



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR SPENCER COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

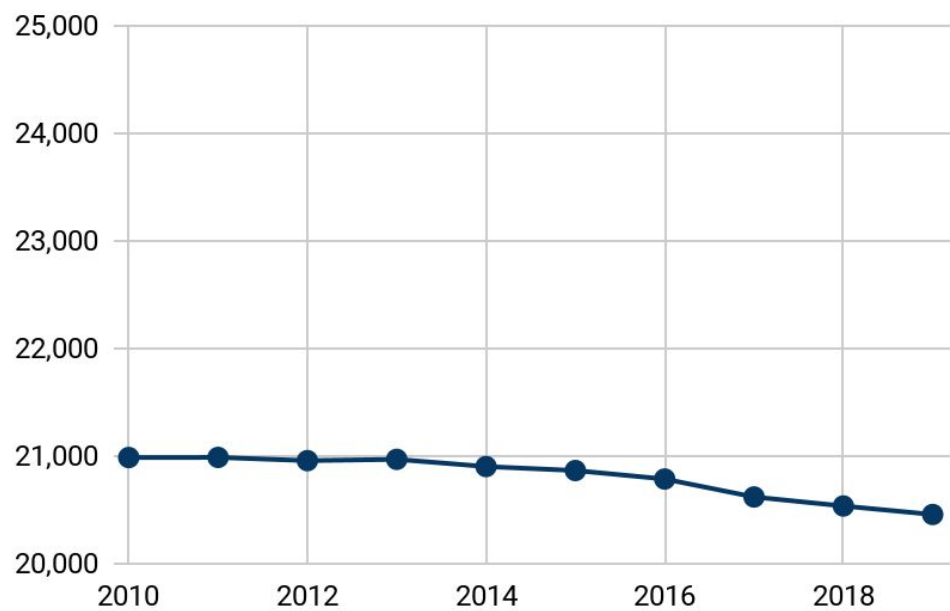
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

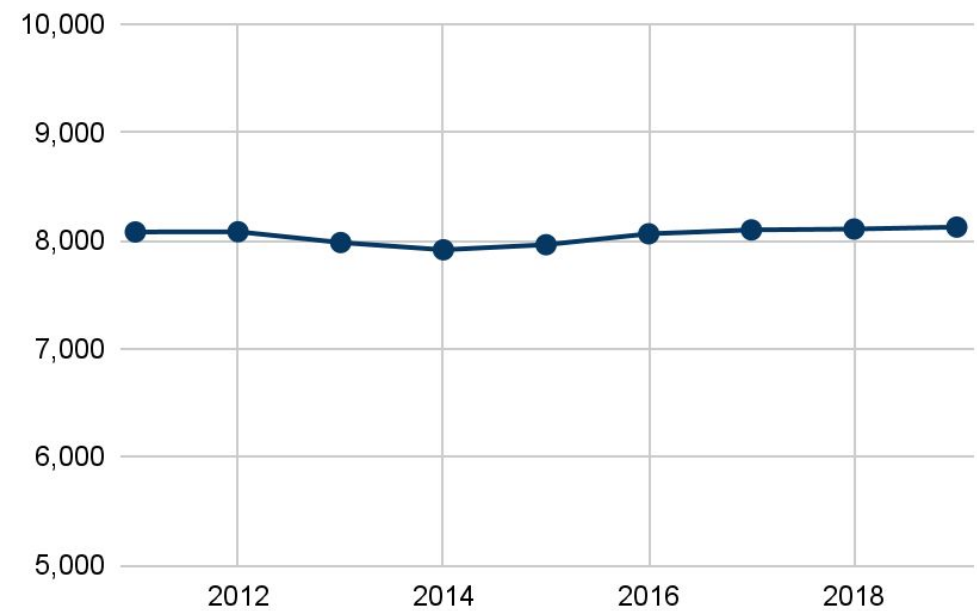
POPULATION | Spencer County's population has decreased by 2.53% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 0% (0 households).

Resident Population
Spencer County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Spencer County | 2010-2019



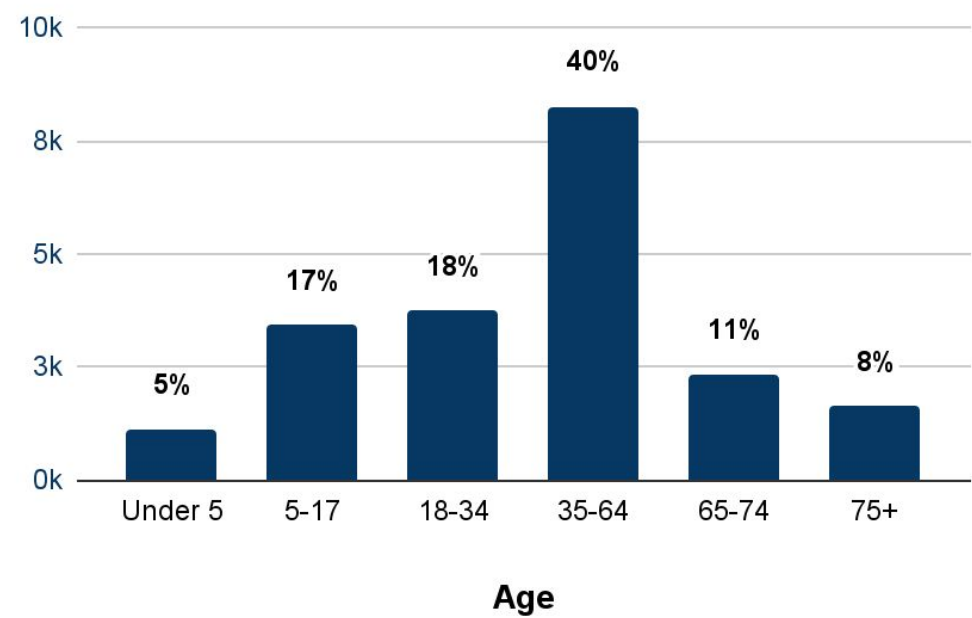
Source: FRED, U.S. Census Bureau

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

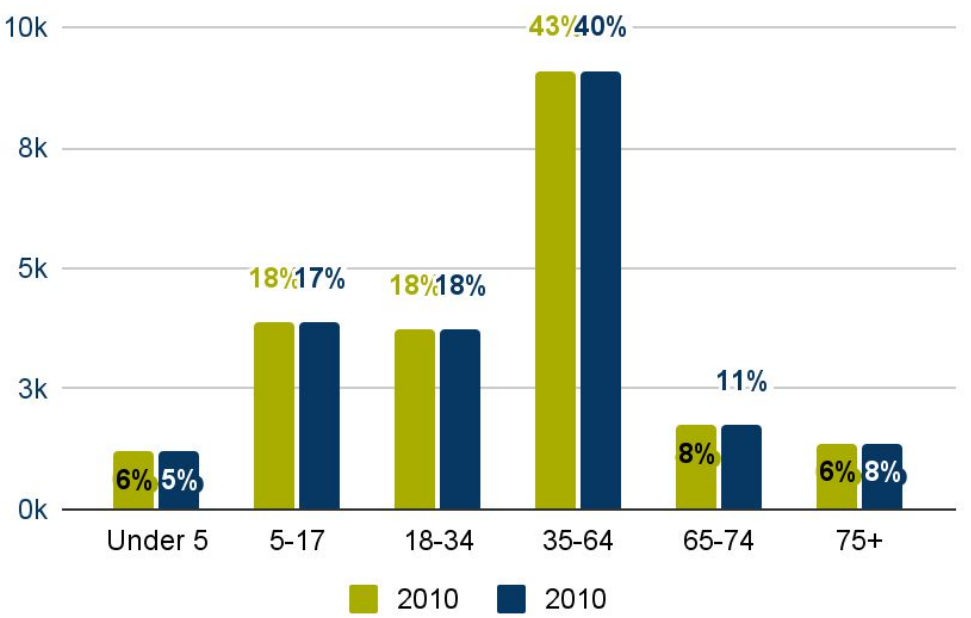
AGE | 19% of people in Spencer County are above the age of 65, while 22% are below 18.

Population by Age
Spencer County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Spencer County | 2010, 2019

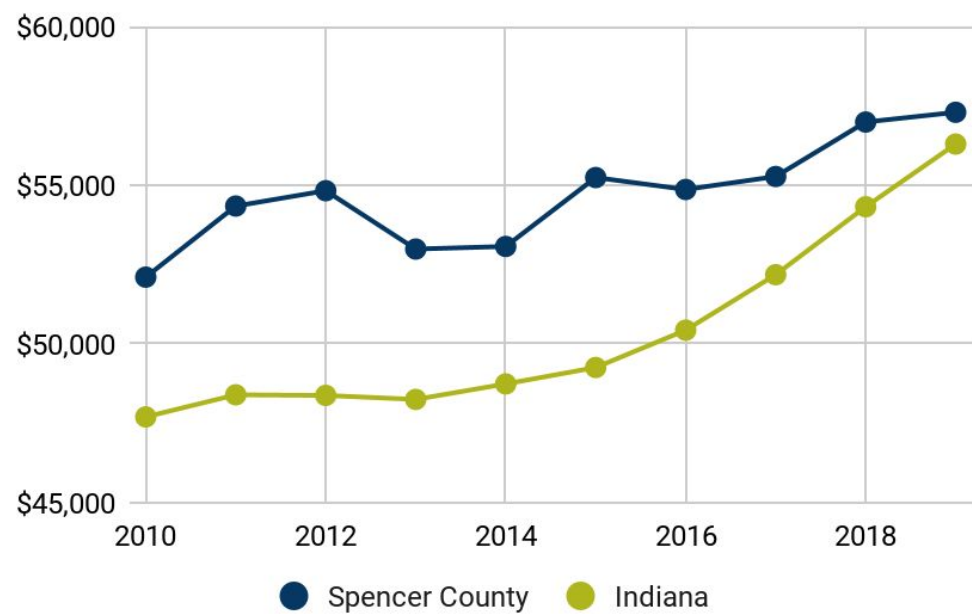


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Spencer County had a median income of \$57,305 in 2019, up 10% since 2010. 28% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

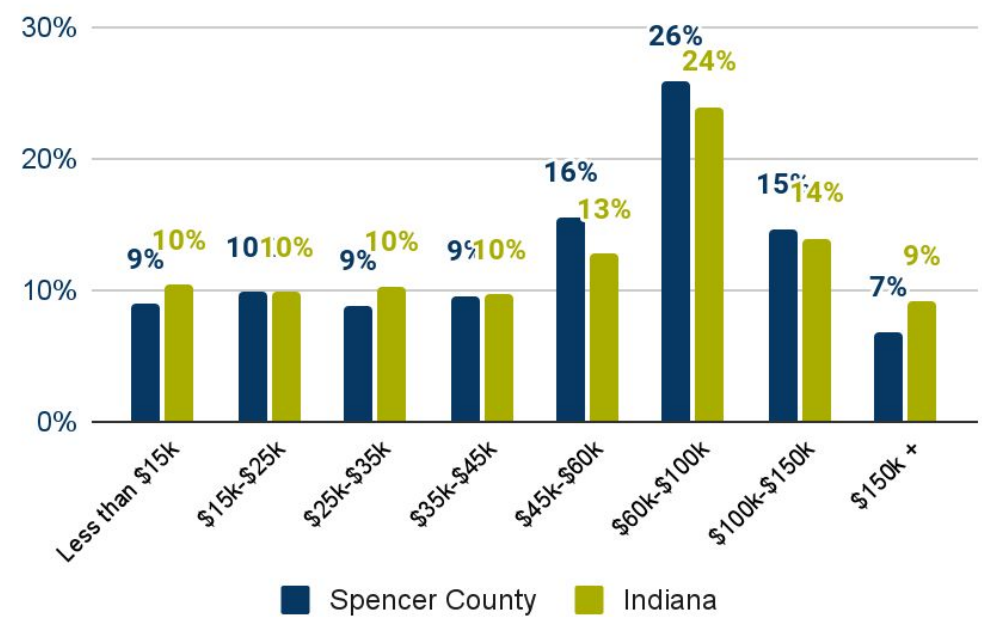
Spencer County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Spencer County, State of Indiana | 2019



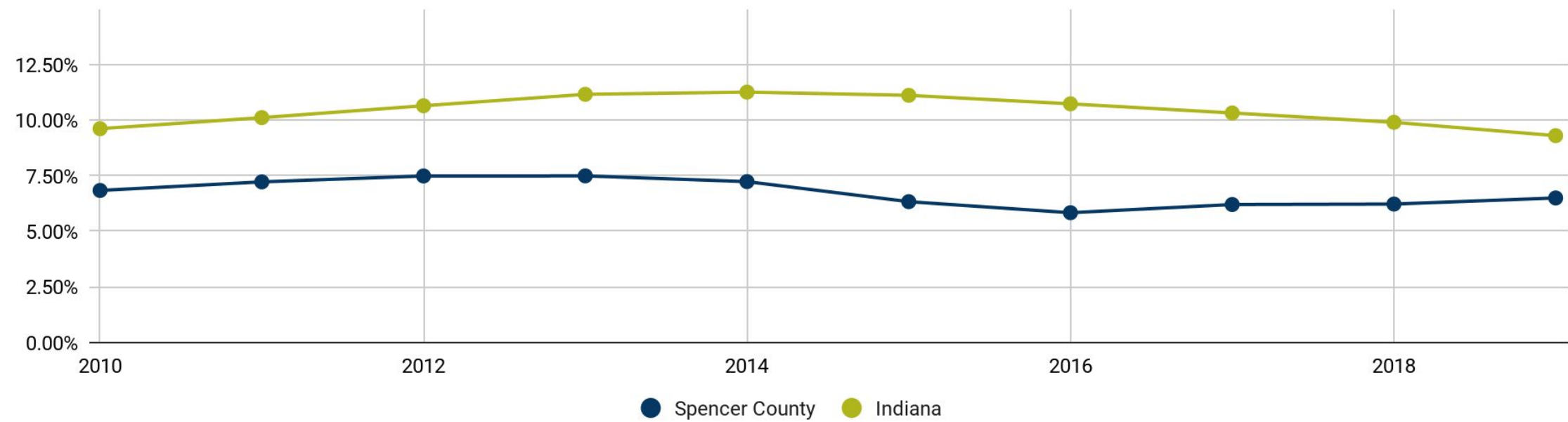
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 6.5% of families live in poverty conditions in Spencer County, down 0.3 points from 6.8% in 2010.

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

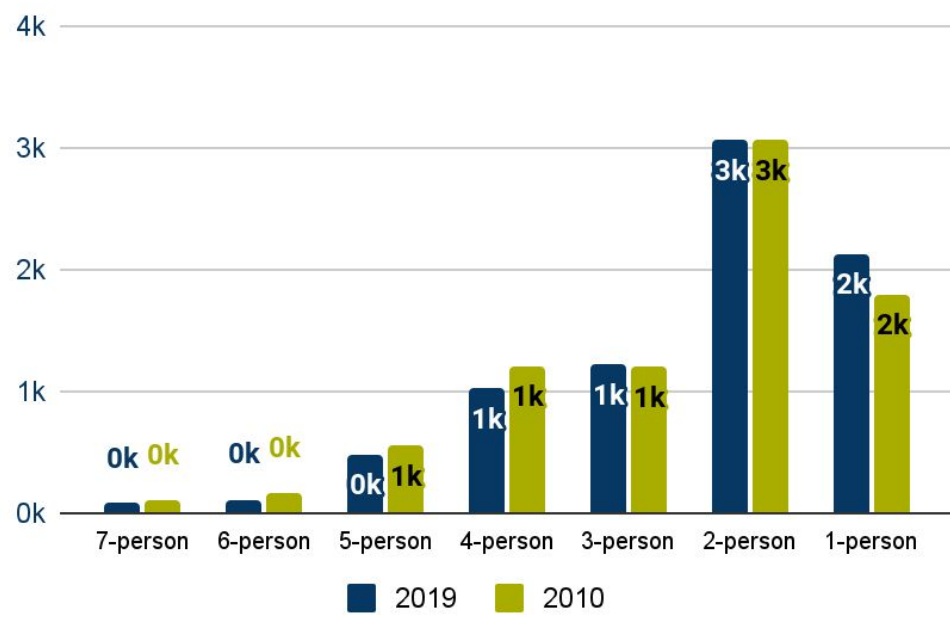


Source: ACS 2010-2019 5-year estimates

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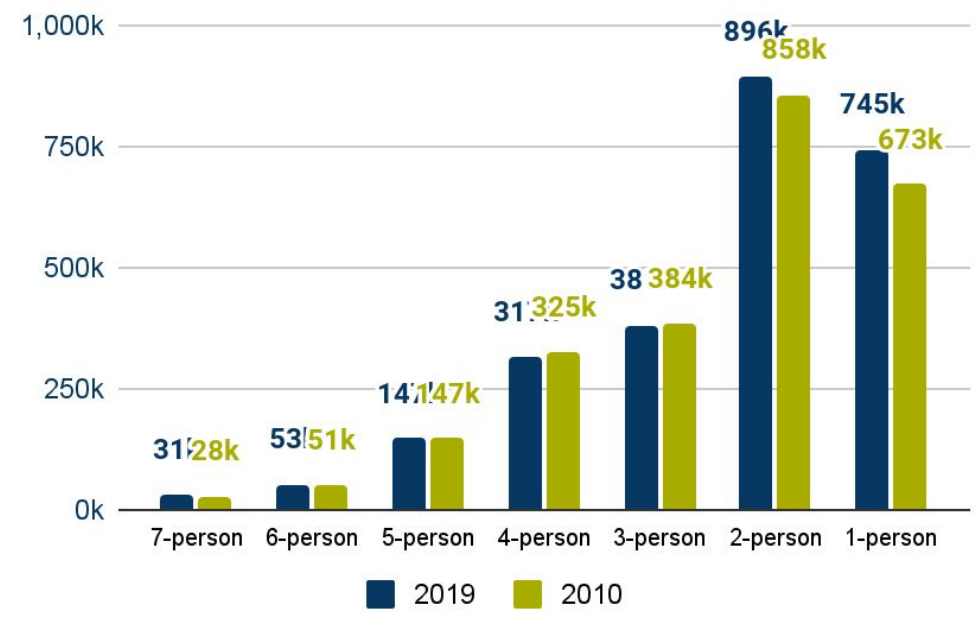
HOUSEHOLD SIZE | The average household size is 2.48, compared to 2.52 statewide. The Spencer County average household has shrunk by 0.07 persons since 2010.

Household Size
Spencer County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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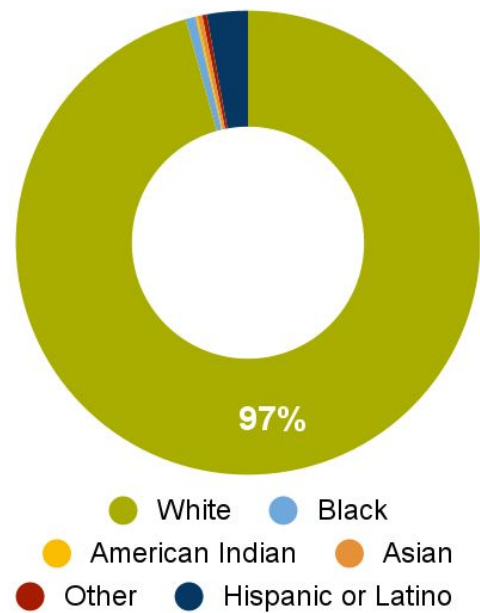
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Spencer County is 97% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Spencer County | 2019

Indiana | 2019

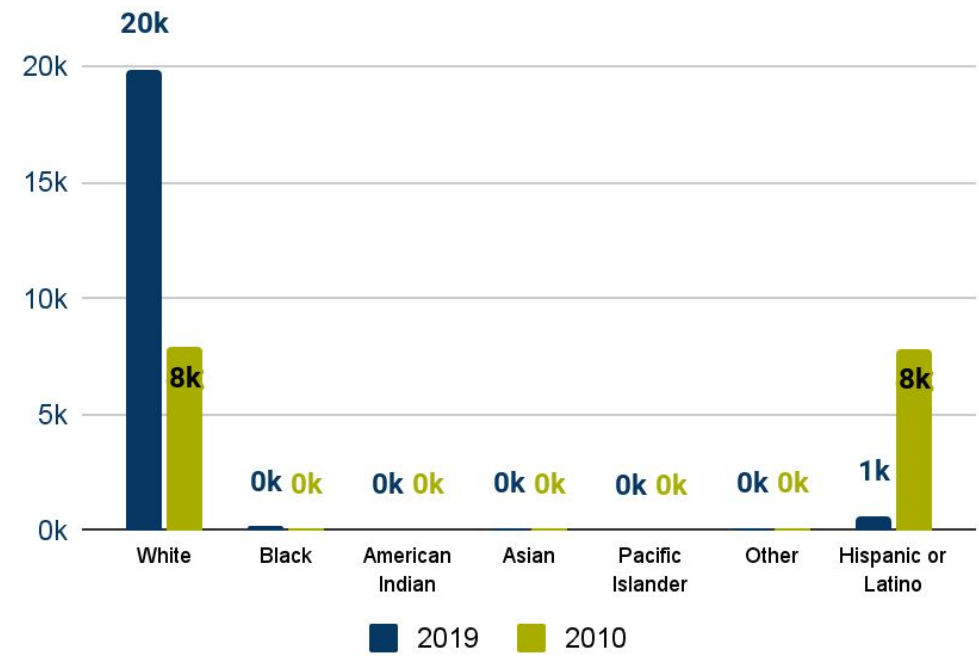


Source: ACS 2010-2019 5-year estimates



Household Racial Distribution

Spencer County | 2010, 2019



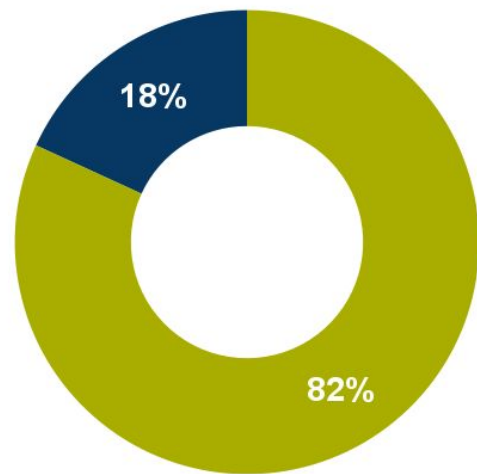
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 18% of households (1,475 households) in Spencer County were renters, while 82% are (6,652 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

Spencer County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

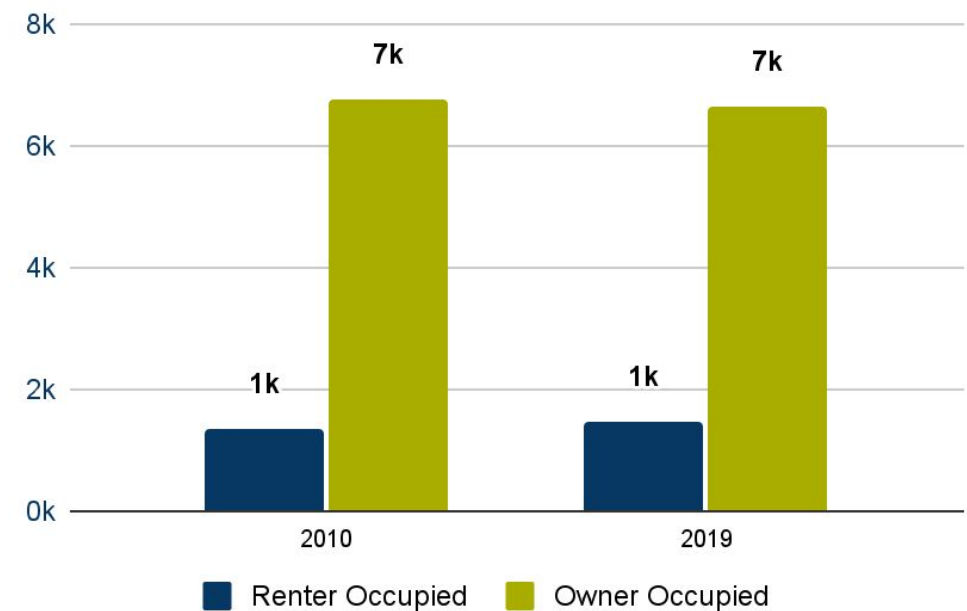
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Spencer County | 2010-2019



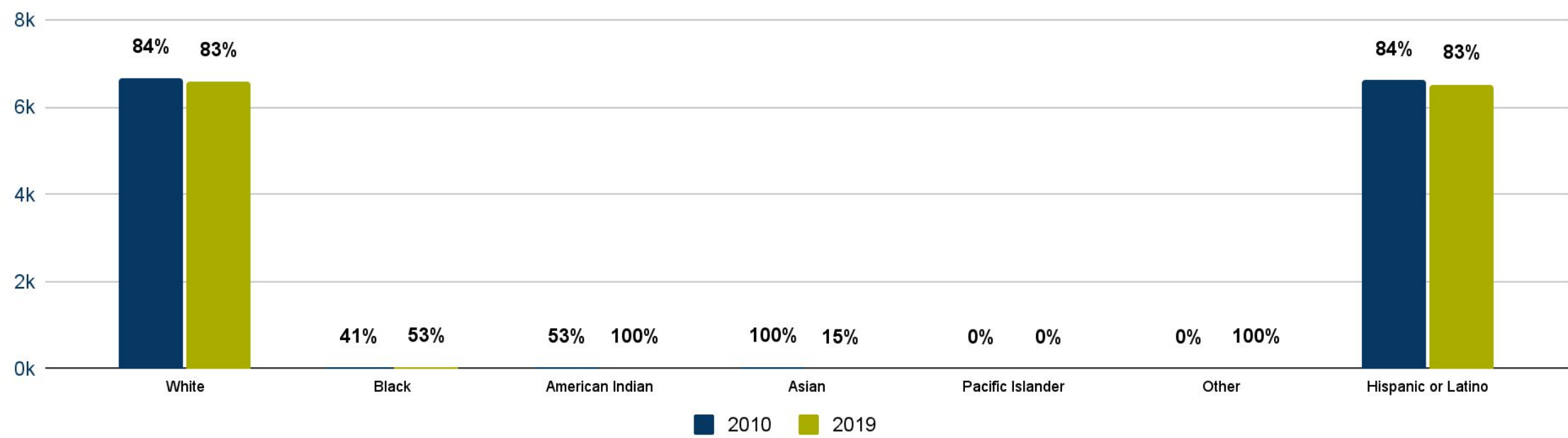
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 82%, among non-Hispanic White households' homeownership is 83%, 53% for Black households, and 83% for Hispanic or Latino households.

Homeownership by Race
Spencer County | 2010, 2019

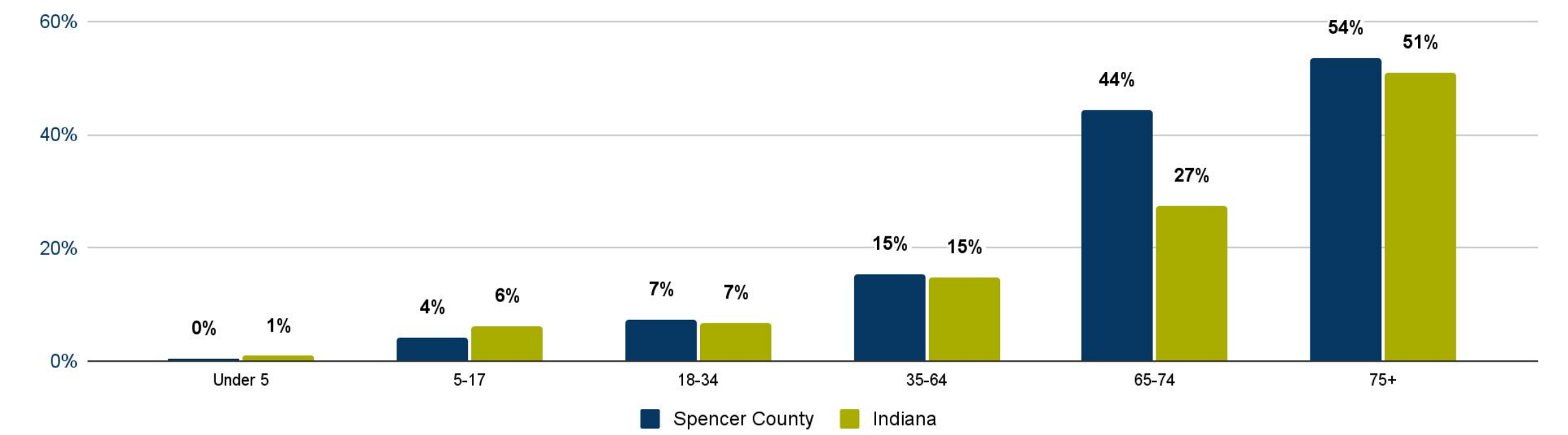


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 17% of people in Spencer County live with a disability. For people above 65, the share increases to 48%.

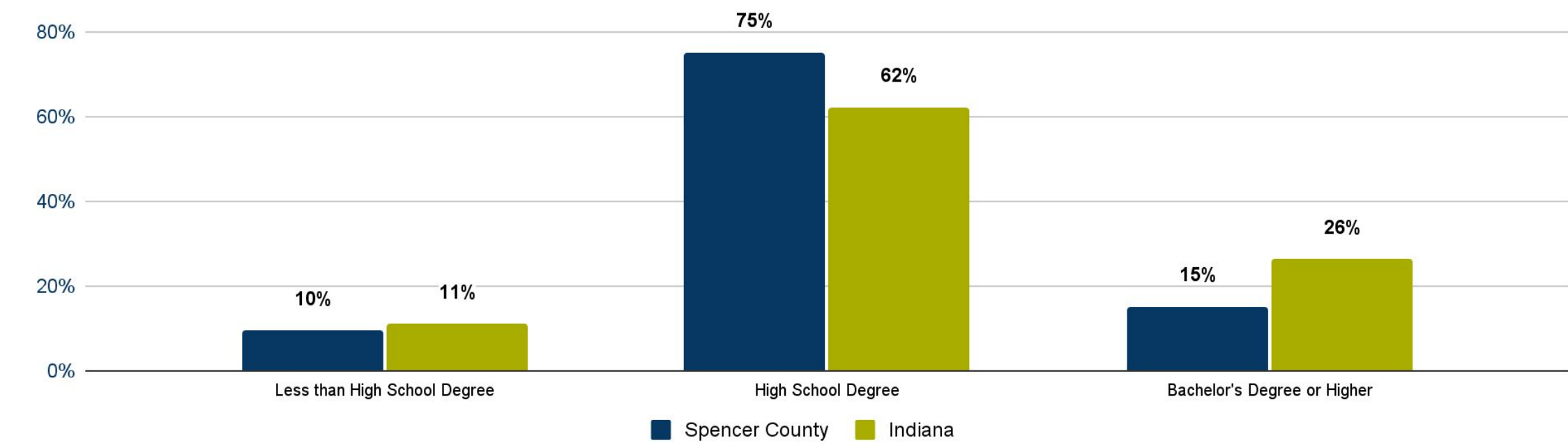
Share of the Population with a Disability by Age
Spencer County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Spencer County, 75% of the population has at least a high school degree and 15% of the population has at least a Bachelor's degree.

Educational Attainment
Spencer County, Indiana | 2019



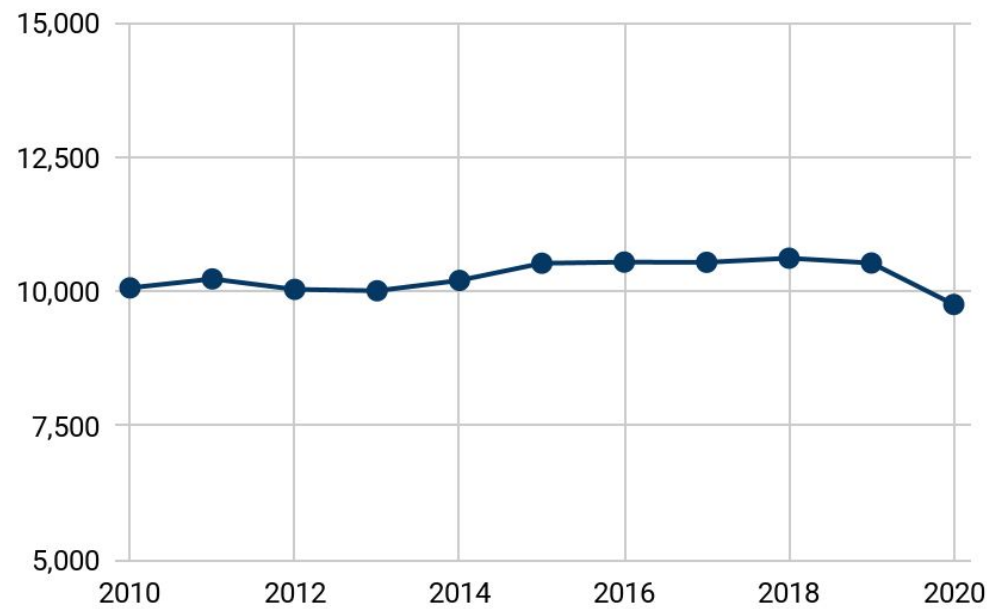
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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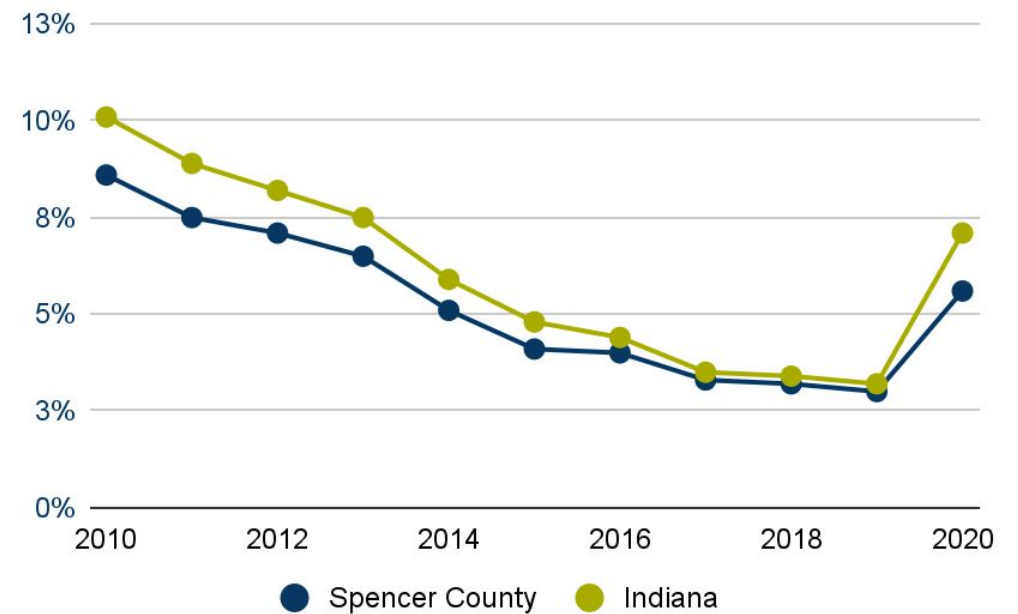
EMPLOYMENT BASE | There are currently 10,000 employed persons in Spencer County, down by 3% since 2010. The unemployment rate in 2020 was 5.60%, up 2.6 points from 2019.

Total Employment
Spencer County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Spencer County, Indiana | 2010-2019

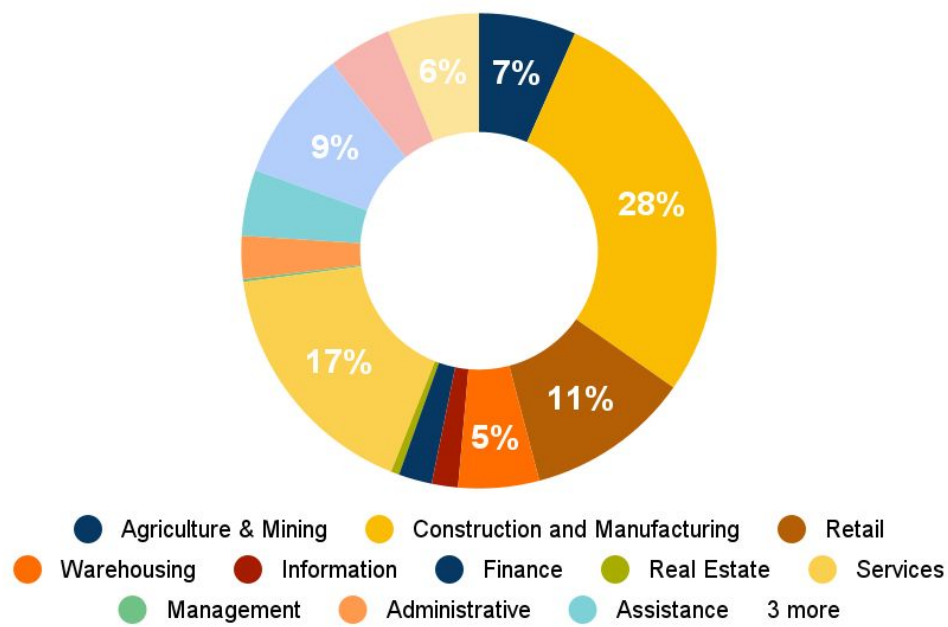


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Spencer County, accounting for 20% of all jobs, followed by Educational Services (9% of all jobs).

Total Jobs by All Industries
Spencer County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$39,901
- 2. Trade, transportation, and utilities | \$55,603
- 3. Goods-producing | \$53,963
- 4. Construction | \$42,440
- 5. Professional and business services | \$39,385

Source: BLS

Top 5 Employers

- 1. Holiday World-splashin' Safari (Santa Claus)
- 2. Ak Steel (Rockport)
- 3. St Meinrad School Of Theology (St Meinrad)
- 4. National Office Furn Santa Cls (Santa Claus)
- 5. Spencer Industries Inc (Dale)

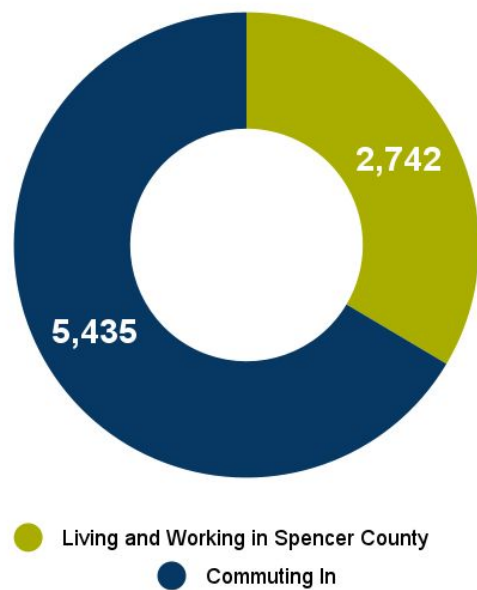
Source: BLS

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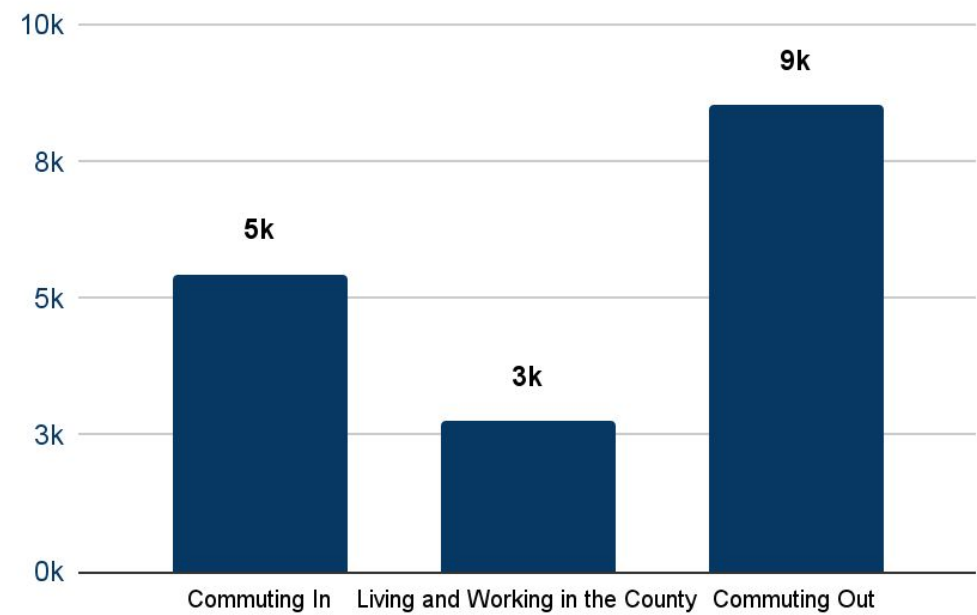
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Spencer County for their jobs, while 9,000 employees travel outside for their jobs.

Employment Inflow
Spencer County | 2018



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

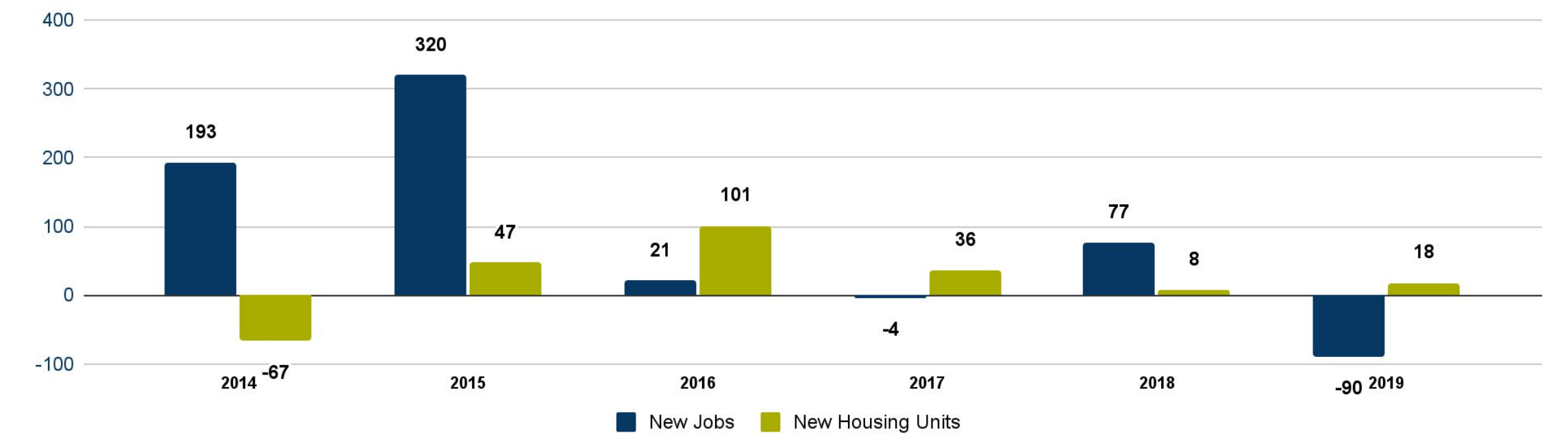
Commuting Patterns
Spencer County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 517 between 2014-2019 and 143, or 28 units for every 100 jobs created.

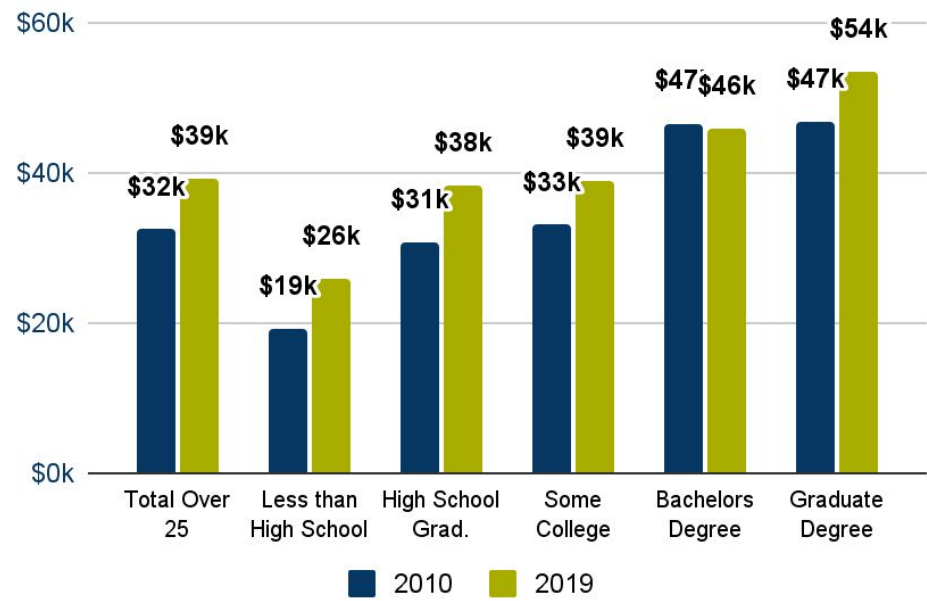
Job Growth and Housing Production Spencer County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

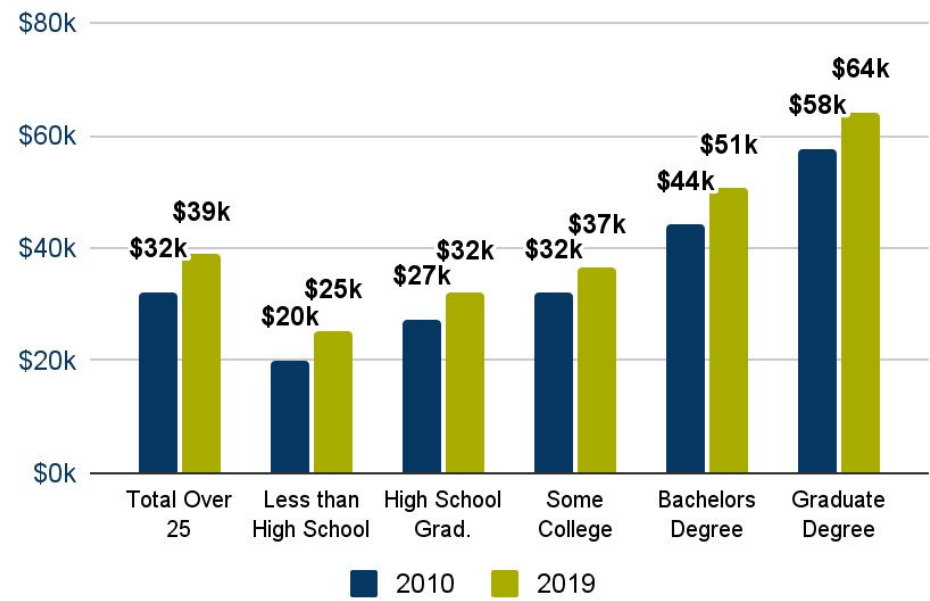
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 21% since 2010 for the total population and increased 24% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Spencer County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

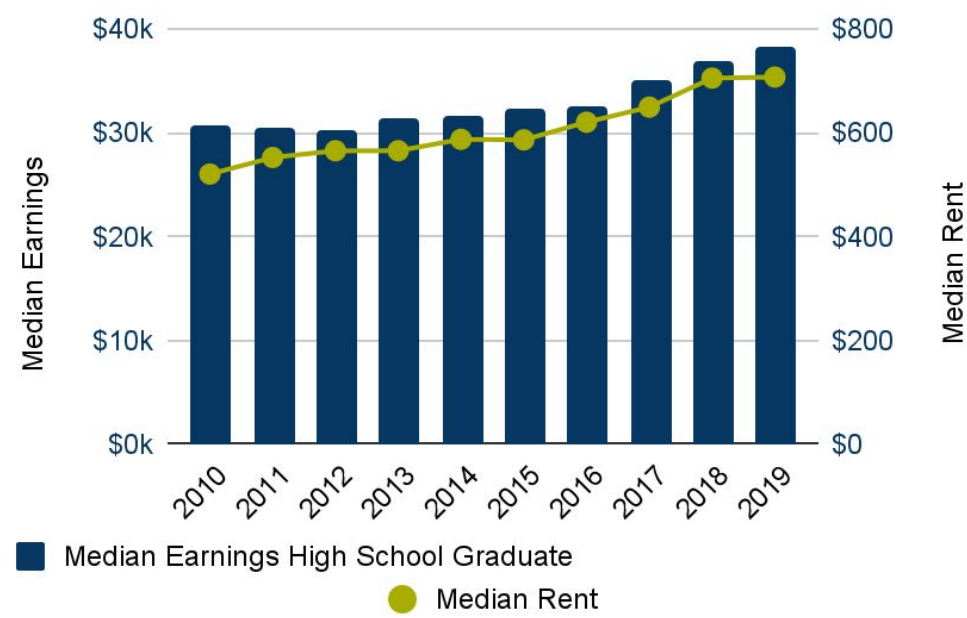
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 35.9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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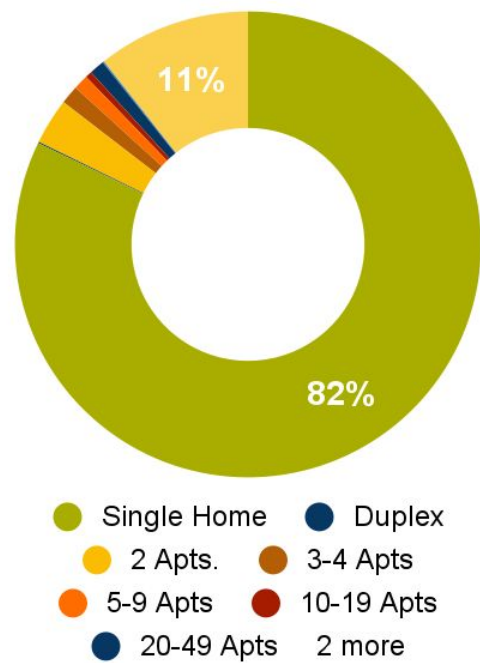
HOUSING TRENDS

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HOUSING TYPOLOGY | 82% of homes in Spencer County are single-family, while 7% are multifamily. The share of multifamily housing has increased by 22 homes since 2010.

Housing Typology

Spencer County | 2019



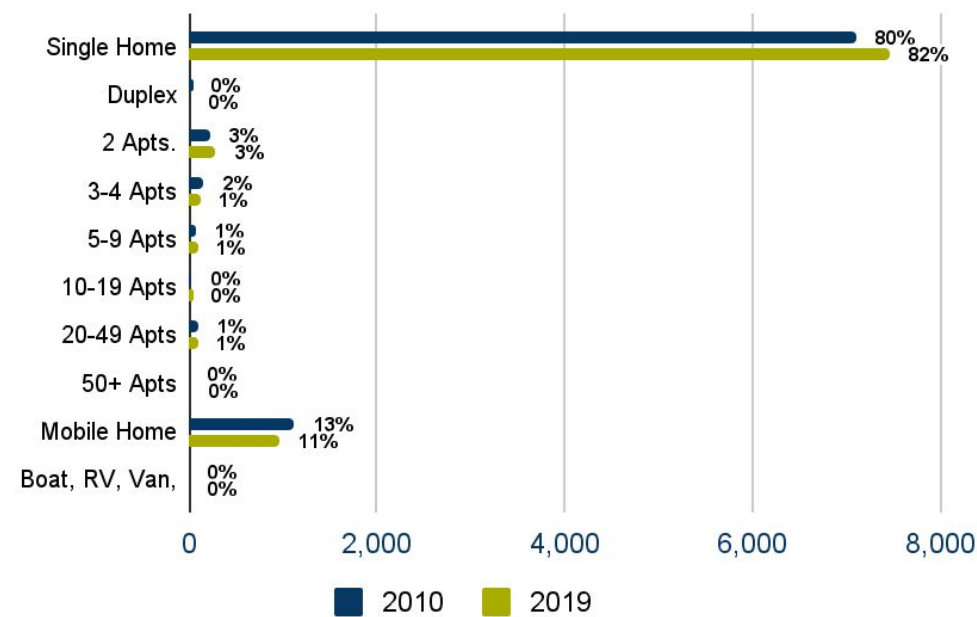
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Spencer County | 2010, 2019



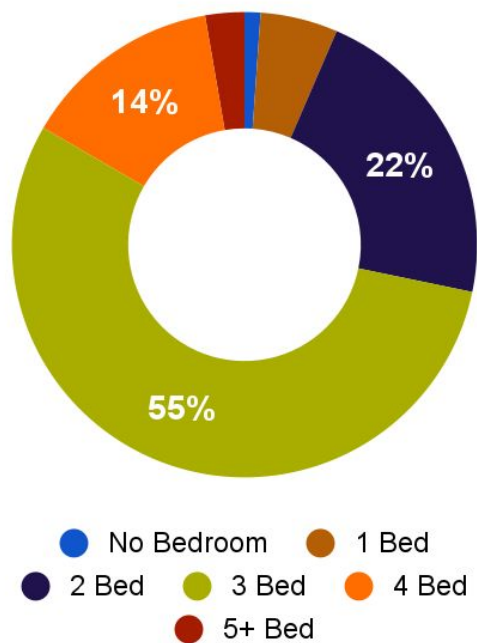
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Spencer County are 2.48, with 72% of units 3 bedroom or more.

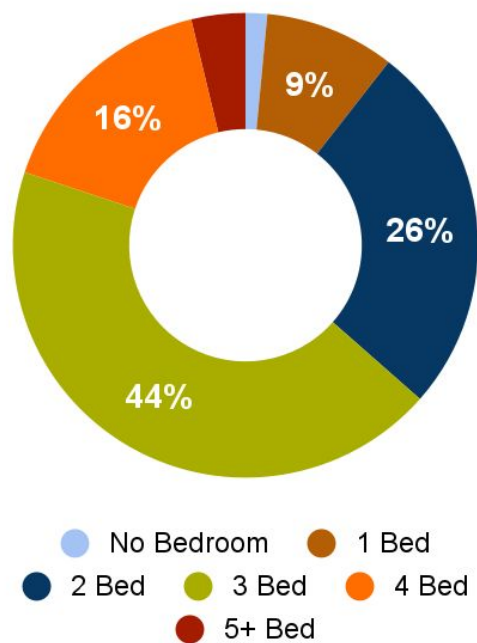
Housing Stock by Bedrooms

Spencer County | 2019



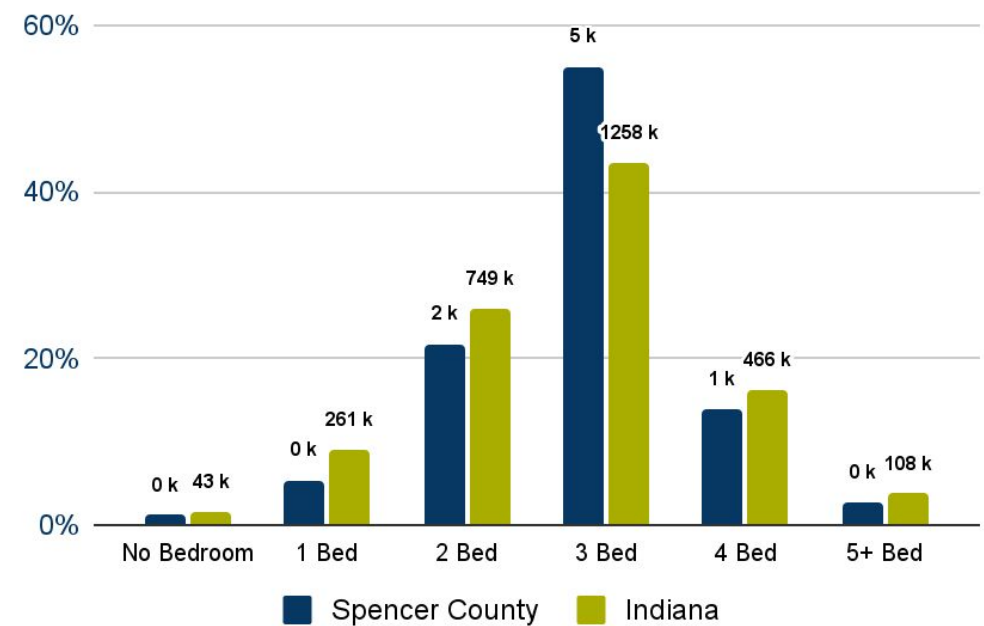
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

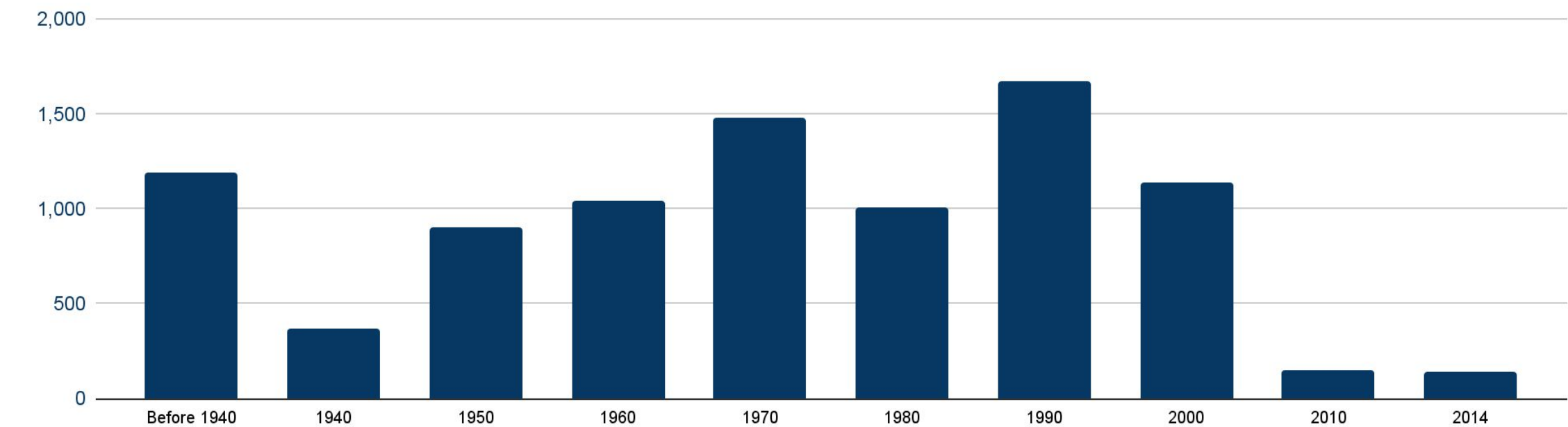
Spencer County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with most homes built in 2014.

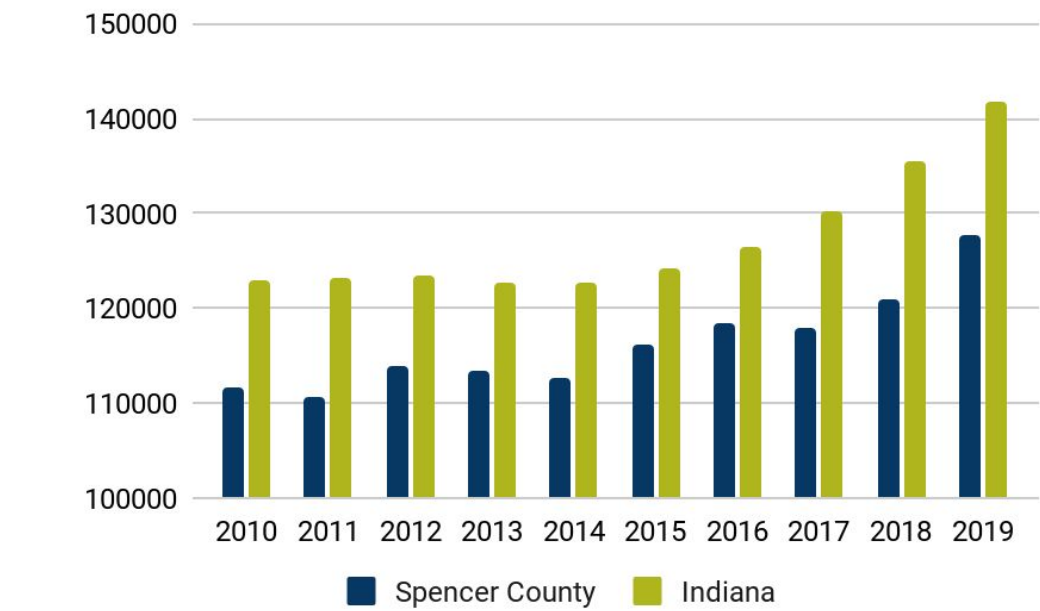
Homes by Year Built
Spencer County | 2019



Source: ACS 2010-2019 5-year estimates

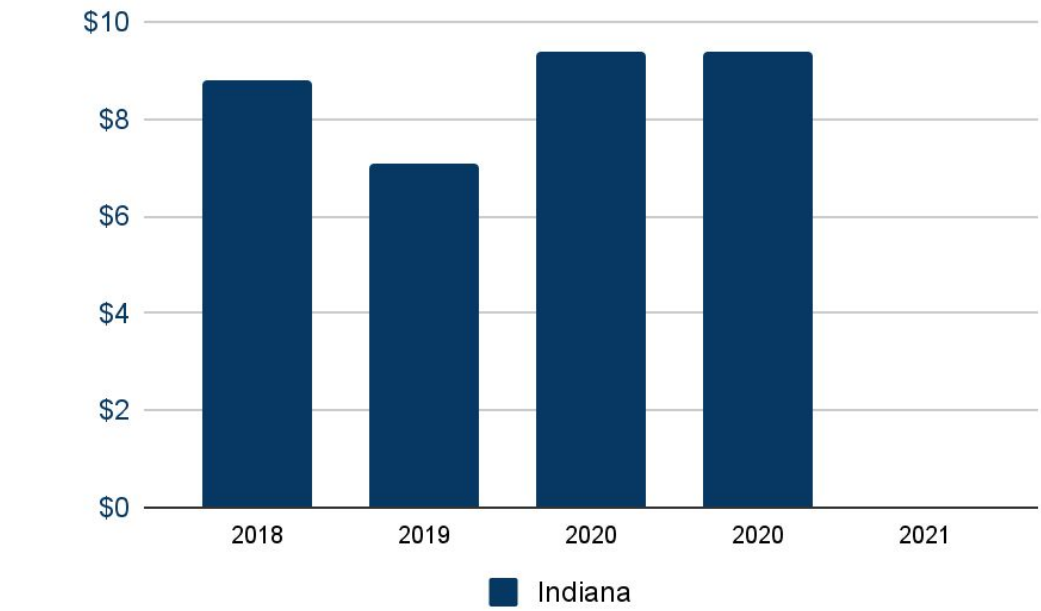
MEDIAN LISTING PRICE | Homes in Spencer County have a median listing price of \$127,700, compared to \$141,700 statewide. Home prices have increased by 14% since 2010.

Median Listing Price
Spencer County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

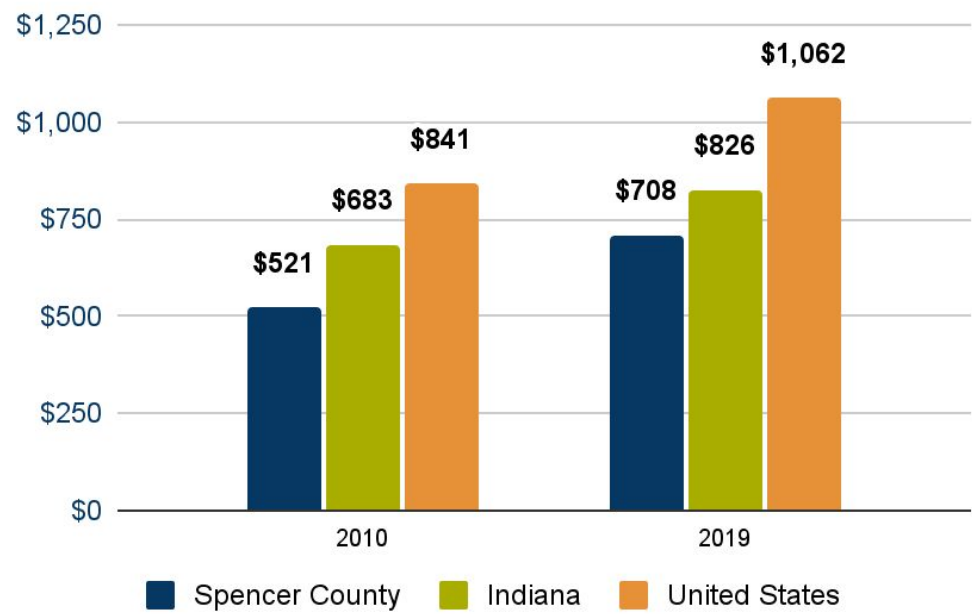


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 36% since 2010, with average rents at \$708.

Median Rent

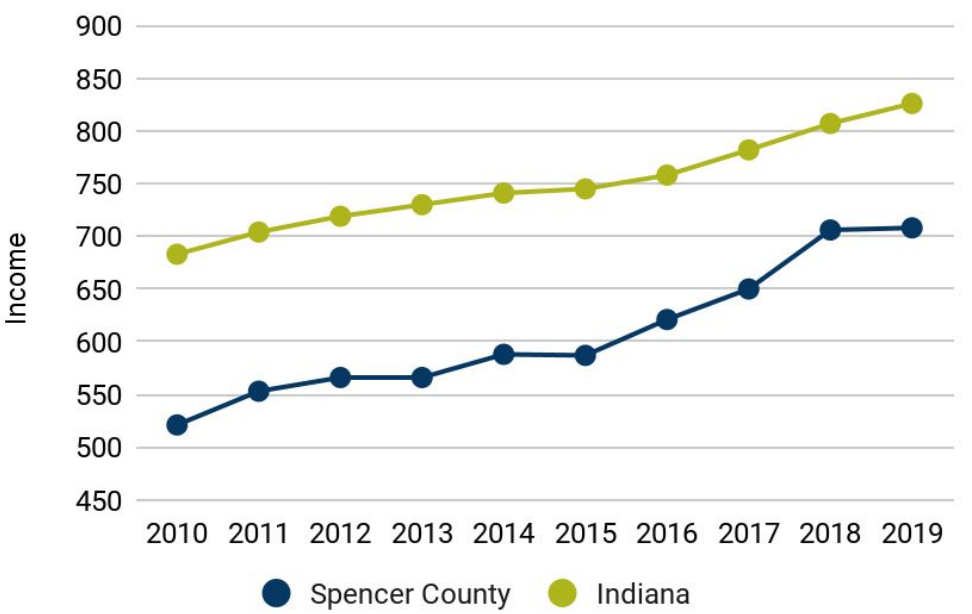
Spencer County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

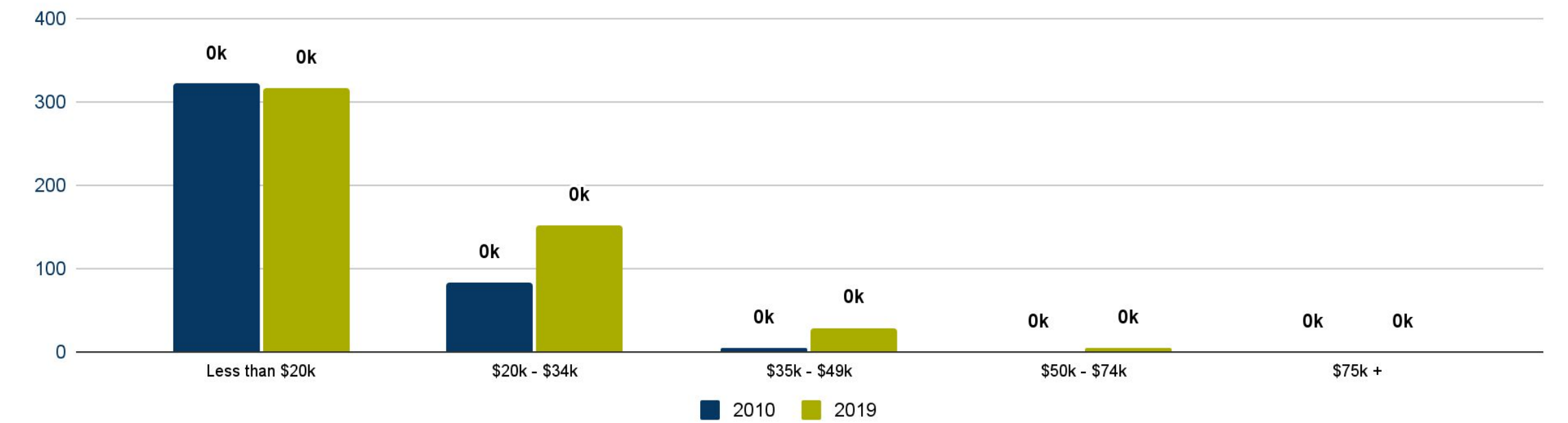
Spencer County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of households are housing cost burdened in Spencer County, up 5% since 2010. 45% of households earning below \$50,000 are housing cost burdened.

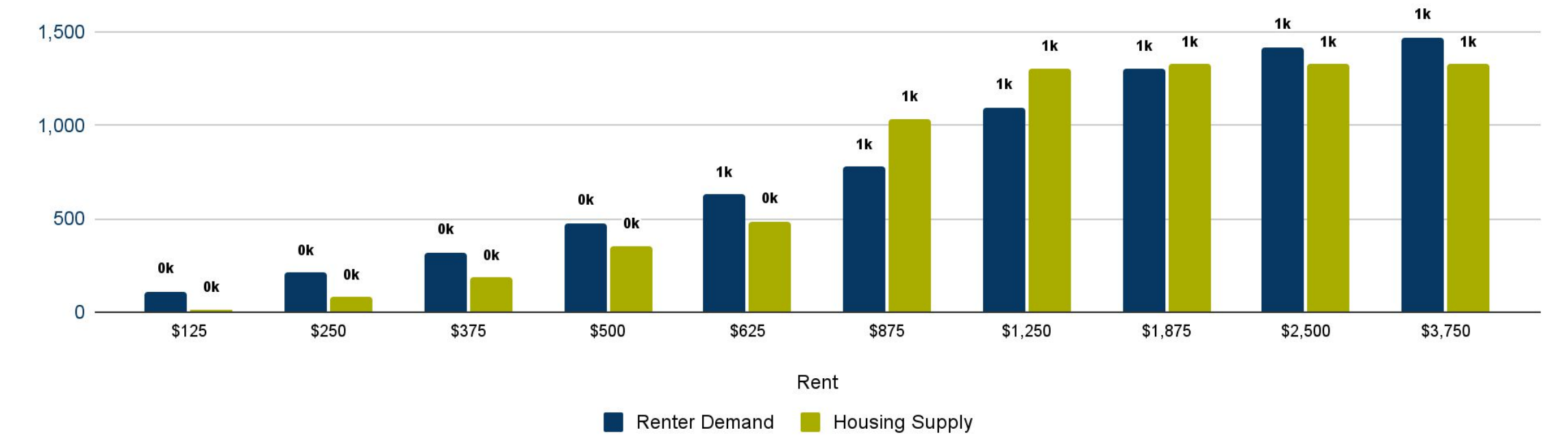
Renter Housing Cost Burden
Spencer County, Indiana | 2010 - 2019



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.

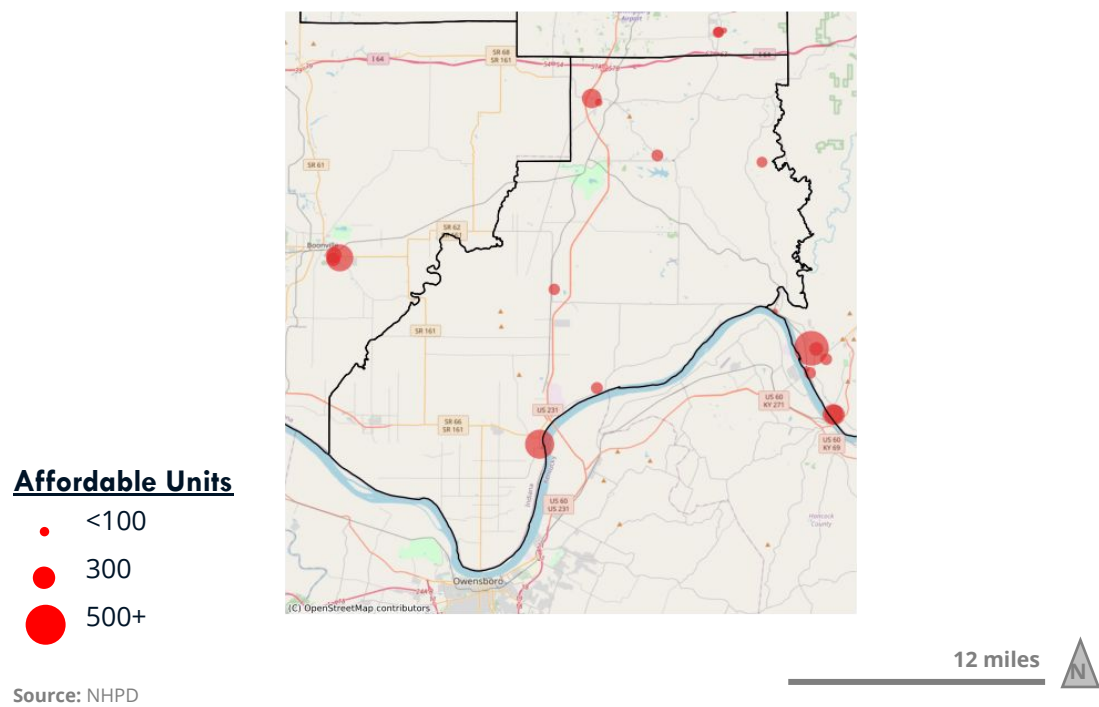
Cumulative Housing Gap
Spencer County, Indiana | 2010-2019



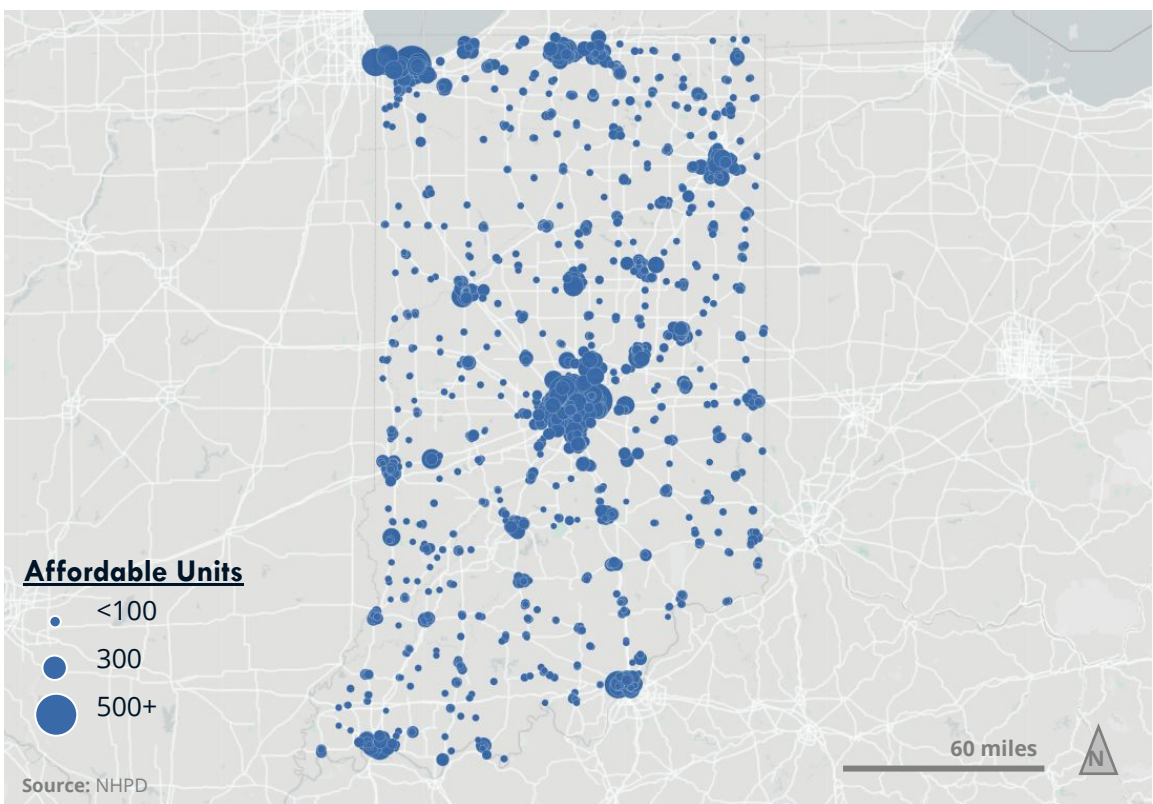
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory Spencer County | 2020



Affordable Housing Inventory State of Indiana | 2020

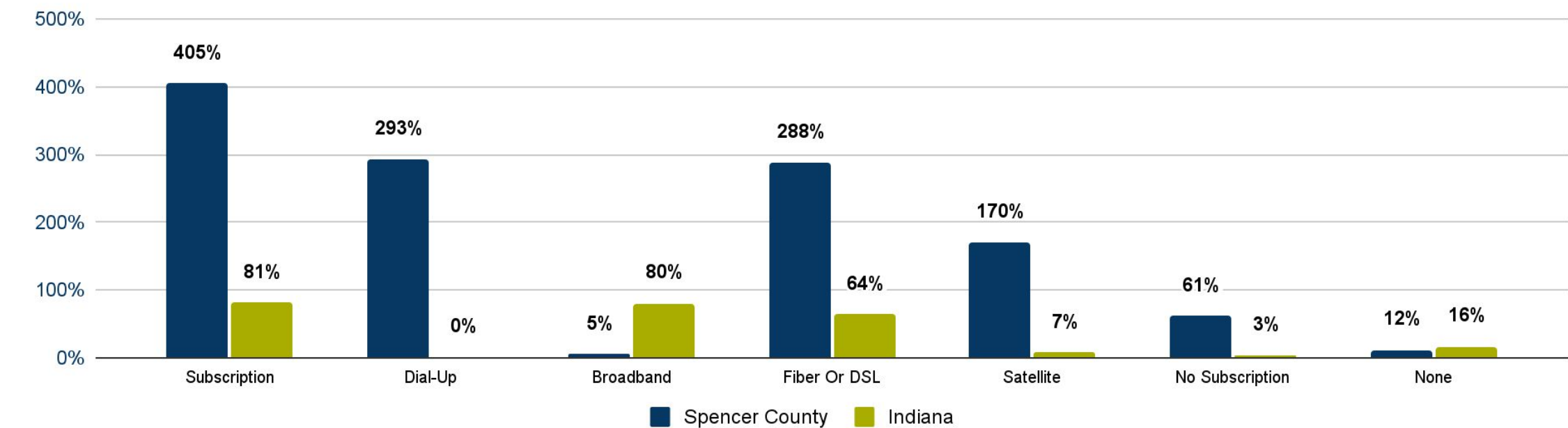


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HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access Spencer County | 2017-2020



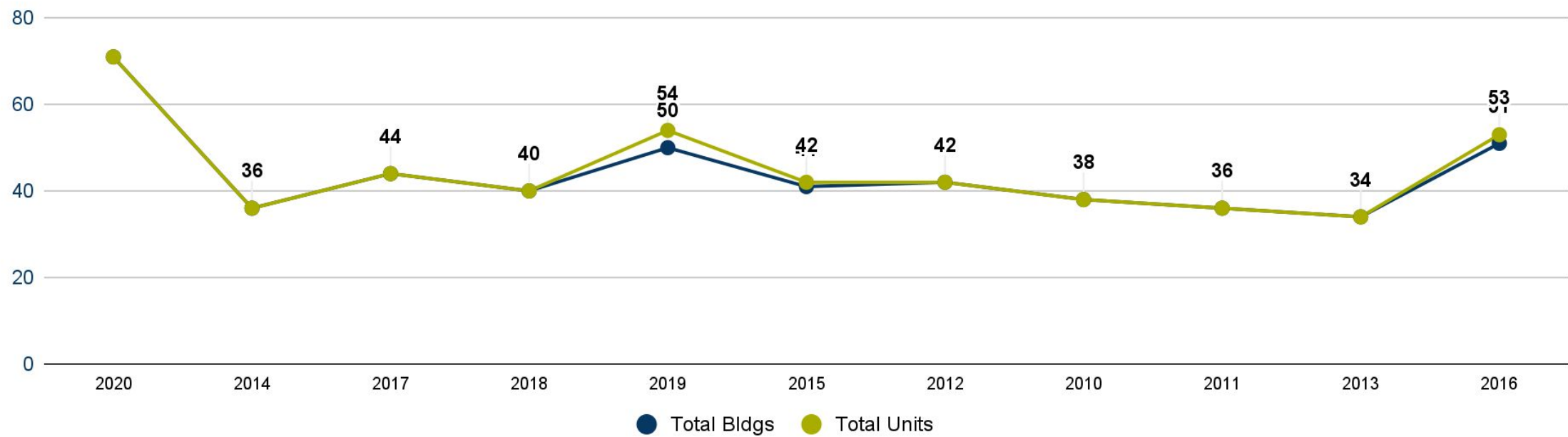
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 51 new housing starts in 2016 in Spencer County, with 483 total building permits authorized since 2020.

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



Source: St. Louis Fed.

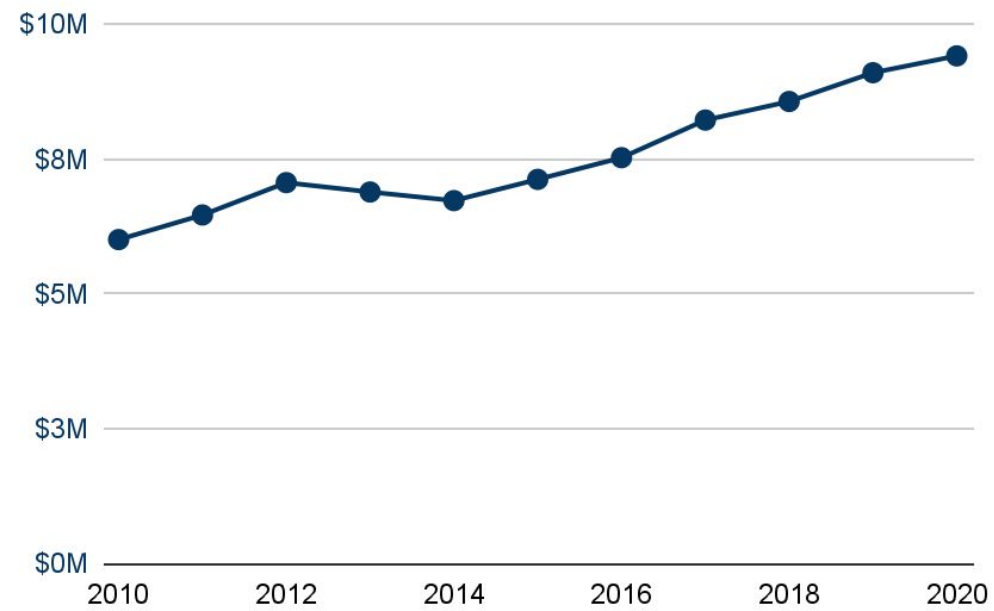
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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.