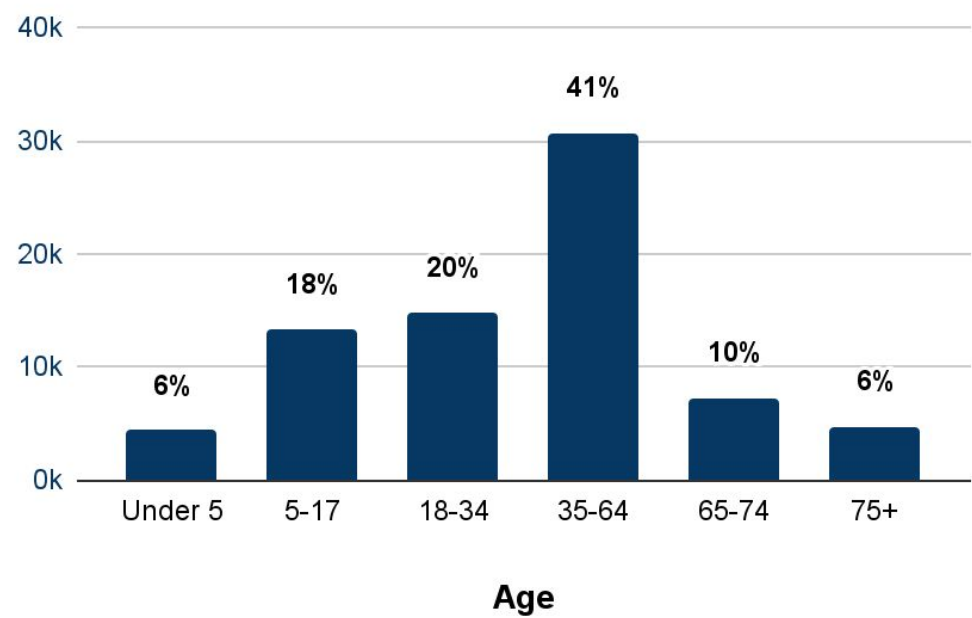
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

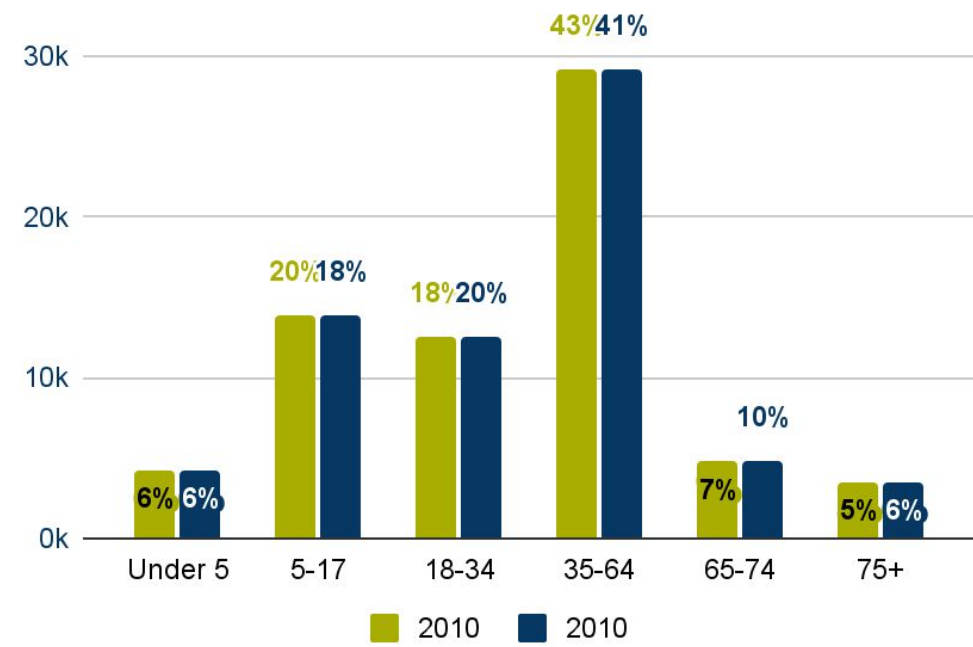
AGE | 16% of people in Hancock County are above the age of 65, while 24% are below 18.

Population by Age
Hancock County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Hancock County | 2010, 2019

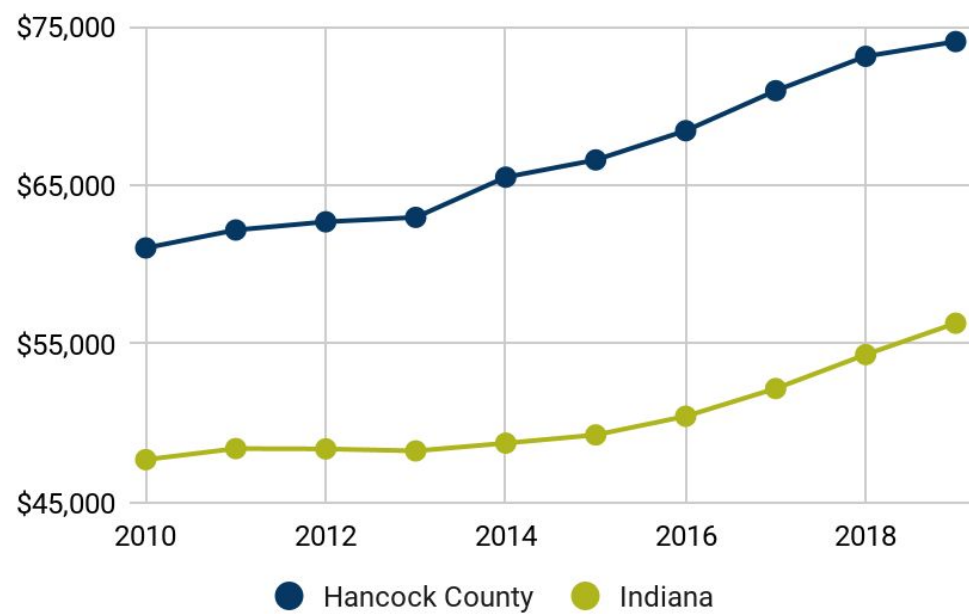


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Hancock County had a median income of \$74,072 in 2019, up 21% since 2010. 19% of households have incomes below \$35,000, while 33% have incomes above \$100,000.

Median Income

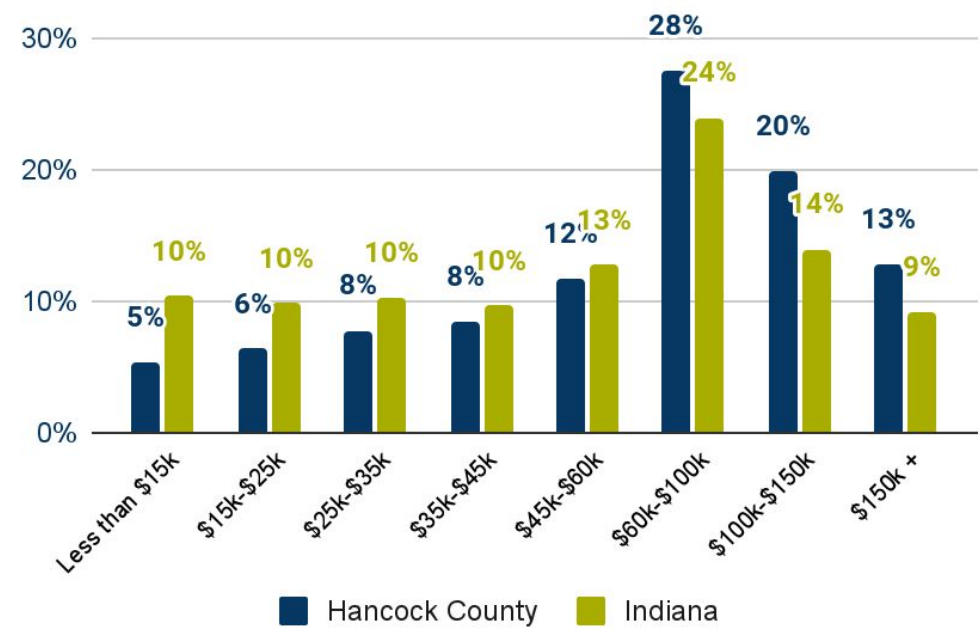
Hancock County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Hancock County, State of Indiana | 2019



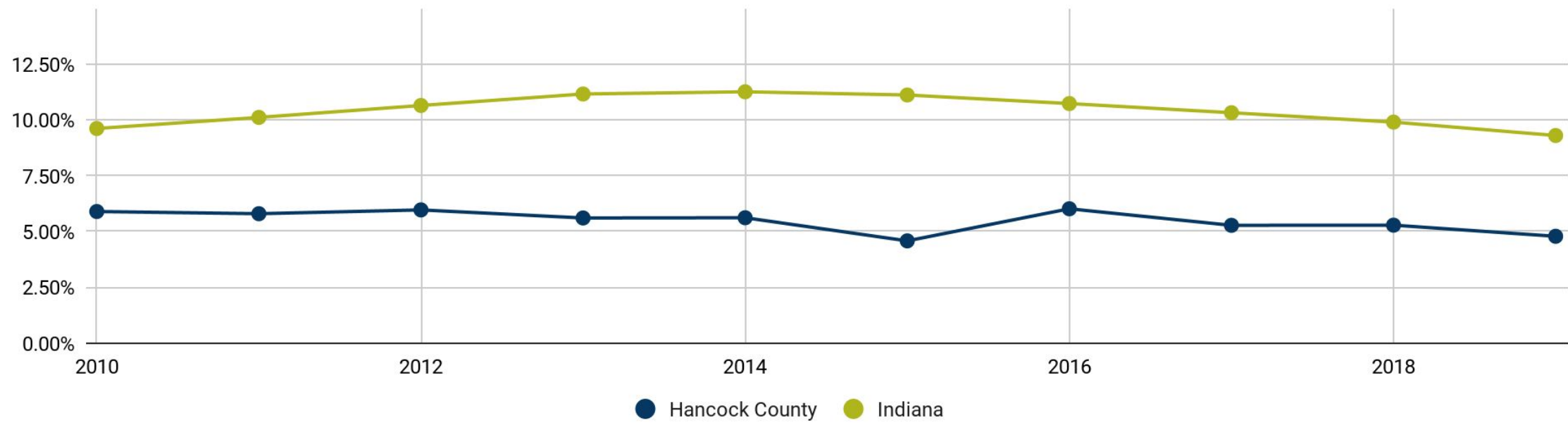
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 4.8% of families live in poverty conditions in Hancock County, down 1.1 points from 5.9% in 2010.

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



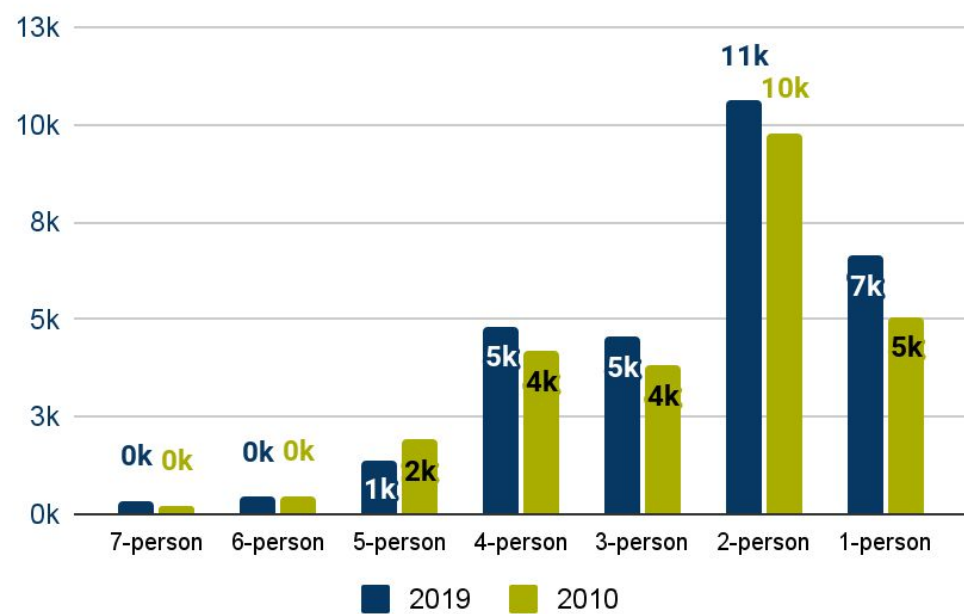
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

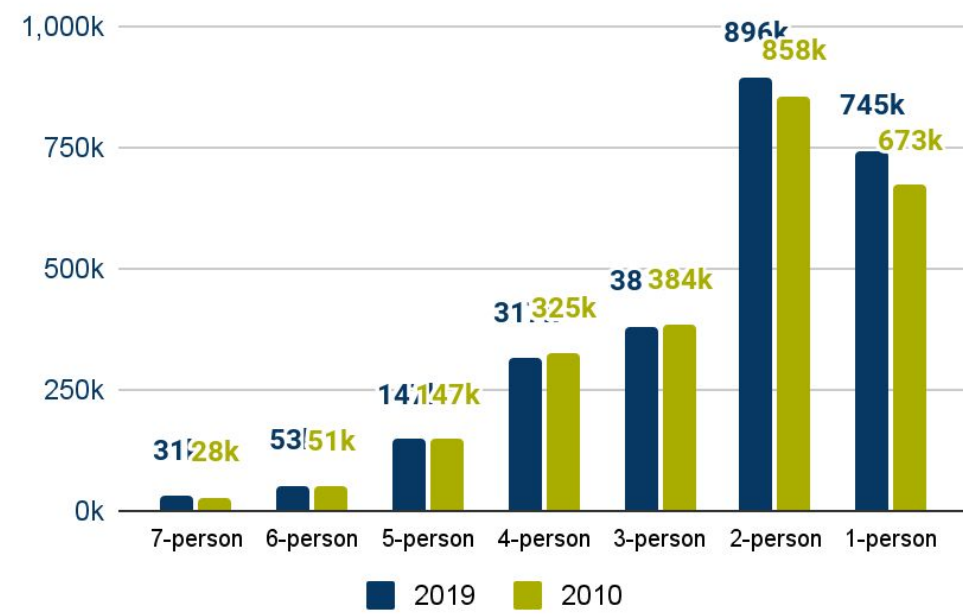
HOUSEHOLD SIZE | The average household size is 2.59, compared to 2.52 statewide. The Hancock County average household has shrunk by 0.05 persons since 2010.

Household Size
Hancock County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

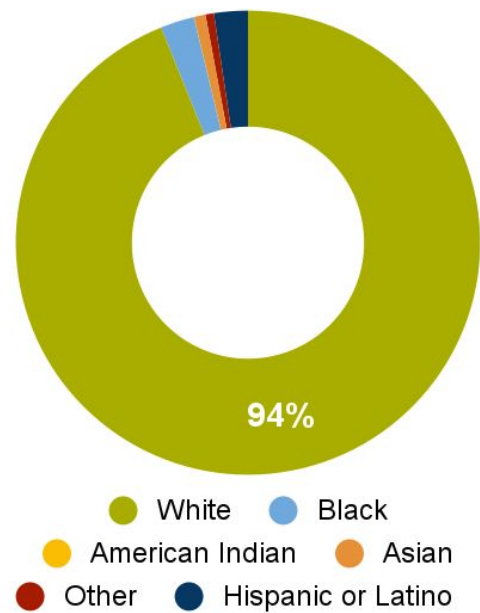
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Hancock County is 94% white, 2% Black, 2% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Hancock County | 2019



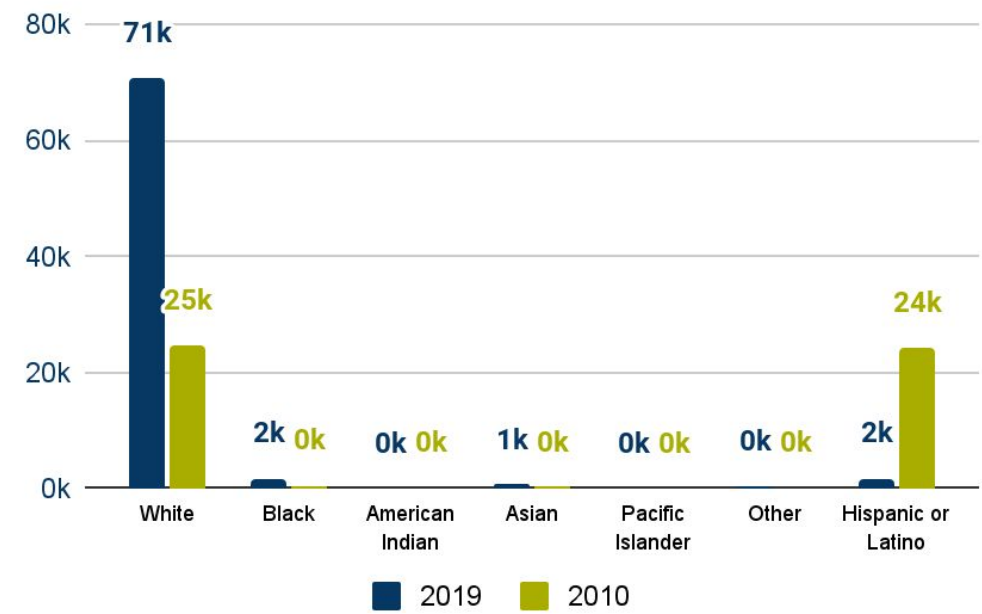
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Hancock County | 2010, 2019



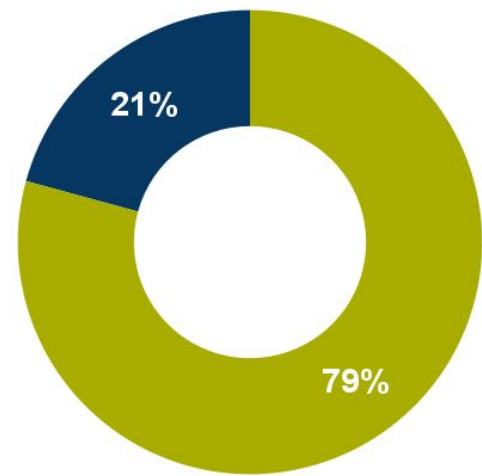
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 21% of households (5,966 households) in Hancock County were renters, while 79% are (22,774 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

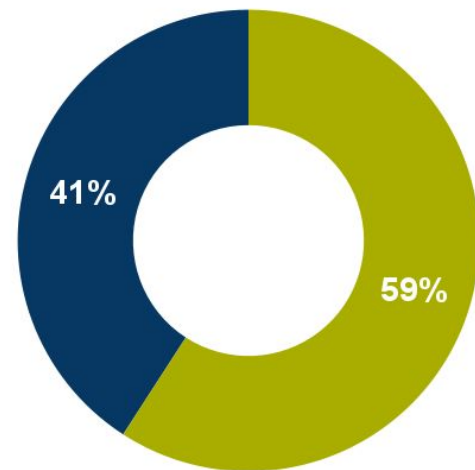
Hancock County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

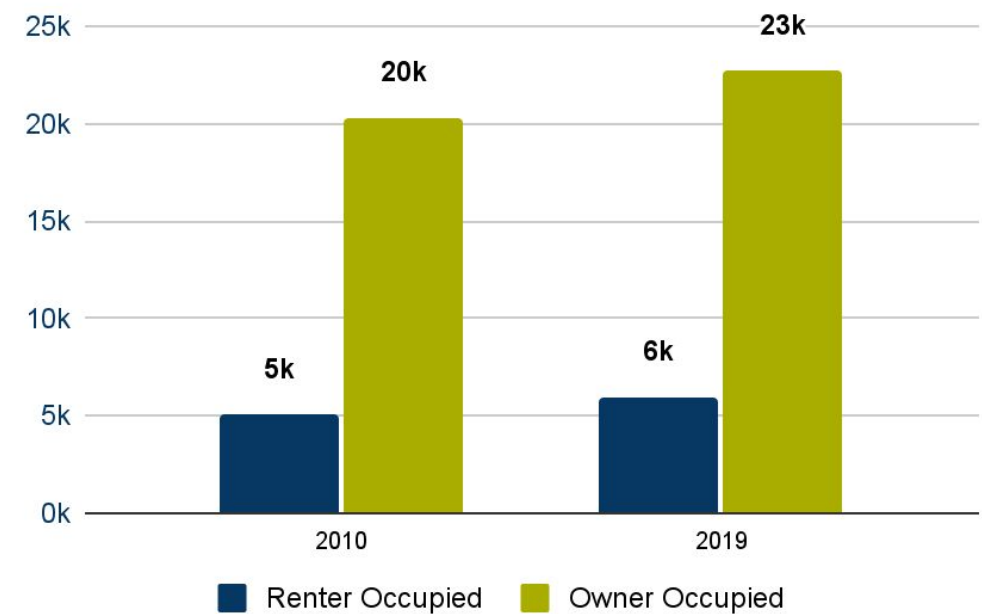
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Hancock County | 2010-2019



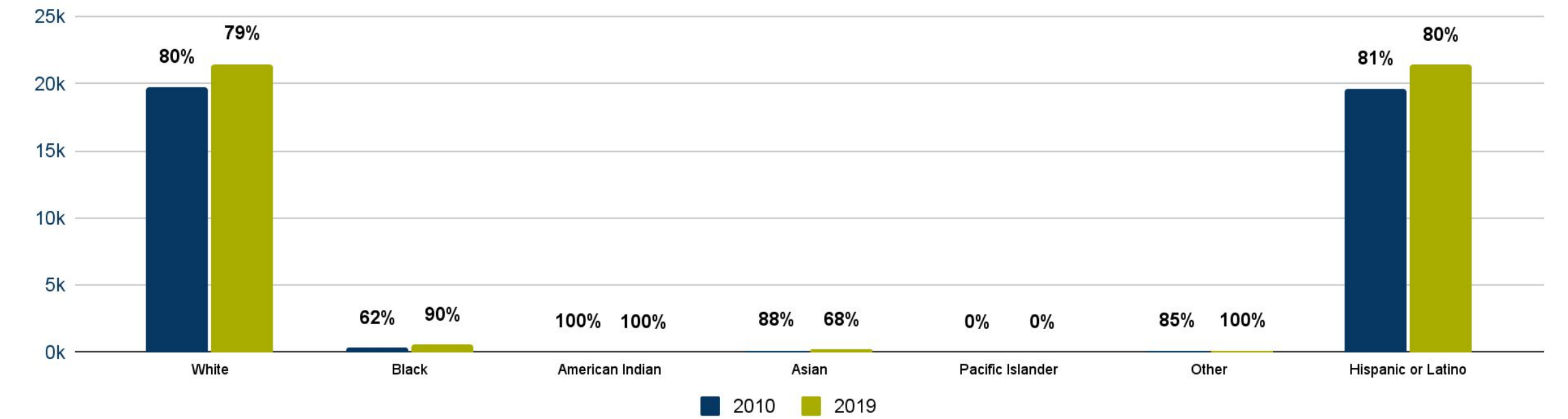
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 79%, among non-Hispanic White households' homeownership is 79%, 90% for Black households, and 80% for Hispanic or Latino households.

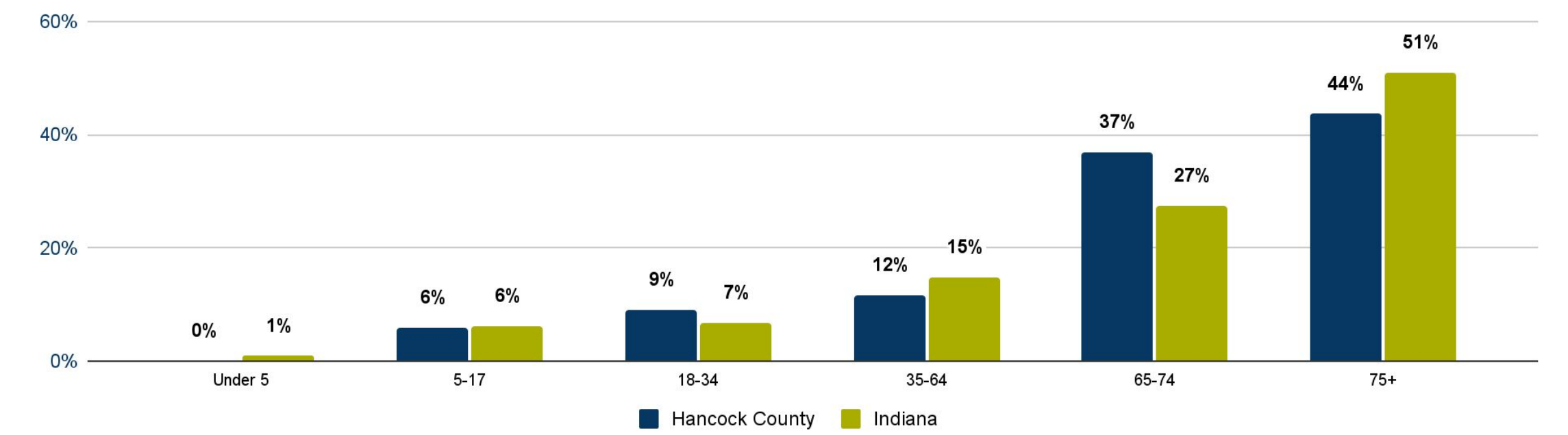
Homeownership by Race
Hancock County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 14% of people in Hancock County live with a disability. For people above 65, the share increases to 39%.

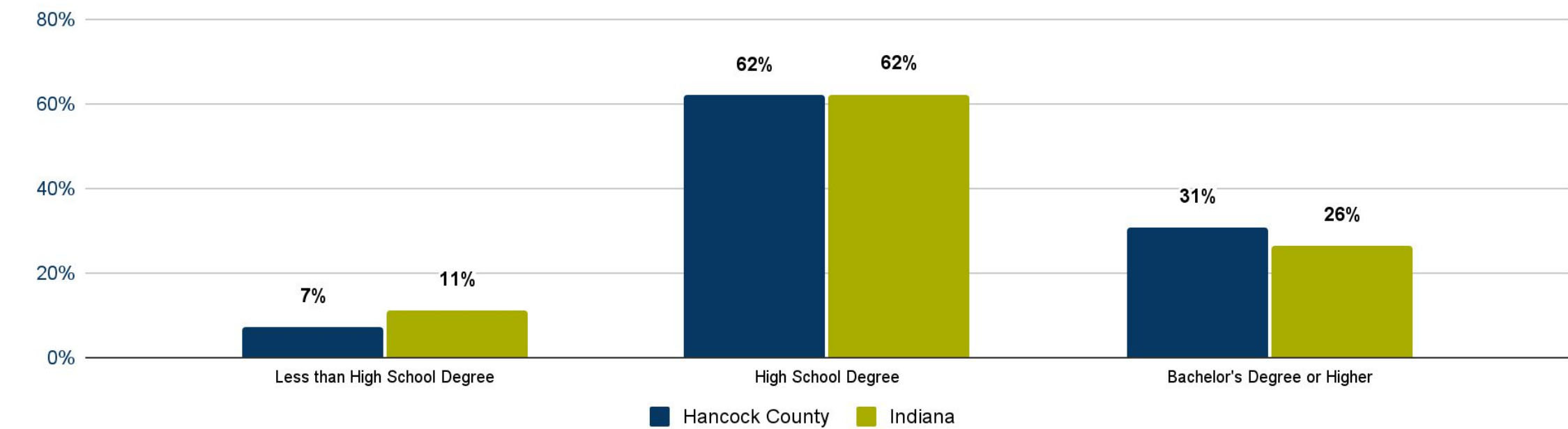
Share of the Population with a Disability by Age
Hancock County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Hancock County, 62% of the population has at least a high school degree and 31% of the population has at least a Bachelor's degree.

Educational Attainment
Hancock County, Indiana | 2019



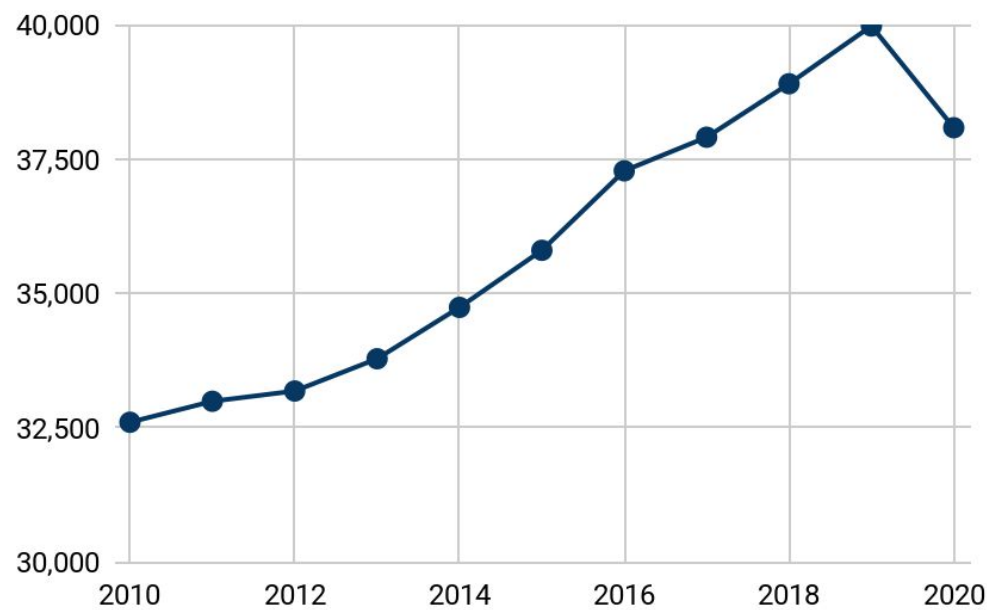
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

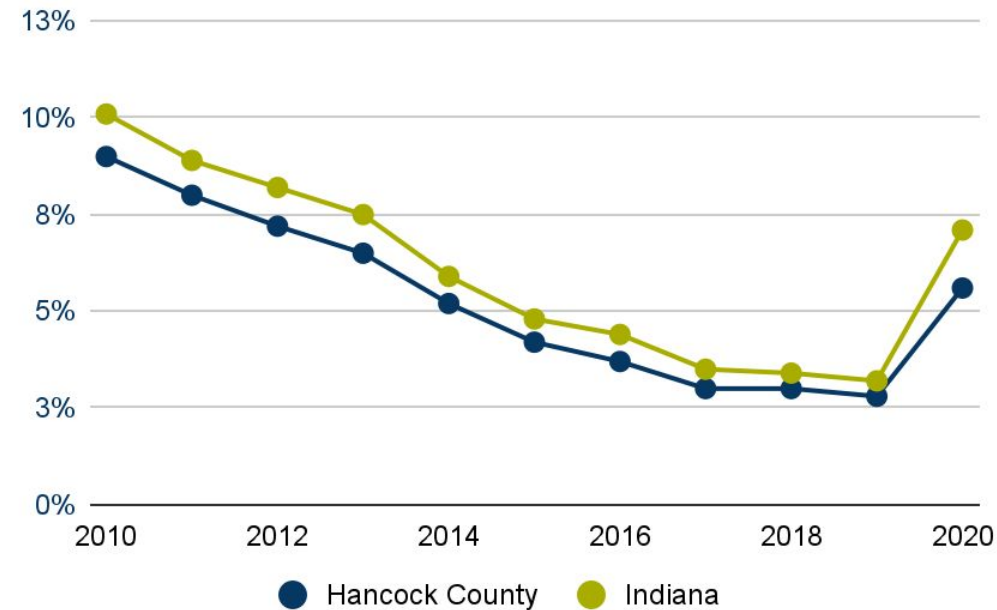
EMPLOYMENT BASE | There are currently 38,000 employed persons in Hancock County, up by 17% since 2010. The unemployment rate in 2020 was 5.60%, up 2.8 points from 2019.

Total Employment
Hancock County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Hancock County, Indiana | 2010-2019

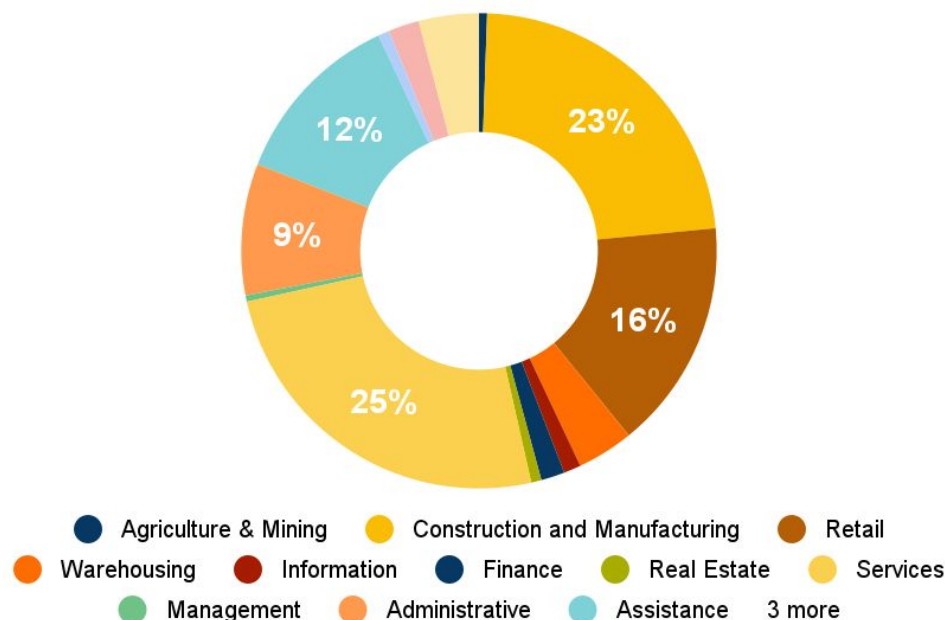


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Hancock County, accounting for 16% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

Total Jobs by All Industries
Hancock County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$40,939
- 2. Trade, transportation, and utilities | \$40,206
- 3. Goods-producing | \$68,671
- 4. Professional and business services | \$46,393
- 5. Construction | \$57,565

Source: BLS

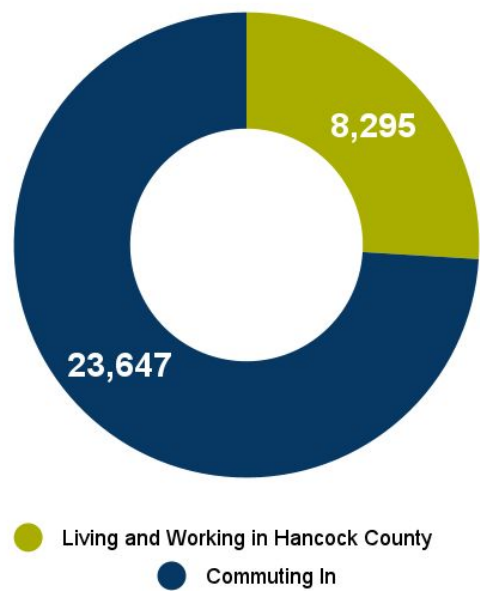
Top 5 Employers

- 1. Keihin Ipt Mfg Llc (Greenfield)
- 2. Hancock Regional Hospital (Greenfield)
- 3. Indiana Automotive Fasteners (Greenfield)
- 4. Walmart Supercenter (Greenfield)
- 5. Frontier Transport Corp (Greenfield)

Source: BLS

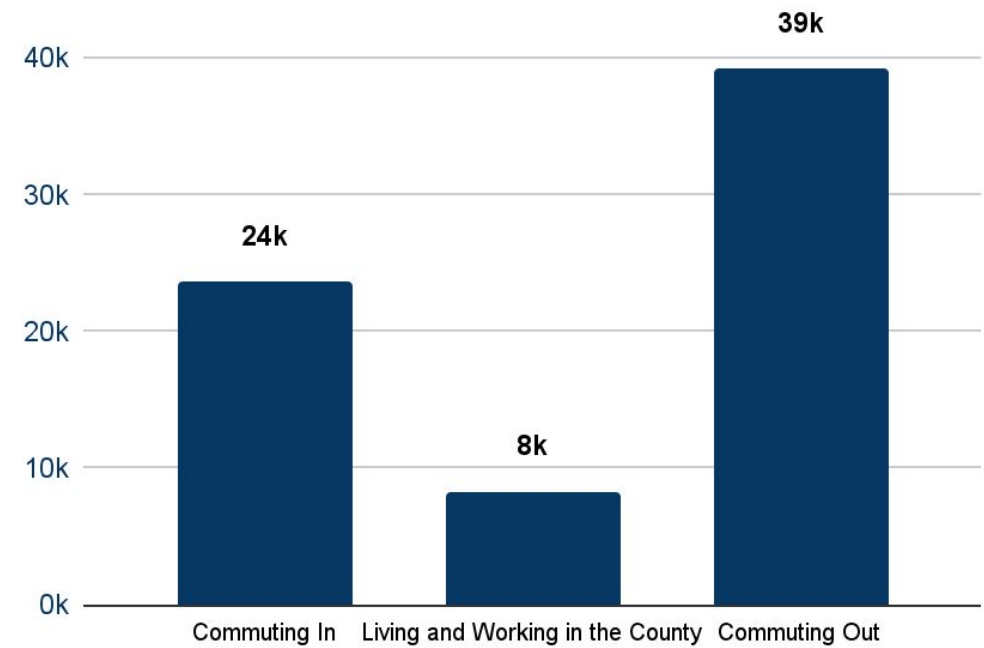
COMMUTER INFLOW / OUTFLOW | 24,000 commuters come into Hancock County for their jobs, while 39,000 employees travel outside for their jobs.

Employment Inflow
Hancock County | 2018



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

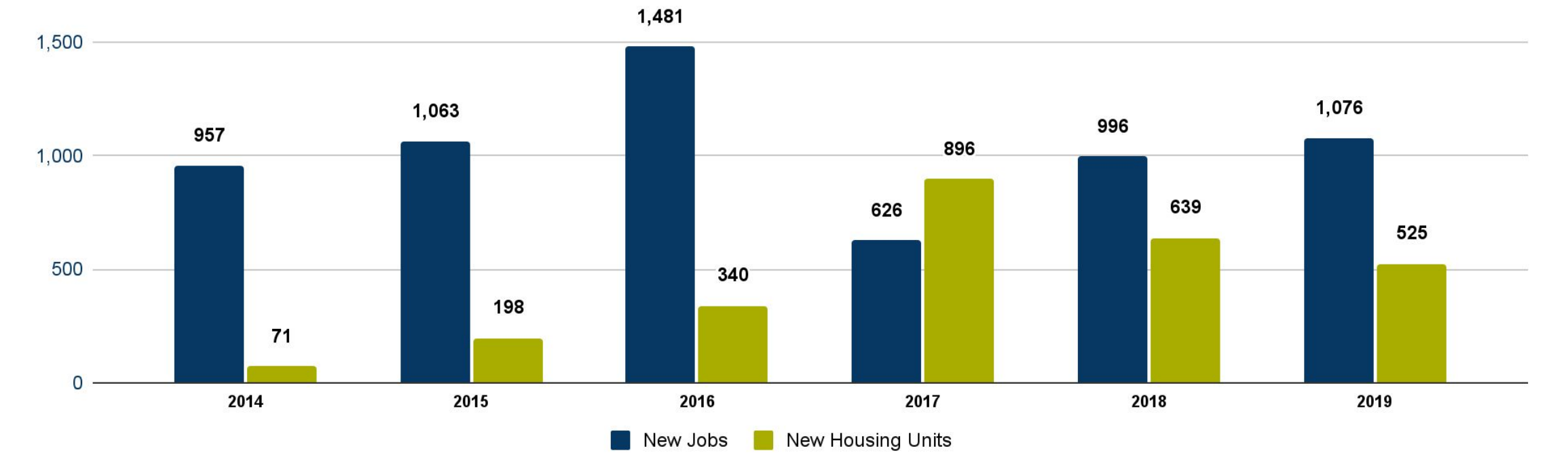
Commuting Patterns
Hancock County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 6199 between 2014-2019 and 2669, or 43 units for every 100 jobs created.

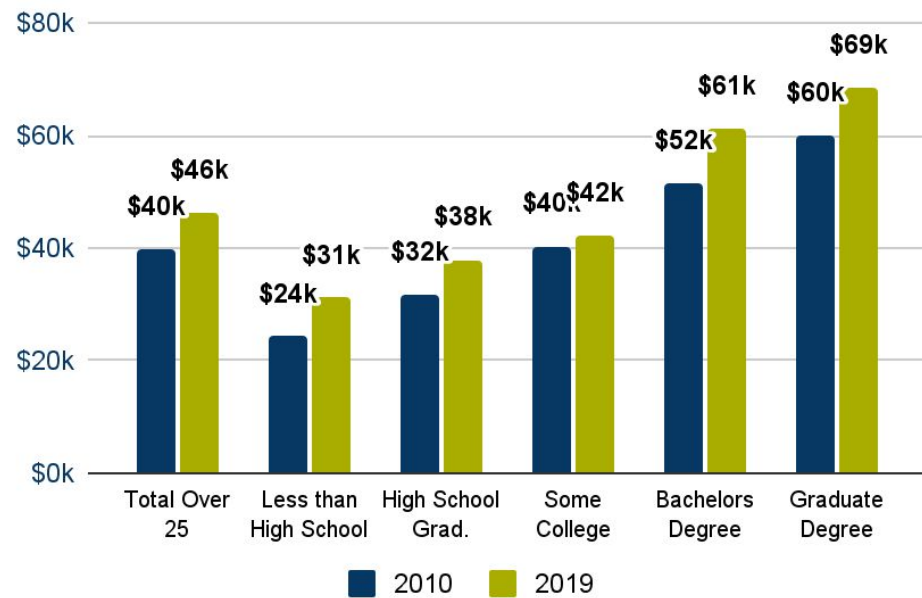
Job Growth and Housing Production
Hancock County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

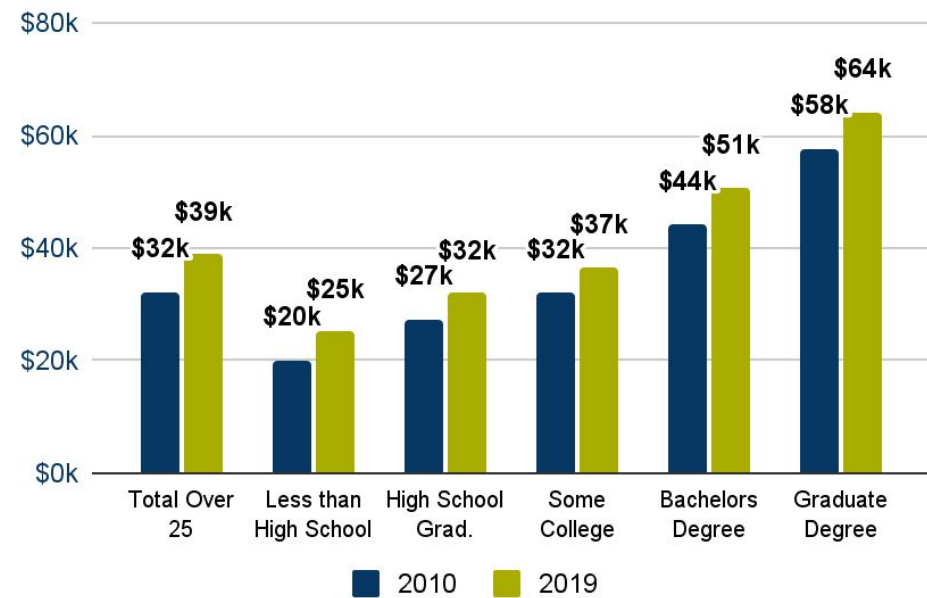
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 16% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Hancock County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

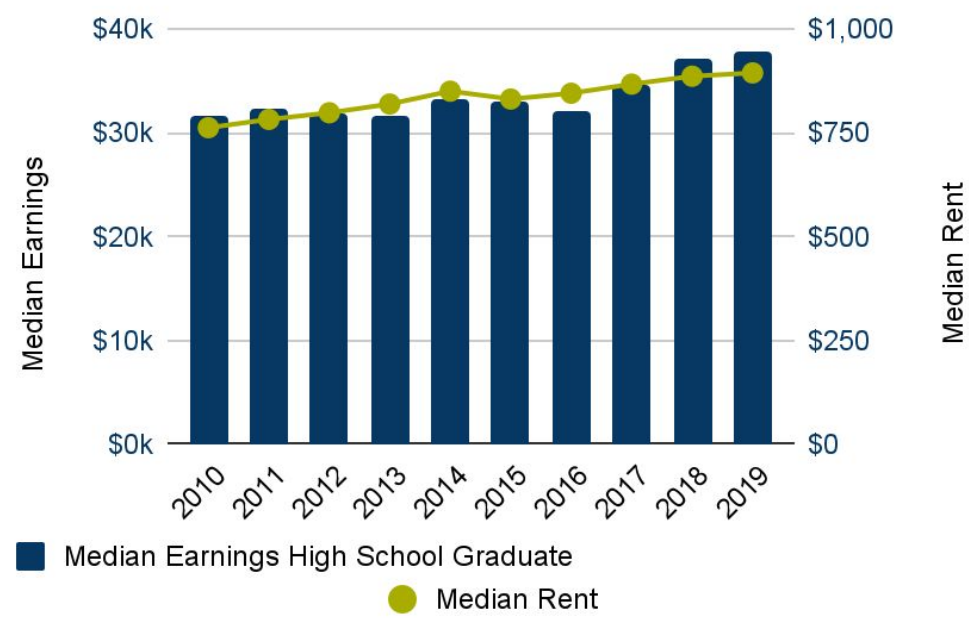
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

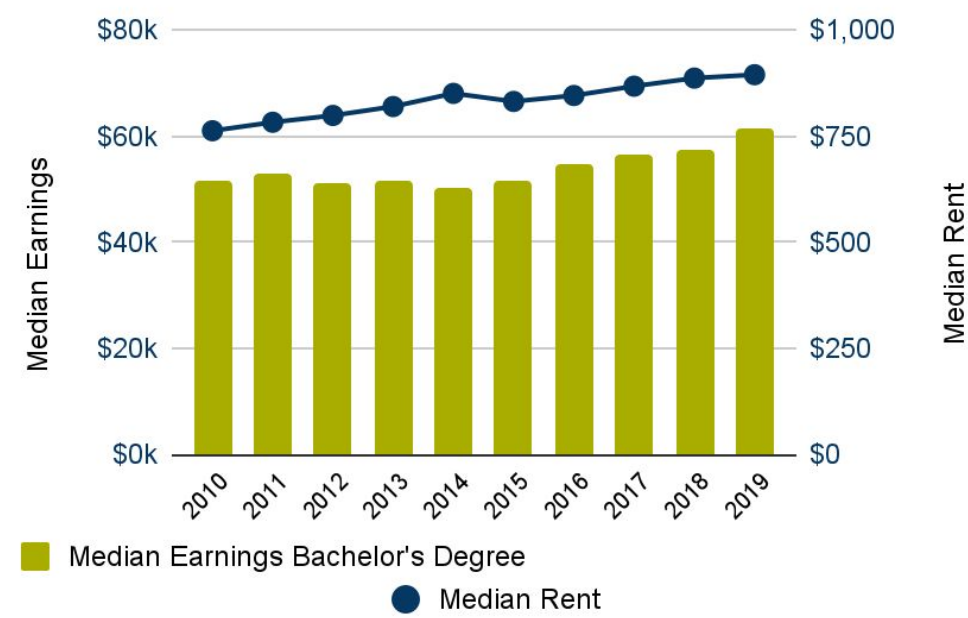
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 17.3% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

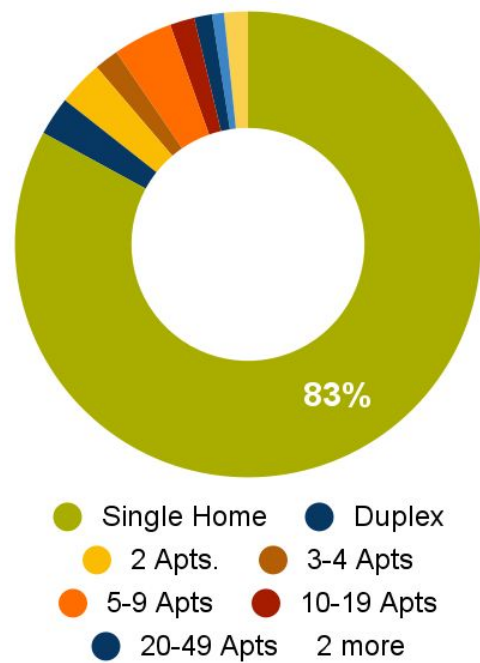
HOUSING TRENDS

WORKING DRAFT

HOUSING TYPOLOGY | 83% of homes in Hancock County are single-family, while 15% are multifamily. The share of multifamily housing has increased by 722 homes since 2010.

Housing Typology

Hancock County | 2019



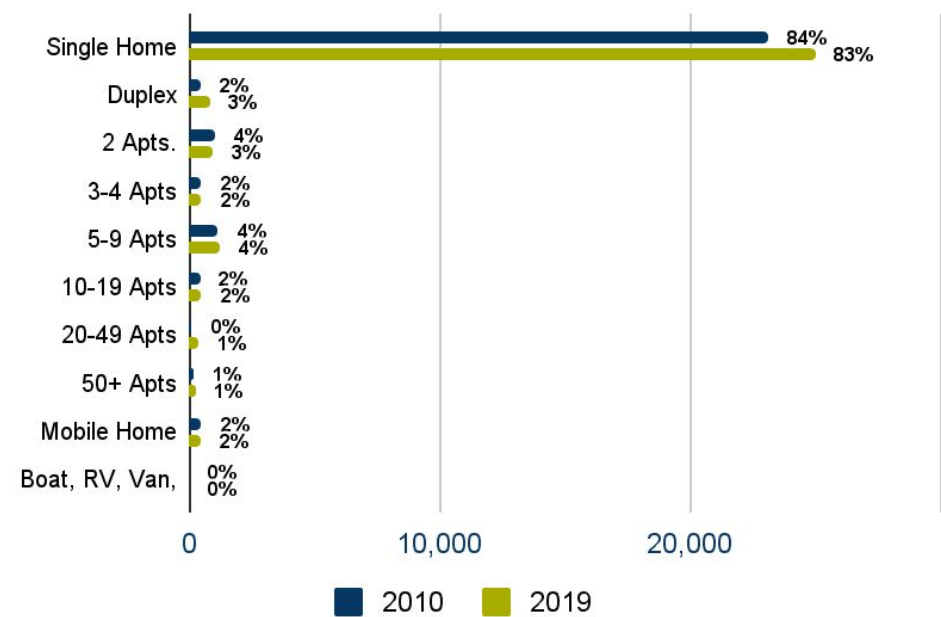
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Hancock County | 2010, 2019

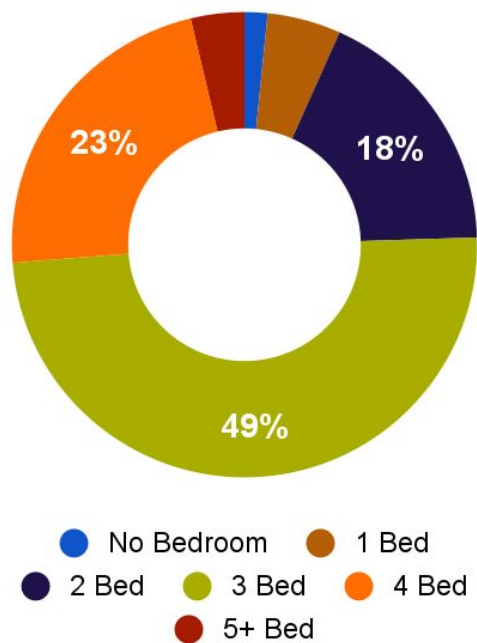


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Hancock County are 2.59, with 75% of units 3 bedroom or more.

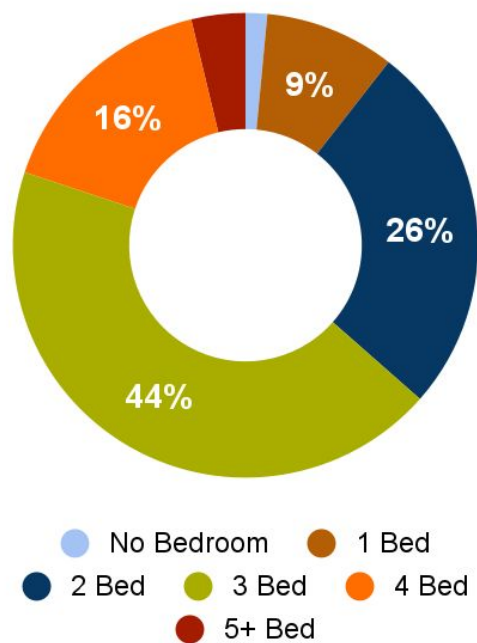
Housing Stock by Bedrooms

Hancock County | 2019



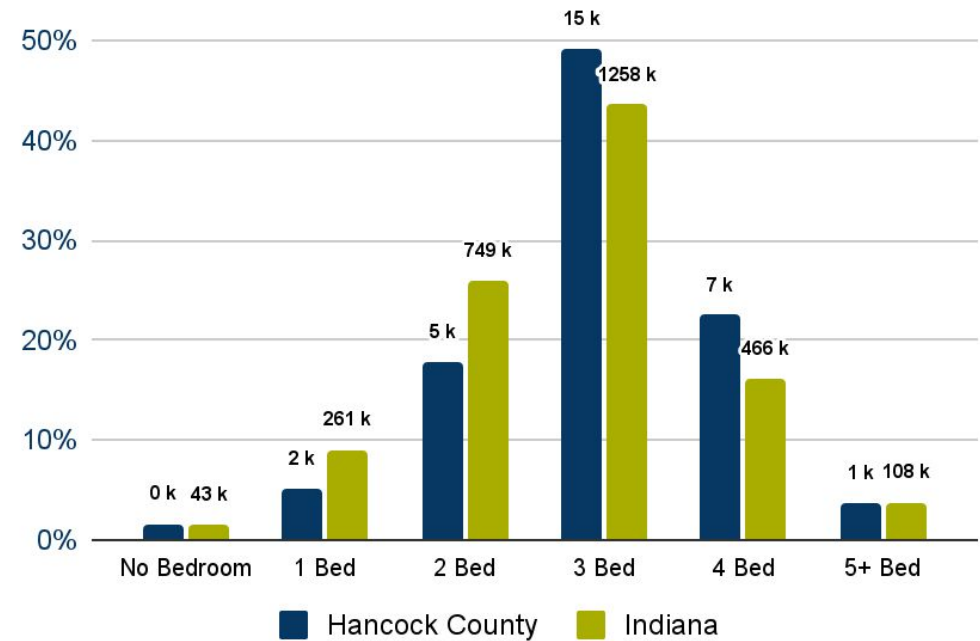
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

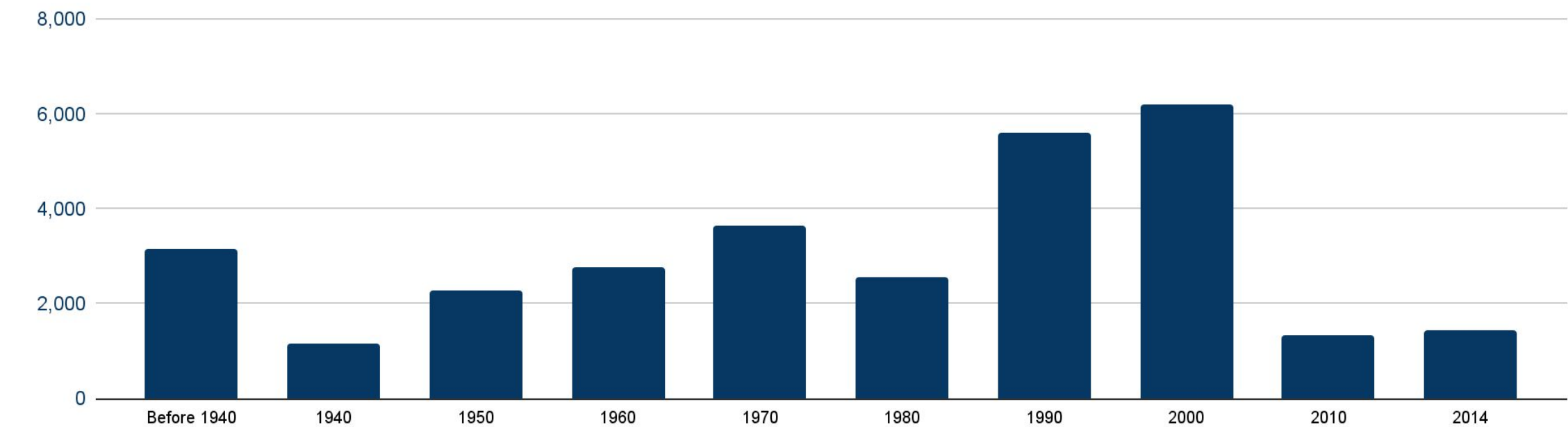
Hancock County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 70% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Hancock County | 2019

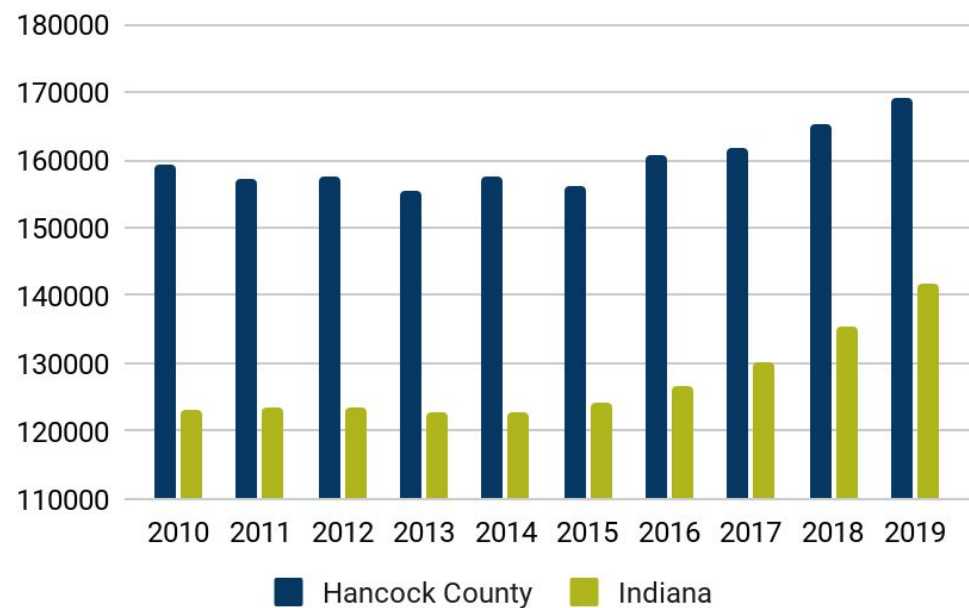


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

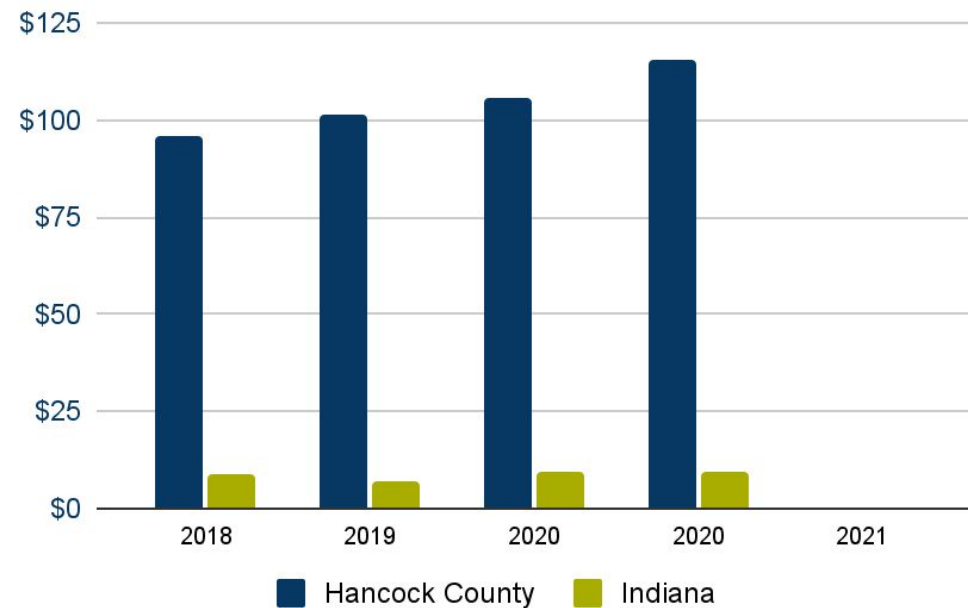
MEDIAN LISTING PRICE | Homes in Hancock County have a median listing price of \$169,300, compared to \$141,700 statewide. Home prices have increased by 6% since 2010.

Median Listing Price
Hancock County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

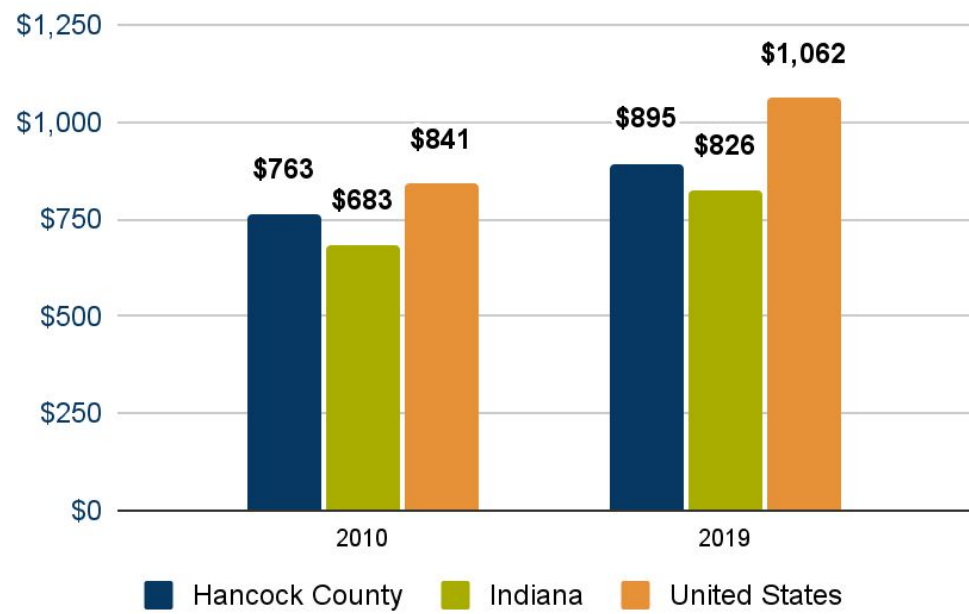
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$895.

Median Rent

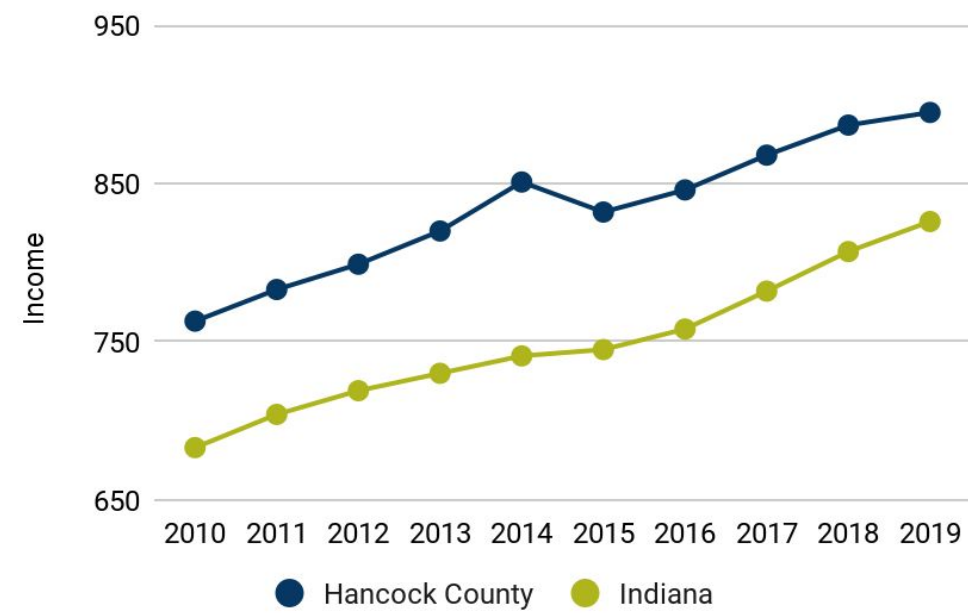
Hancock County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Hancock County, Indiana | 2010 - 2019



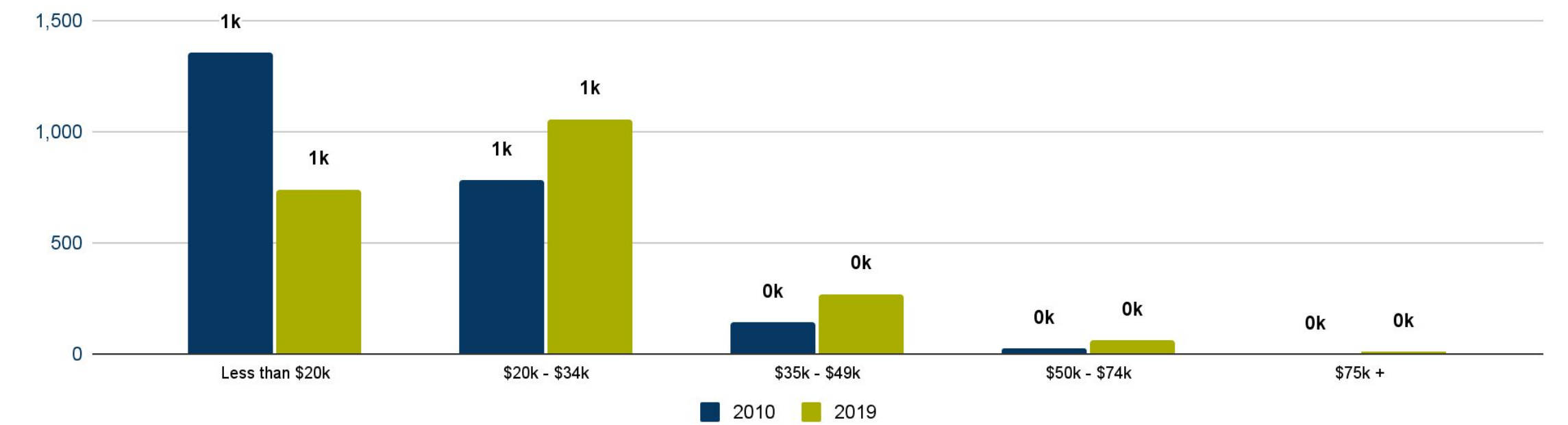
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 38% of households are housing cost burdened in Hancock County, down -23% since 2010. 68% of households earning below \$50,000 are housing cost burdened.

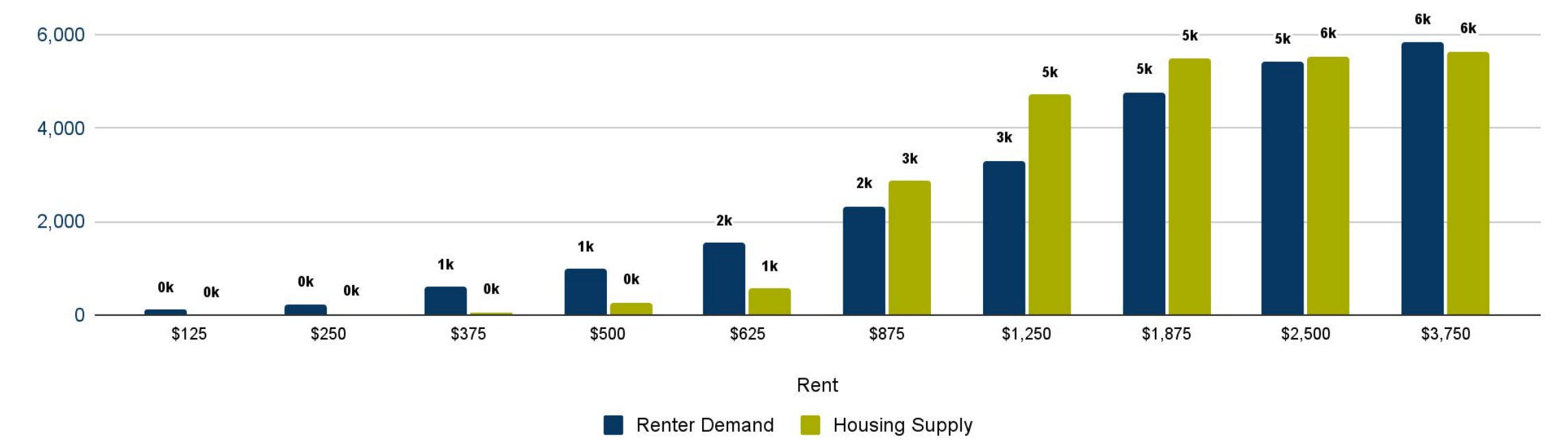
Renter Housing Cost Burden
Hancock County, Indiana | 2010 - 2019



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
Hancock 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 Hancock County.

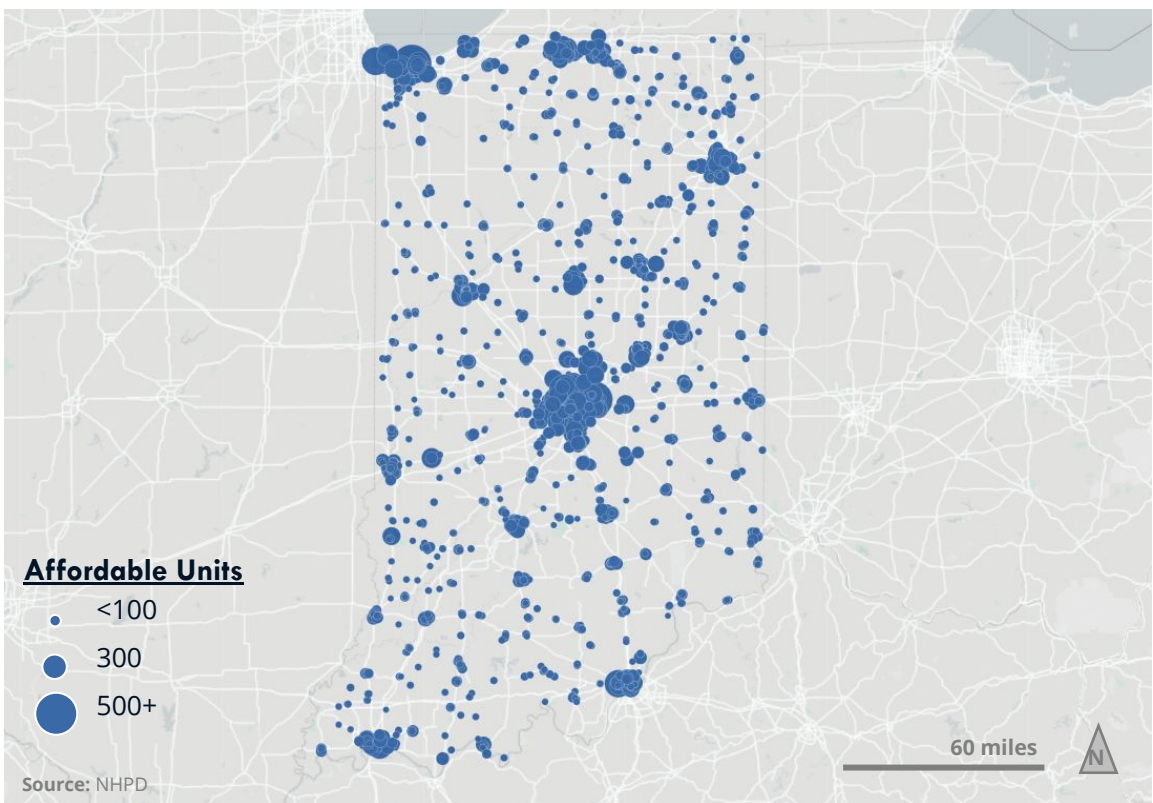
Affordable Housing Inventory

Hancock County | 2020



Affordable Housing Inventory

State of Indiana | 2020

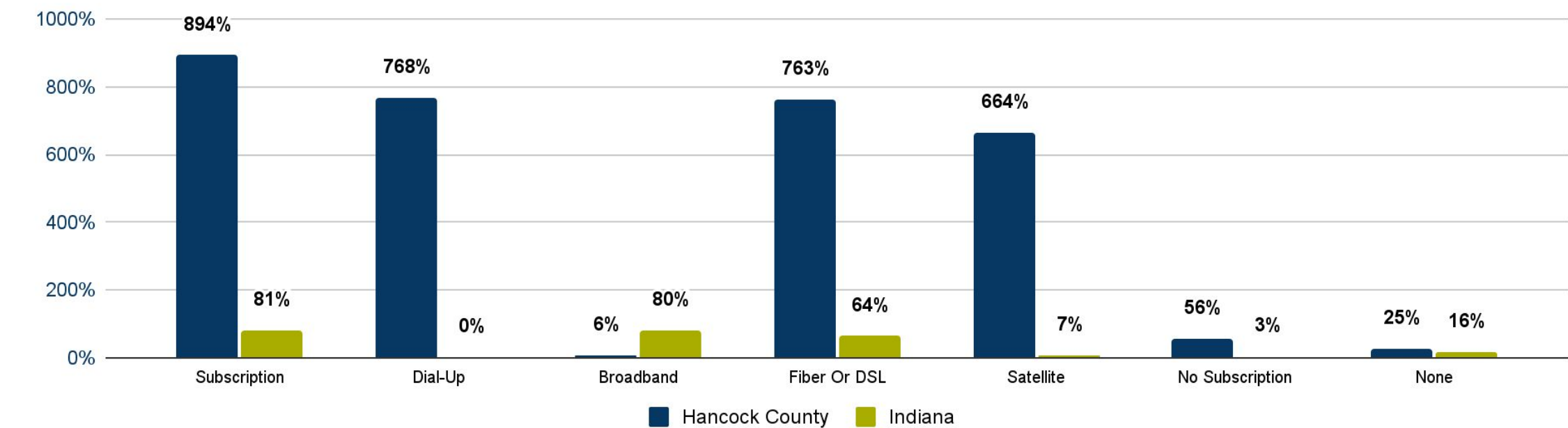


WORKING DRAFT

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

HOUSING AMENITIES | 6% of housing units have access to broadband.

Broadband Access Hancock County | 2017-2020



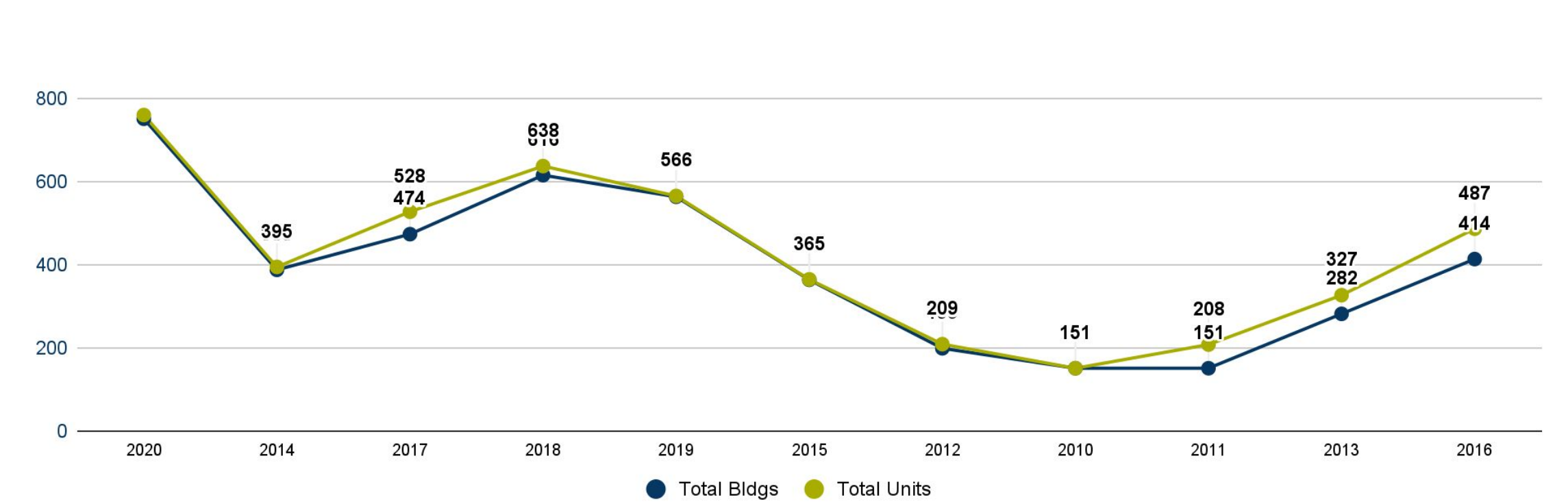
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 414 new housing starts in 2016 in Hancock County, with 4,355 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Hancock 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

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