



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR FLOYD COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

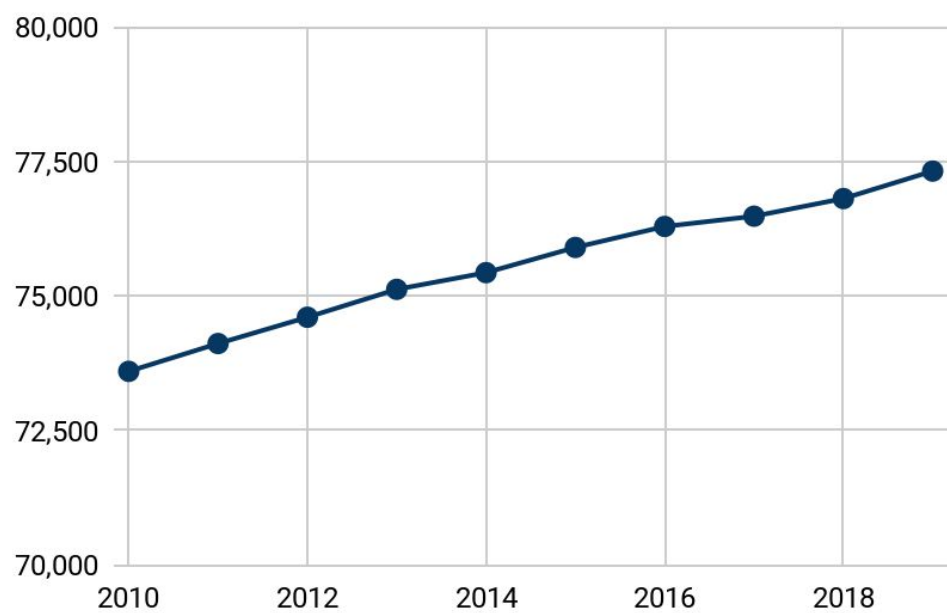
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

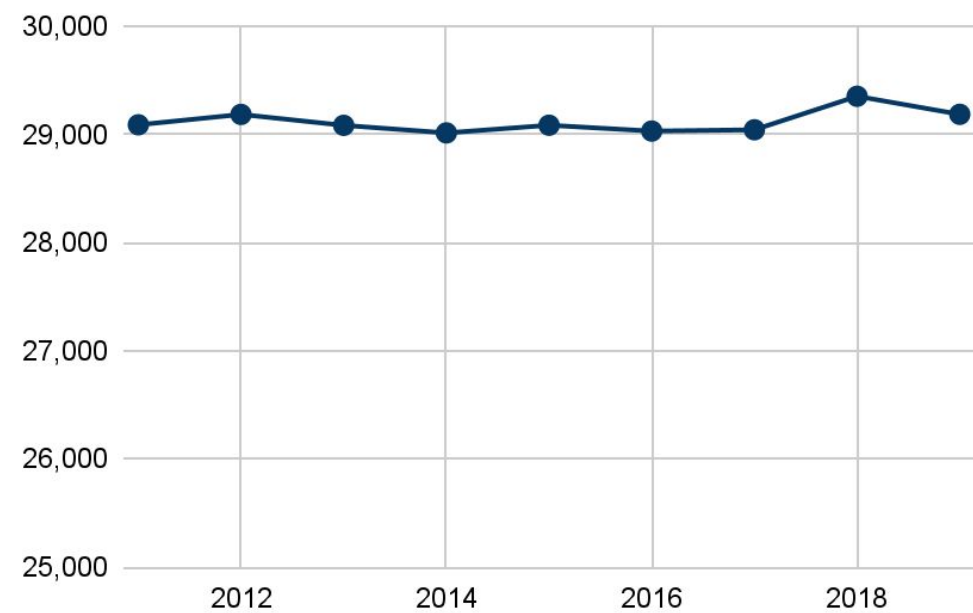
POPULATION | Floyd County's population has increased by 5.06% (4,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Floyd County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Floyd County | 2010-2019

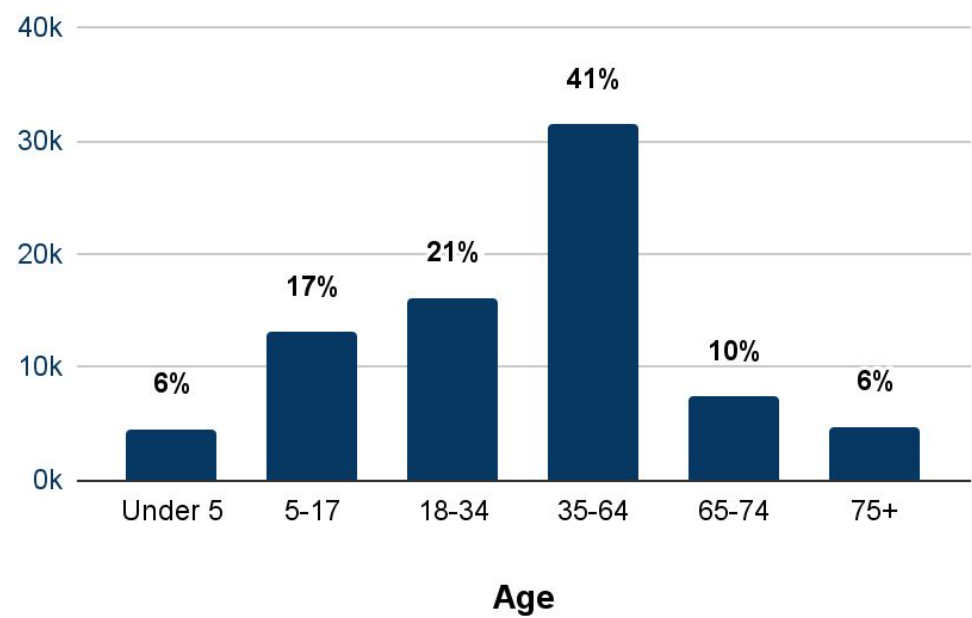


Source: FRED, U.S. Census Bureau

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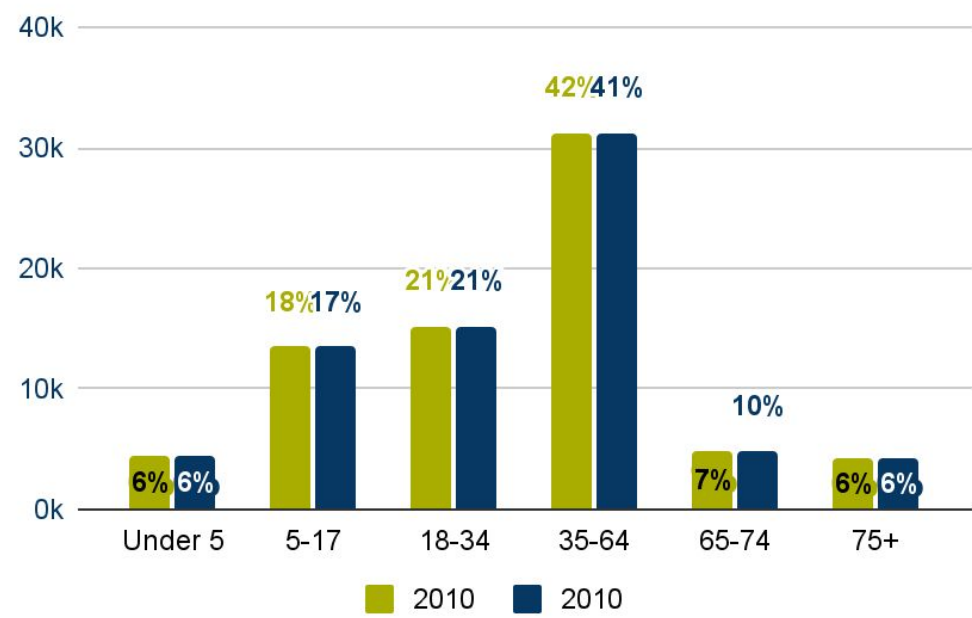
AGE | 16% of people in Floyd County are above the age of 65, while 23% are below 18.

Population by Age
Floyd County | 2019



Source: ACS 2019 5-year estimates

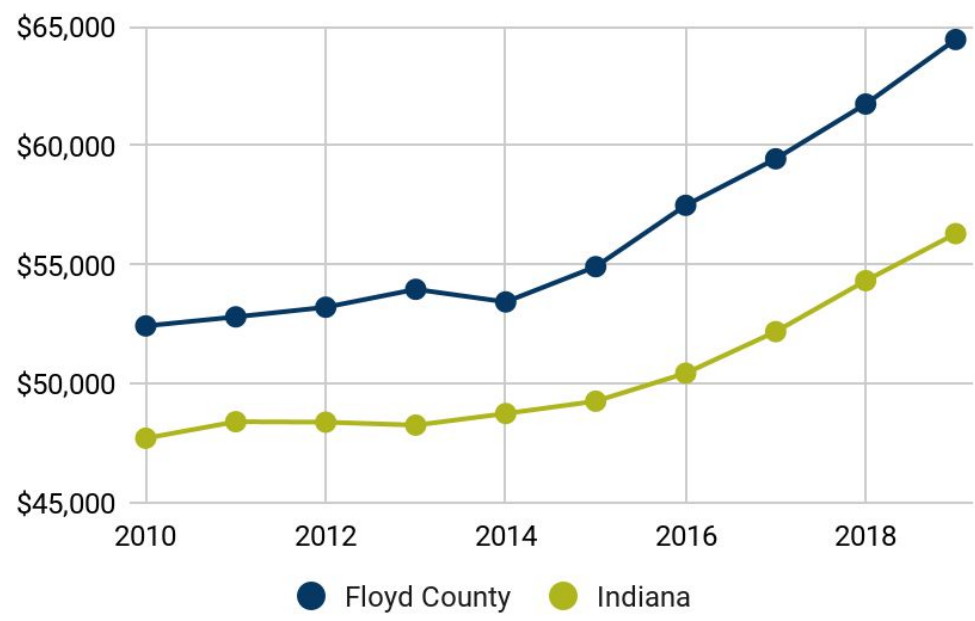
Change in Share of Population
Floyd County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

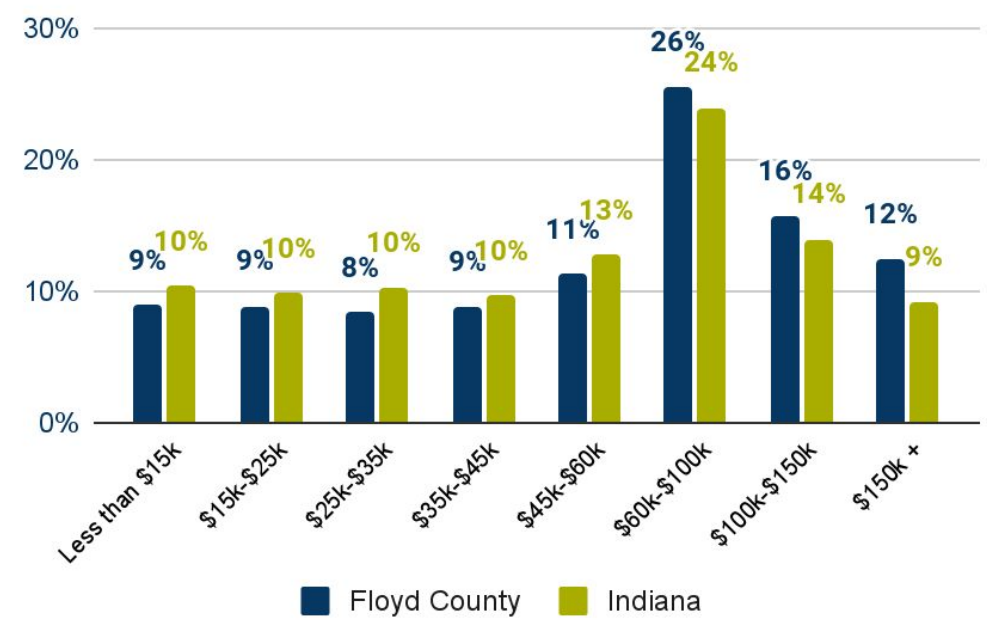
HOUSEHOLD INCOMES | Floyd County had a median income of \$64,468 in 2019, up 23% since 2010. 26% of households have incomes below \$35,000, while 28% have incomes above \$100,000.

Median Income
Floyd County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

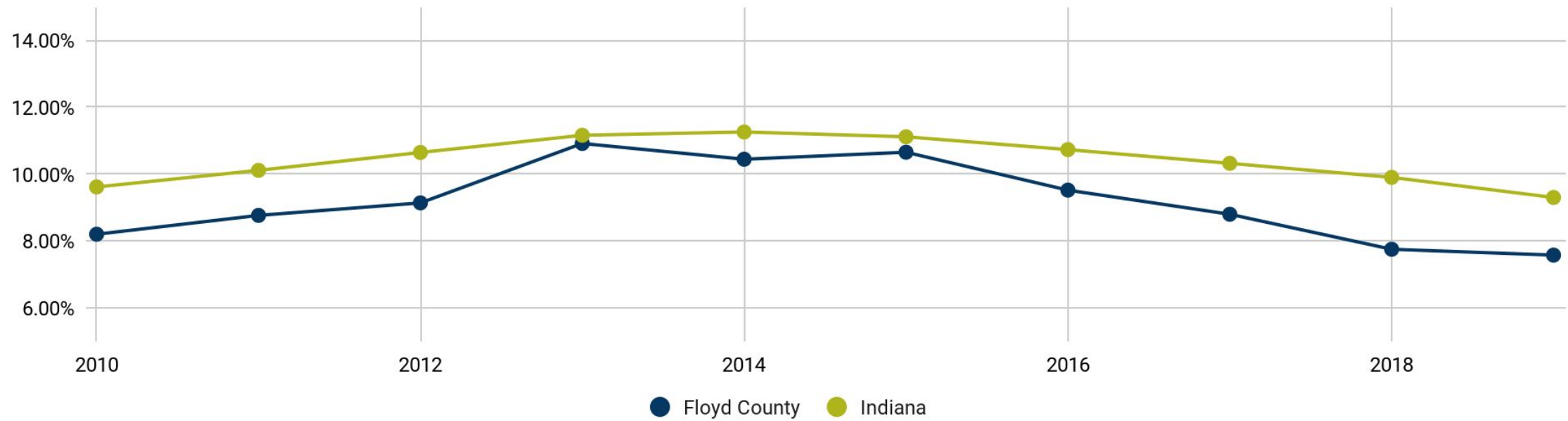
Household Income Distribution
Floyd County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.6% of families live in poverty conditions in Floyd County, down 0.6 points from 8.2% in 2010.

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

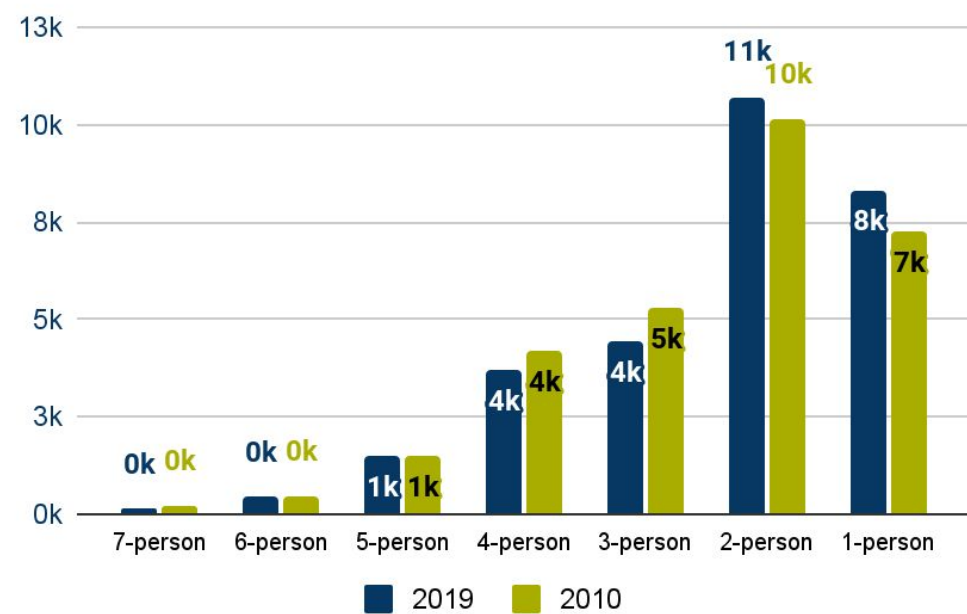


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

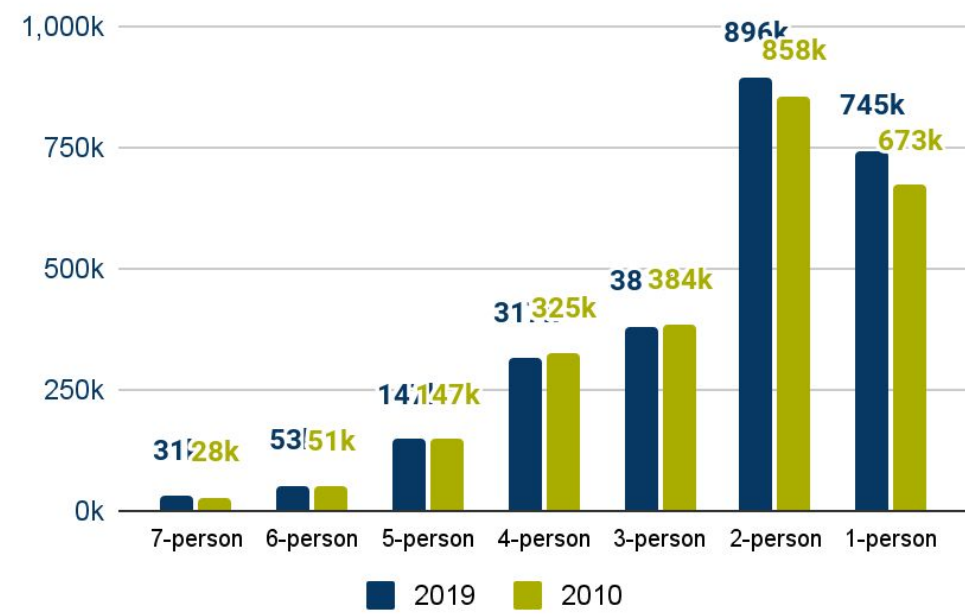
HOUSEHOLD SIZE | The average household size is 2.6, compared to 2.52 statewide. The Floyd County average household has grown by 0.1 persons since 2010.

Household Size
Floyd County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

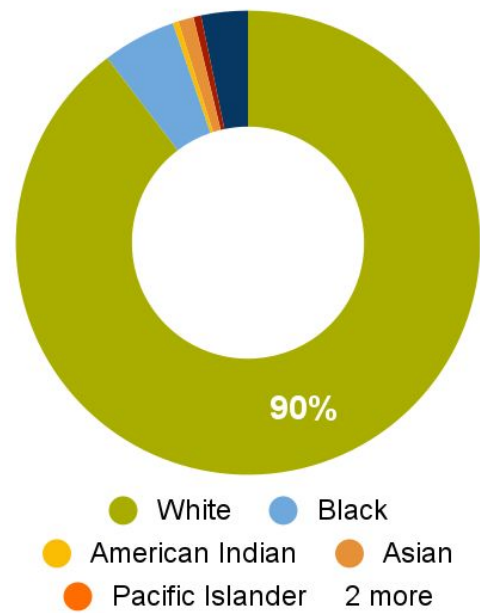
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Floyd County is 90% white, 5% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Floyd County | 2019



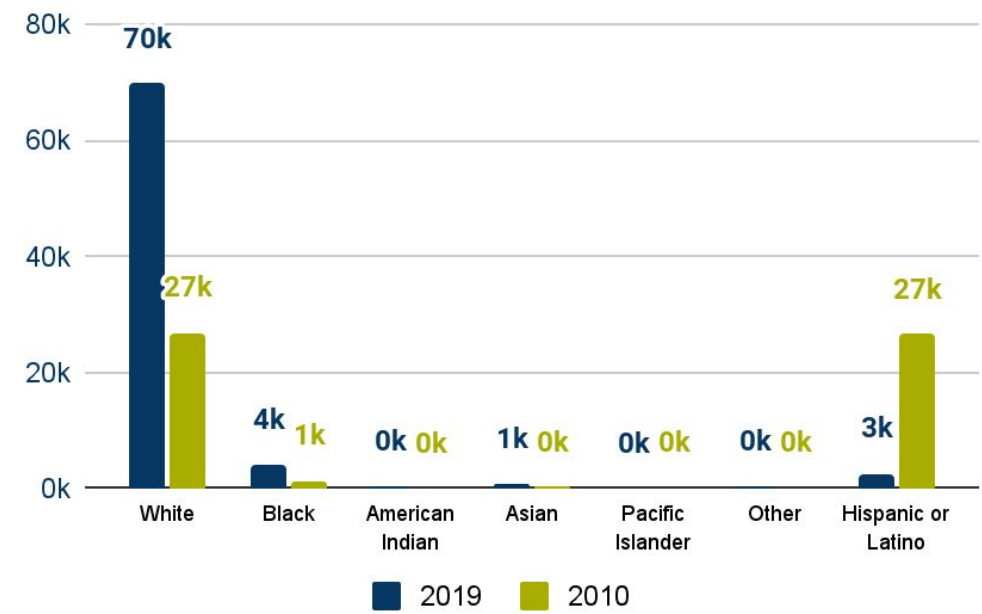
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Floyd County | 2010, 2019



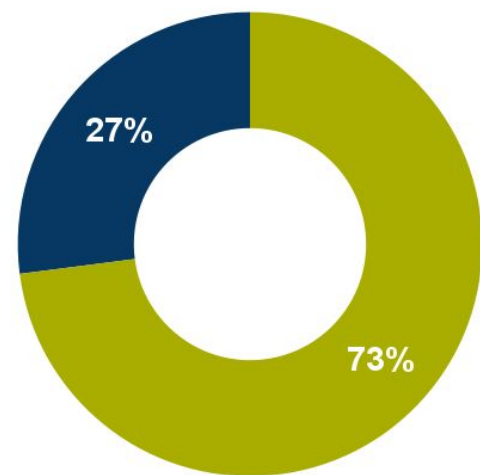
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 27% of households (7,894 households) in Floyd County were renters, while 73% are (21,295 households) owner households. The share of renters has increased by 0% since 2010.

Housing Tenure

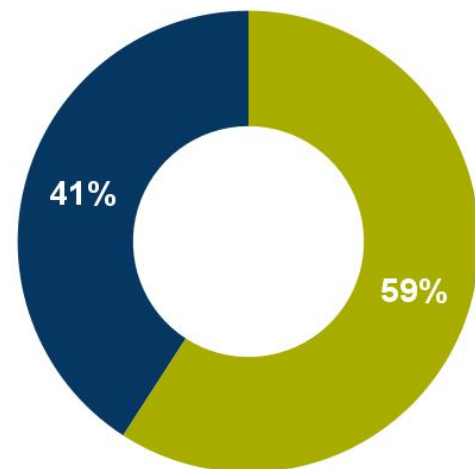
Floyd County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

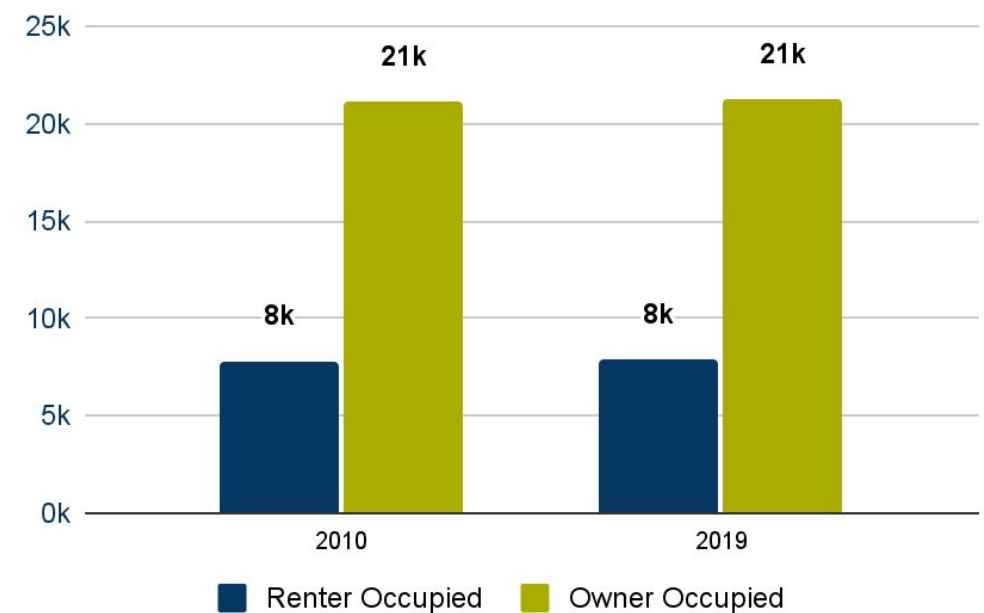
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Floyd County | 2010-2019



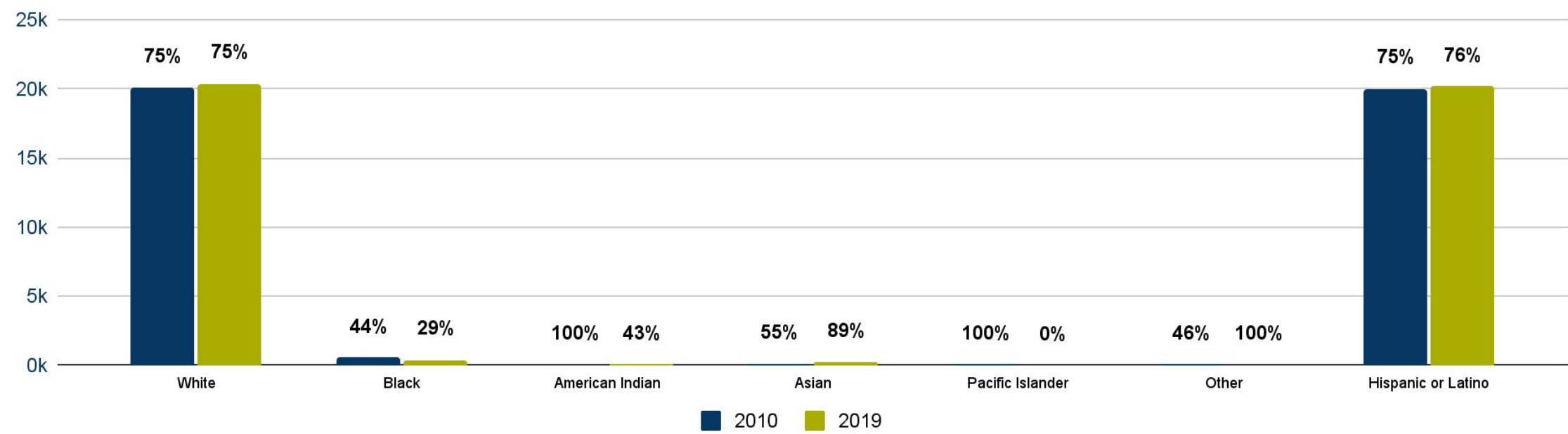
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 73%, among non-Hispanic White households' homeownership is 75%, 29% for Black households, and 76% for Hispanic or Latino households.

Homeownership by Race
Floyd County | 2010, 2019

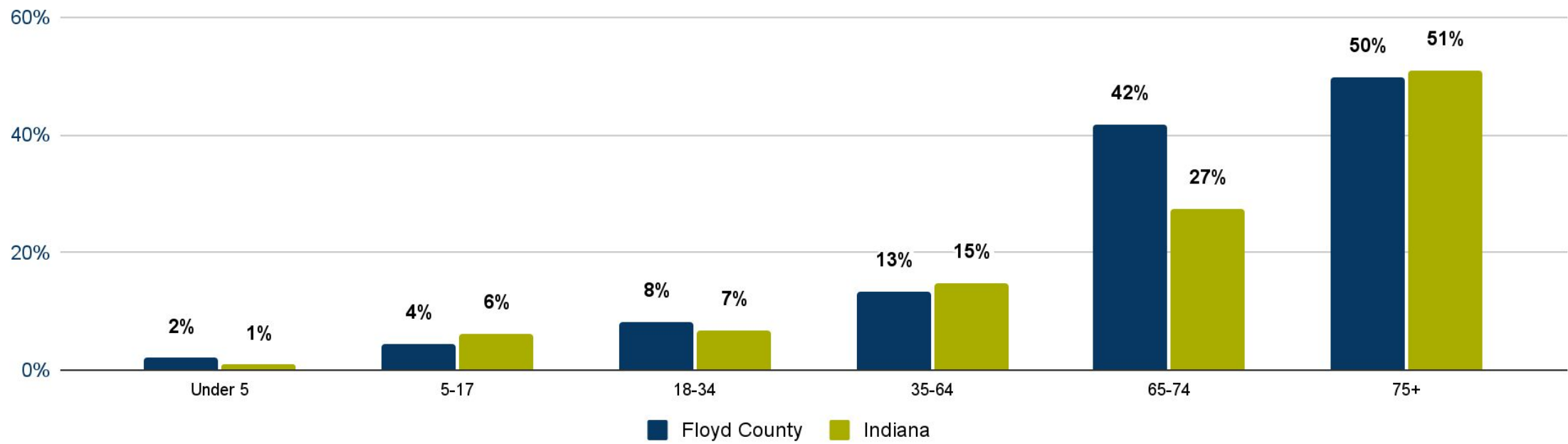


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 15% of people in Floyd County live with a disability. For people above 65, the share increases to 45%.

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

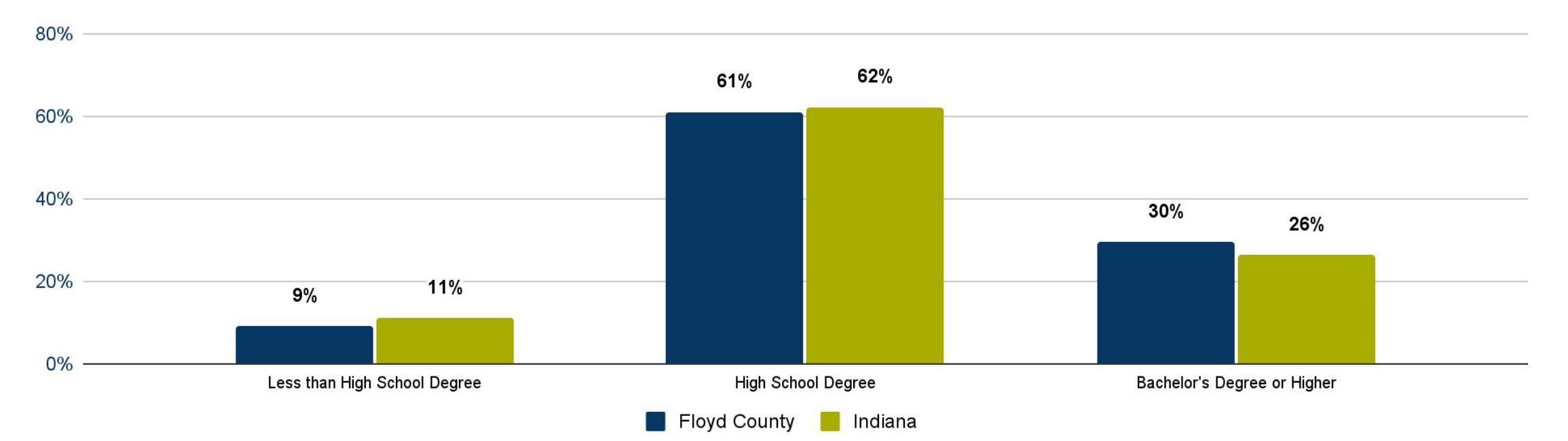


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EDUCATIONAL ATTAINMENT | In Floyd County, 61% of the population has at least a high school degree and 30% of the population has at least a Bachelor’s degree.

Educational Attainment
Floyd County, Indiana | 2019



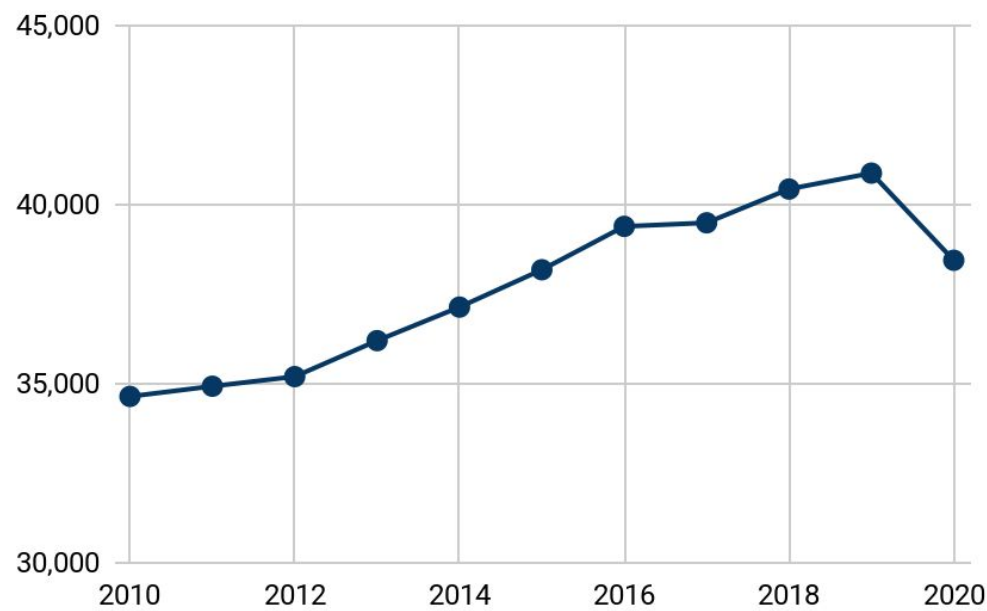
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

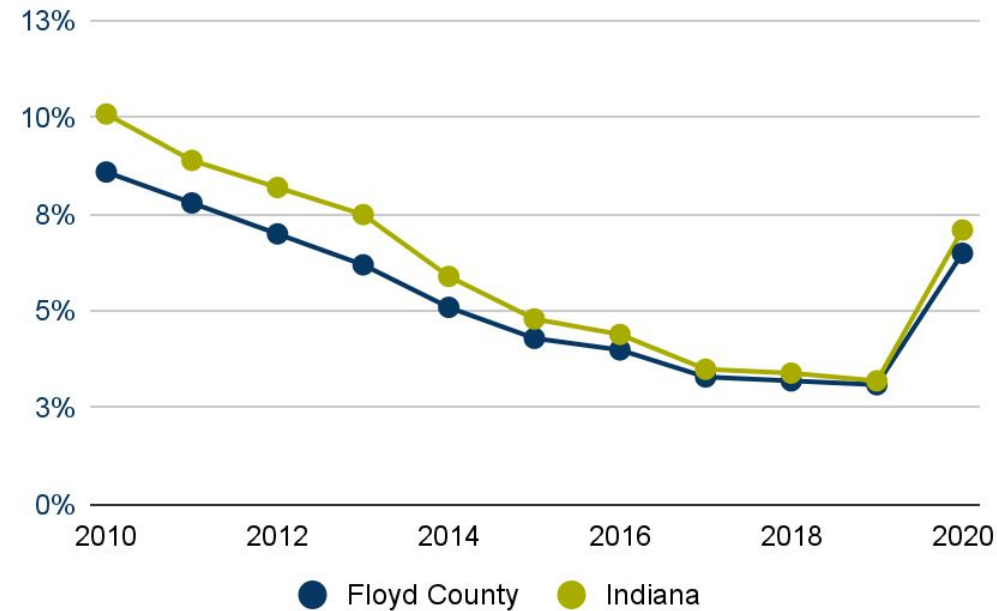
EMPLOYMENT BASE | There are currently 38,000 employed persons in Floyd County, up by 11% since 2010. The unemployment rate in 2020 was 6.50%, up 3.4 points from 2019.

Total Employment
Floyd County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Floyd County, Indiana | 2010-2019

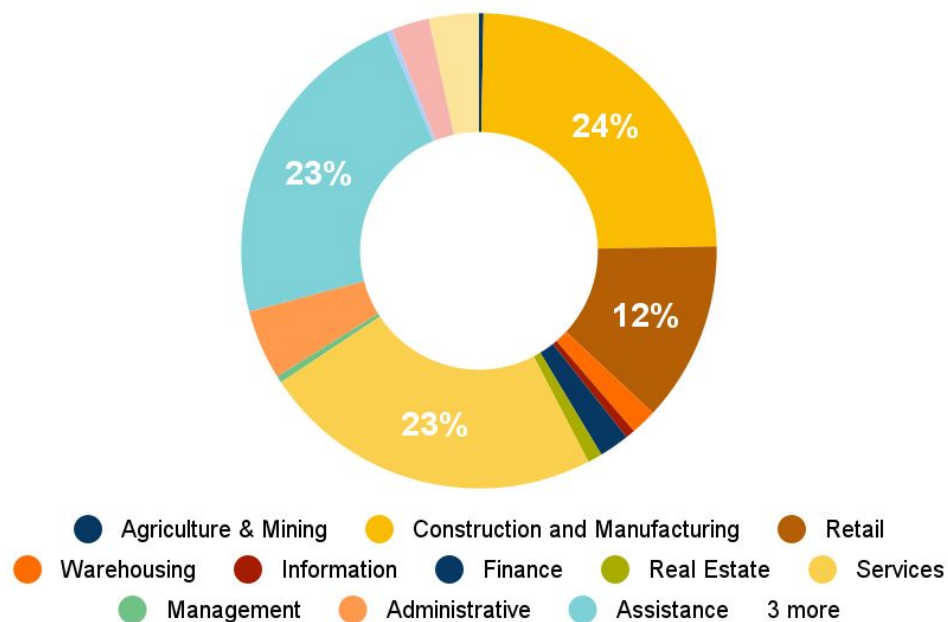


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Floyd County, accounting for 23% of all jobs, followed by Manufacturing (18% of all jobs).

Total Jobs by All Industries
Floyd County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$41,928
- 2. Goods-producing | \$58,773
- 3. Professional and business services | \$46,843
- 4. Trade, transportation, and utilities | \$38,269
- 5. Education and health services | \$47,964

Source: BLS

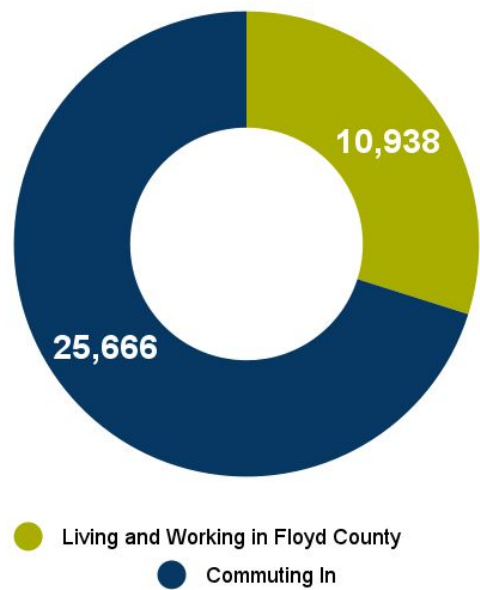
Top 5 Employers

- 1. Baptist Health Floyd (New Albany)
- 2. Nyx New Albany (New Albany)
- 3. Indiana University Southeast (New Albany)
- 4. Samtec Inc (New Albany)
- 5. Hitachi Cable America Inc (New Albany)

Source: BLS

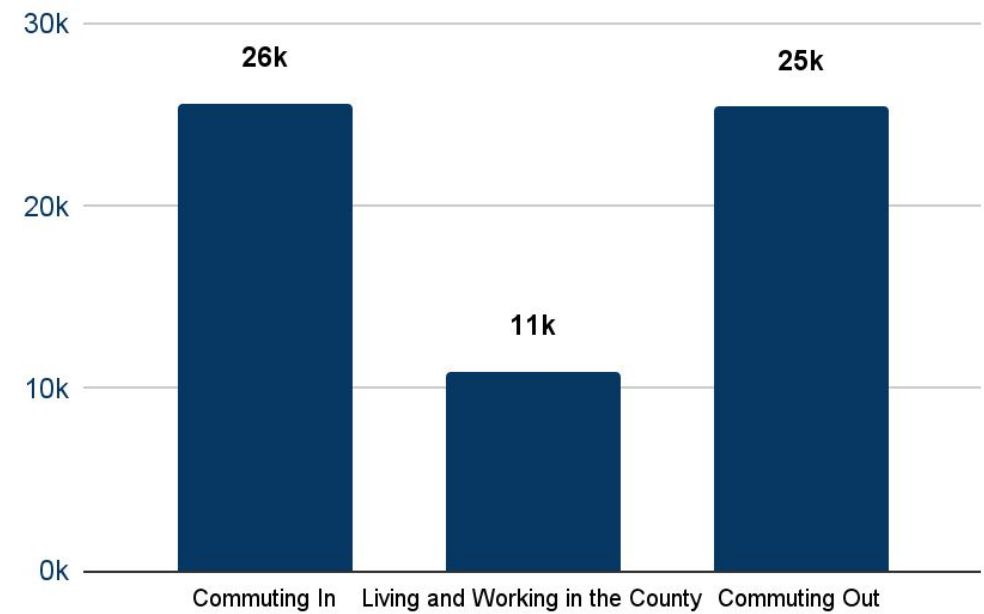
COMMUTER INFLOW / OUTFLOW | 26,000 commuters come into Floyd County for their jobs, while 25,000 employees travel outside for their jobs.

Employment Inflow
Floyd County | 2018



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

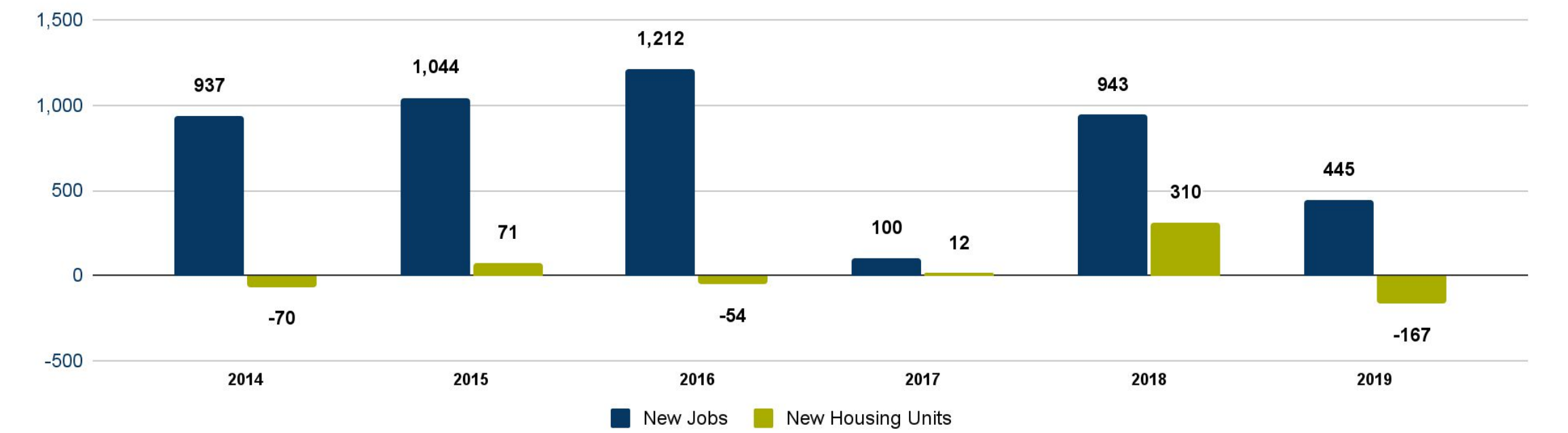
Commuting Patterns
Floyd County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 4681 between 2014-2019 and 102, or 2 units for every 100 jobs created.

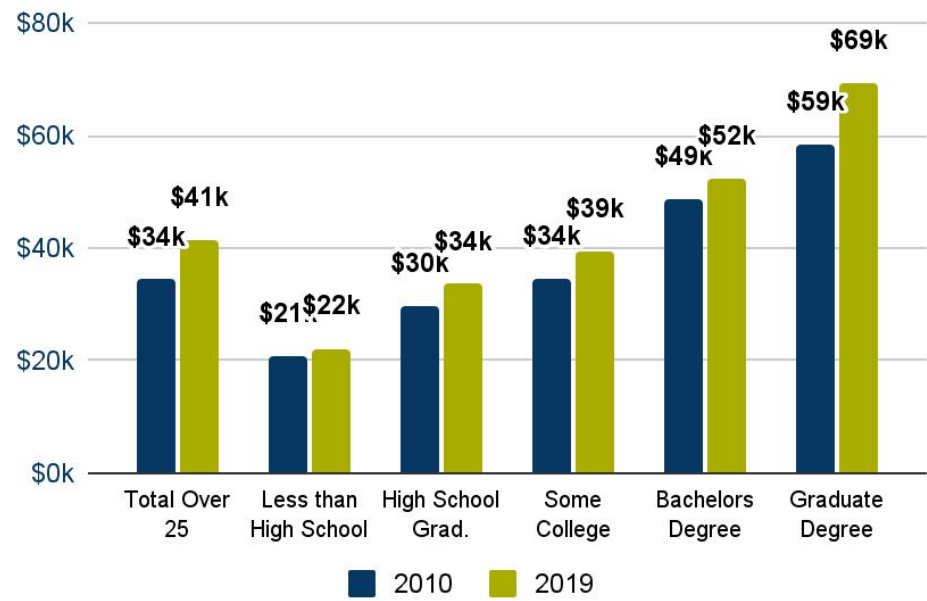
Job Growth and Housing Production
Floyd County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

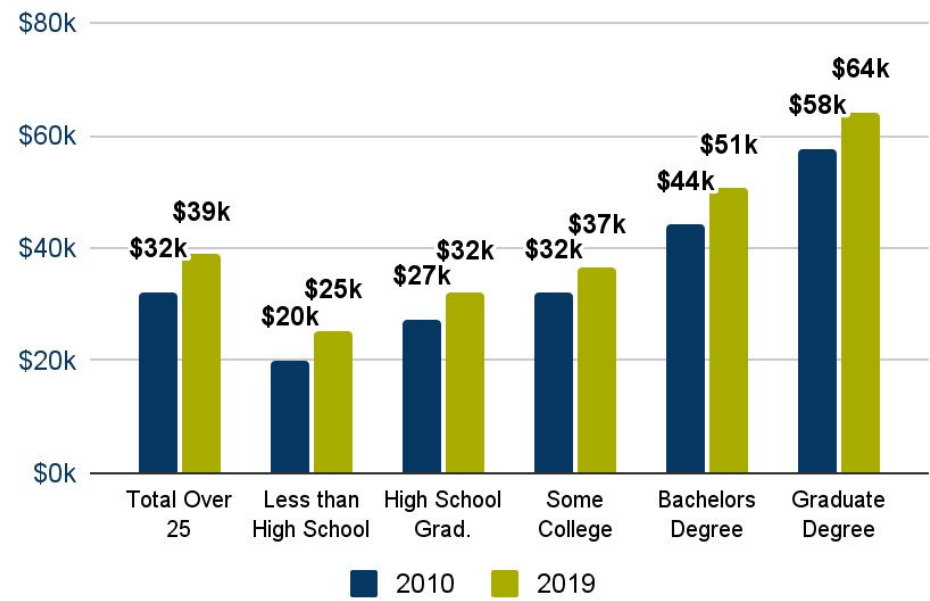
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 20% since 2010 for the total population and increased 13% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Floyd County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

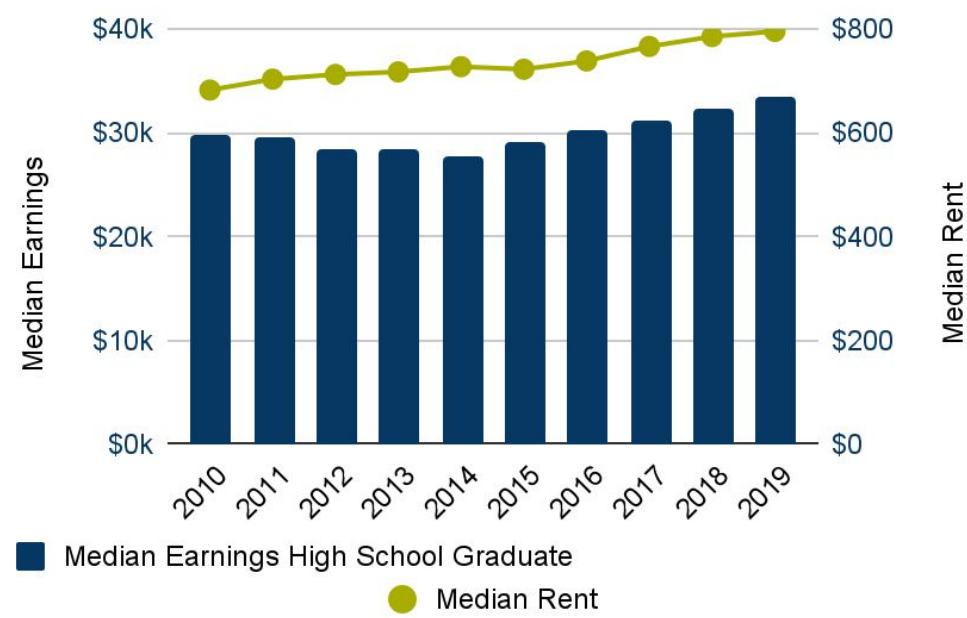
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

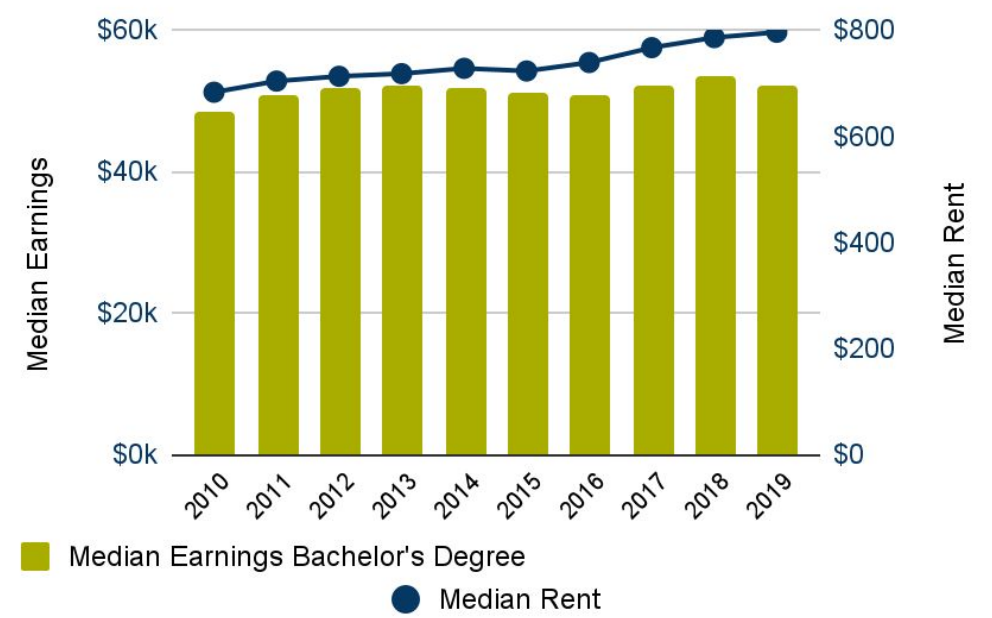
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 16.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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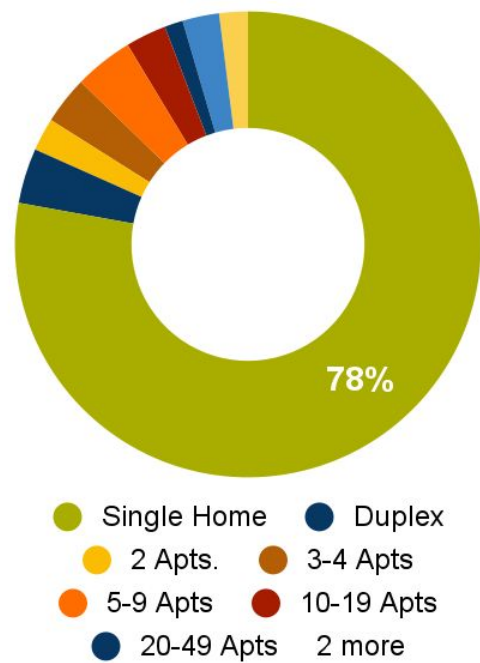
HOUSING TRENDS

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HOUSING TYPOLOGY | 78% of homes in Floyd County are single-family, while 20% are multifamily. The share of multifamily housing has decreased by 134 homes since 2010.

Housing Typology

Floyd County | 2019



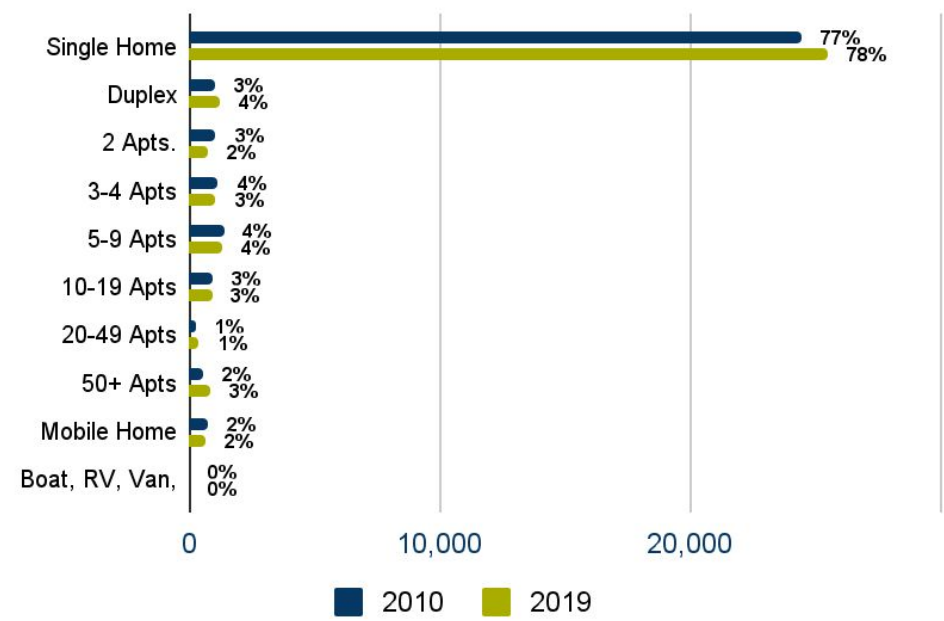
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Floyd County | 2010, 2019

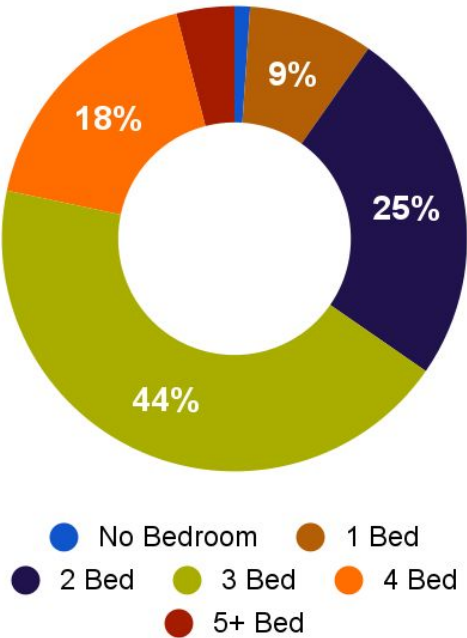


Source: ACS 2010-2019 5-year estimates

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

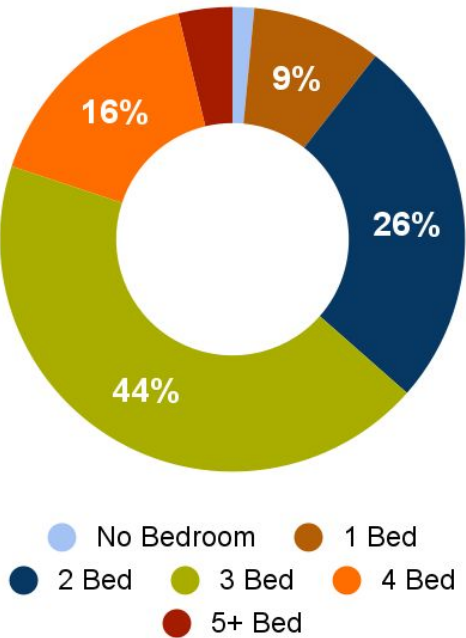
Housing Stock by Bedrooms

Floyd County | 2019



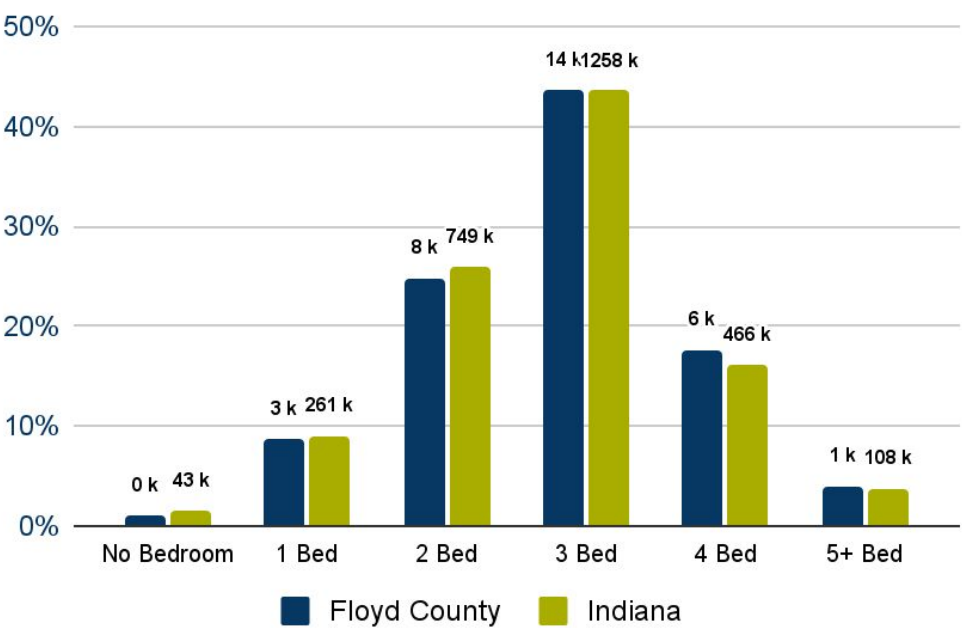
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

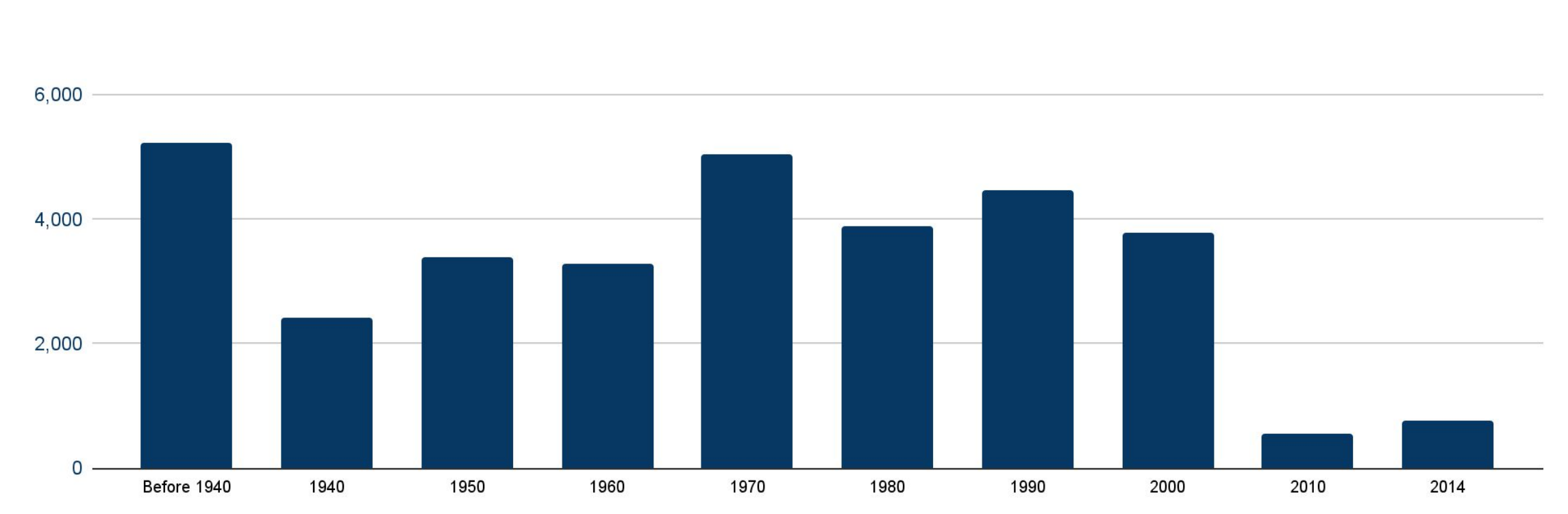
Floyd County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

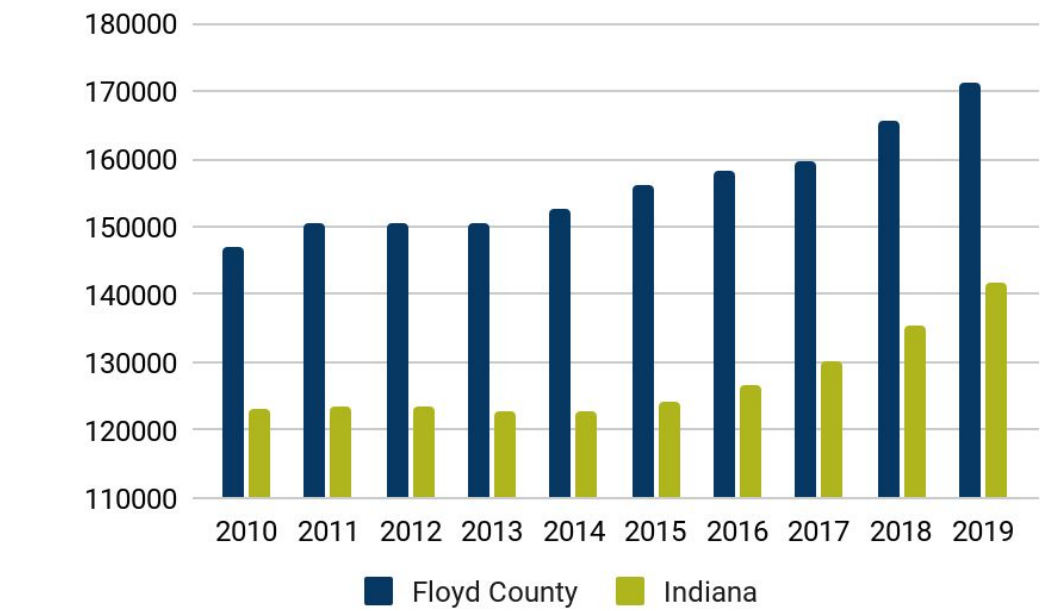
Homes by Year Built
Floyd County | 2019



Source: ACS 2010-2019 5-year estimates

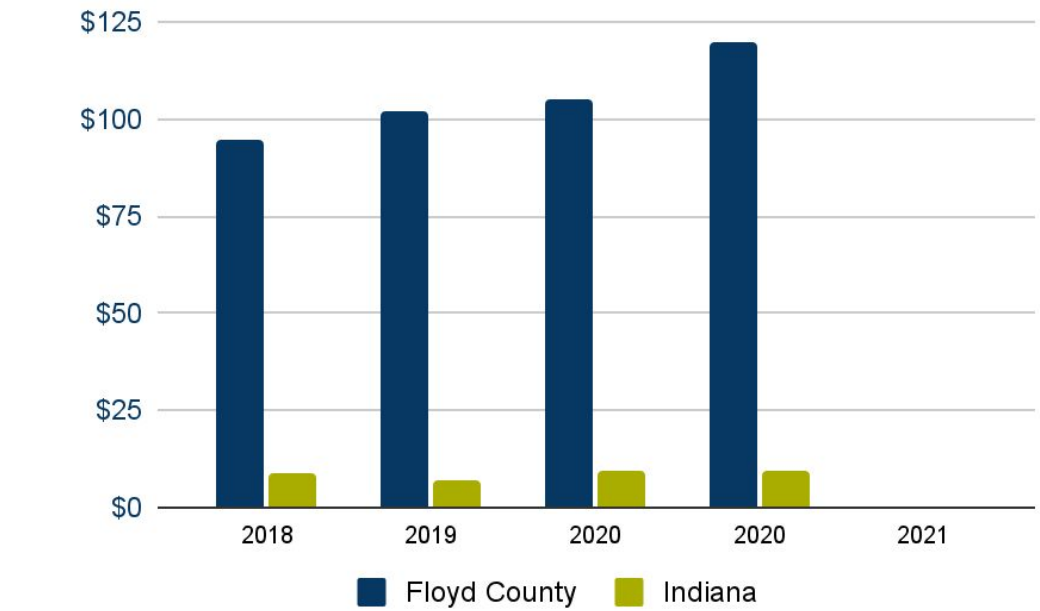
MEDIAN LISTING PRICE | Homes in Floyd County have a median listing price of \$171,400, compared to \$141,700 statewide. Home prices have increased by 17% since 2010.

Median Listing Price
Floyd County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

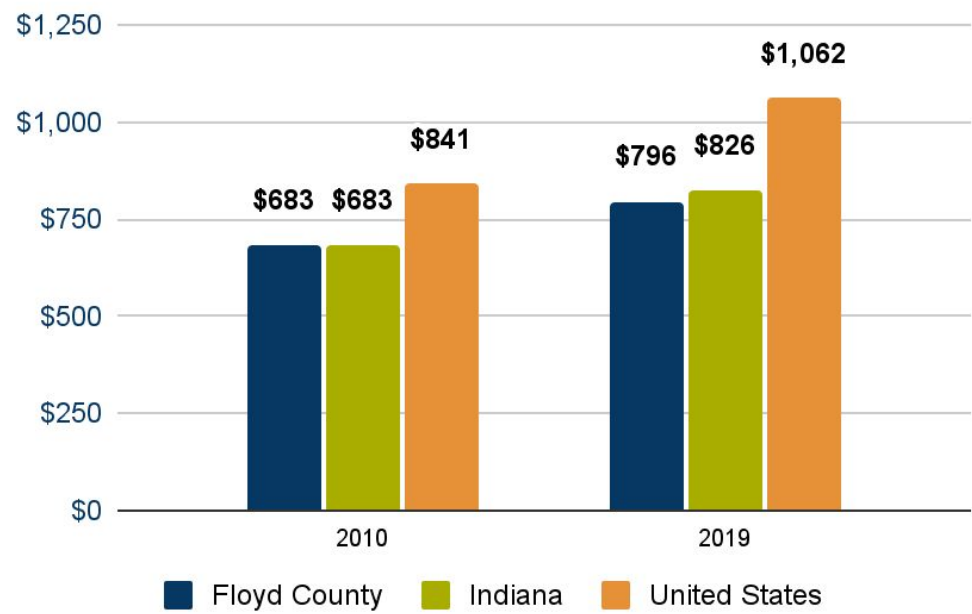


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$796.

Median Rent

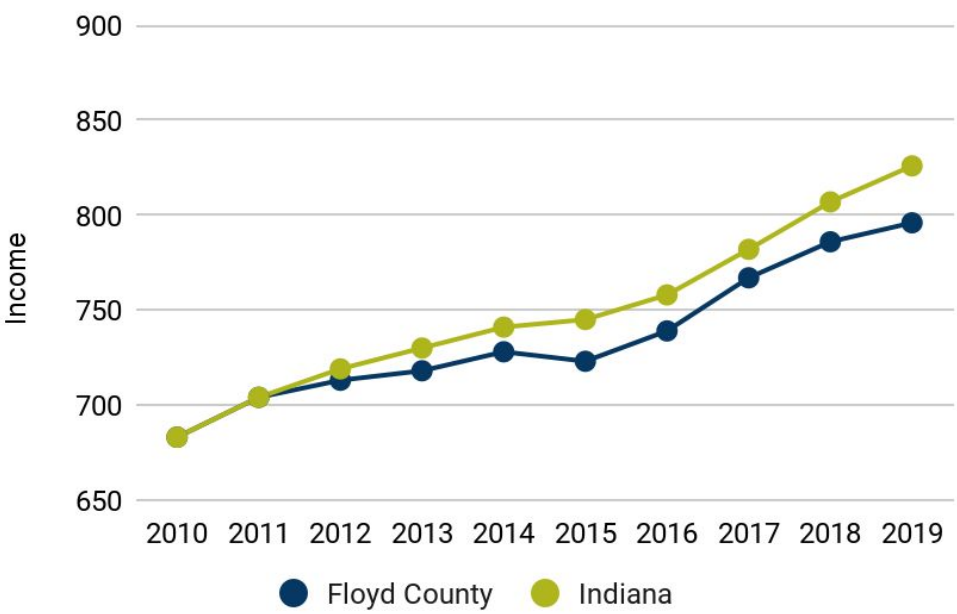
Floyd County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

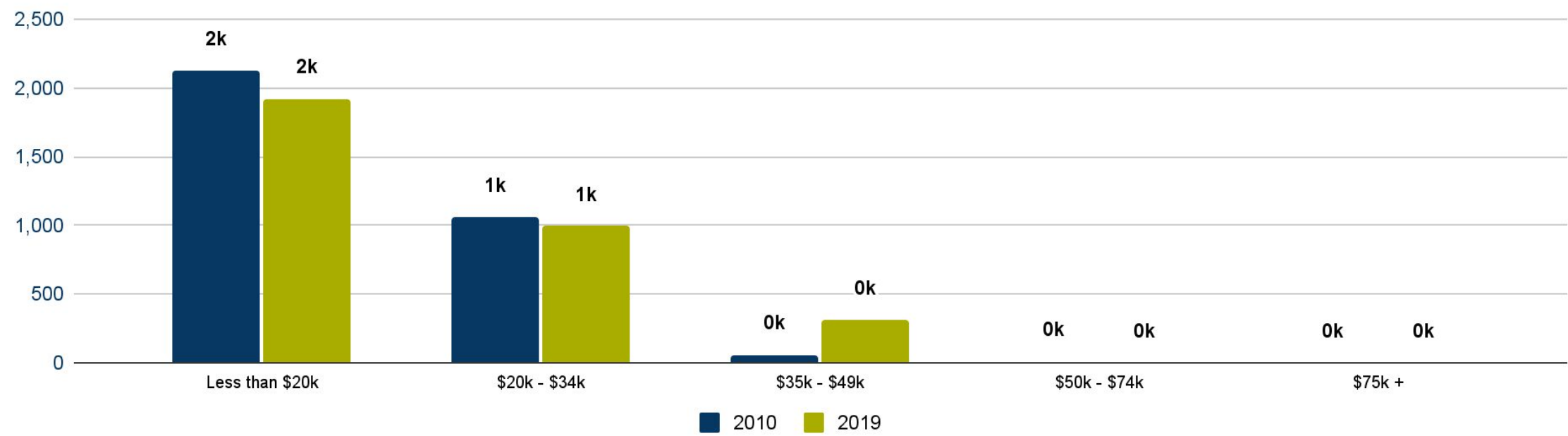
Floyd County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 45% of households are housing cost burdened in Floyd County, up 0% since 2010. 56% of households earning below \$50,000 are housing cost burdened.

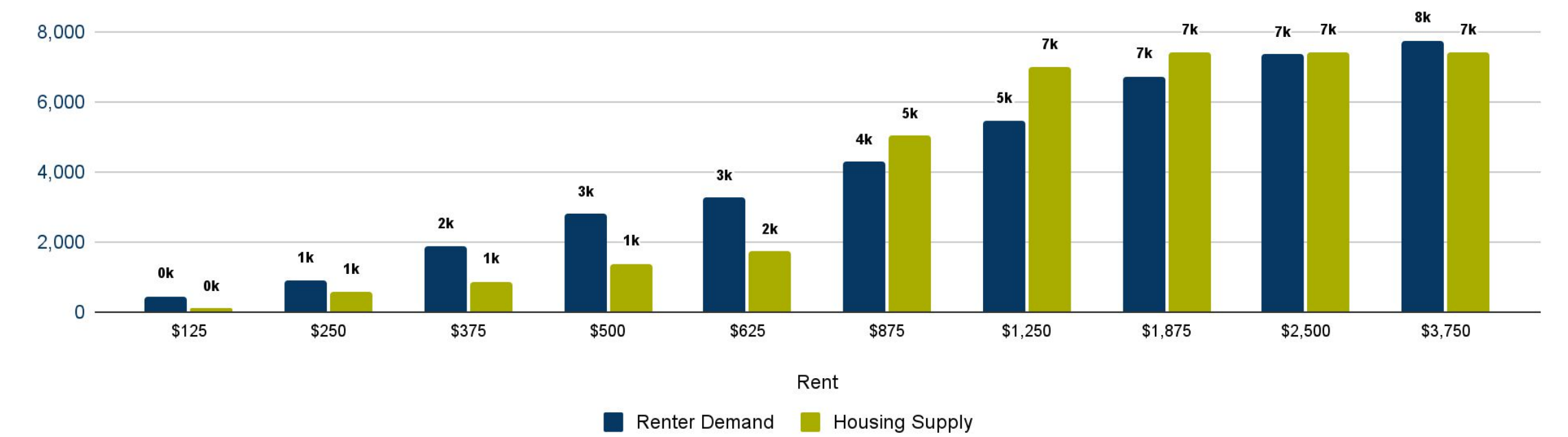
Renter Housing Cost Burden
Floyd County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Floyd County, Indiana | 2010-2019

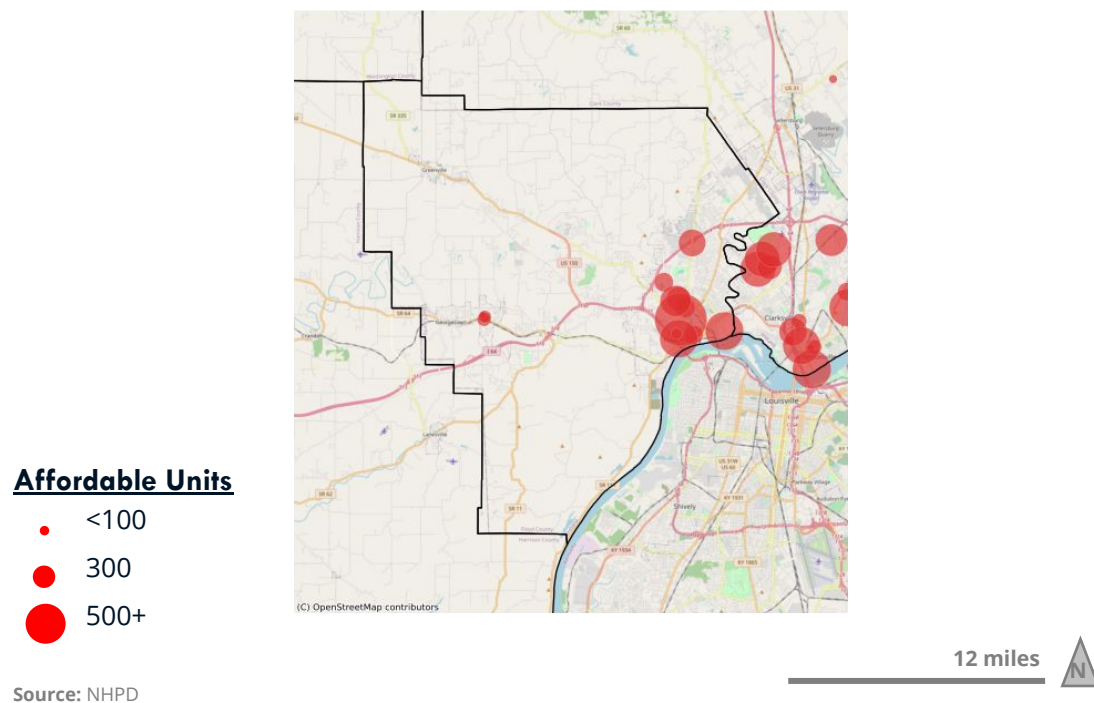


Source: ACS 2010-2019 5-year estimates

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

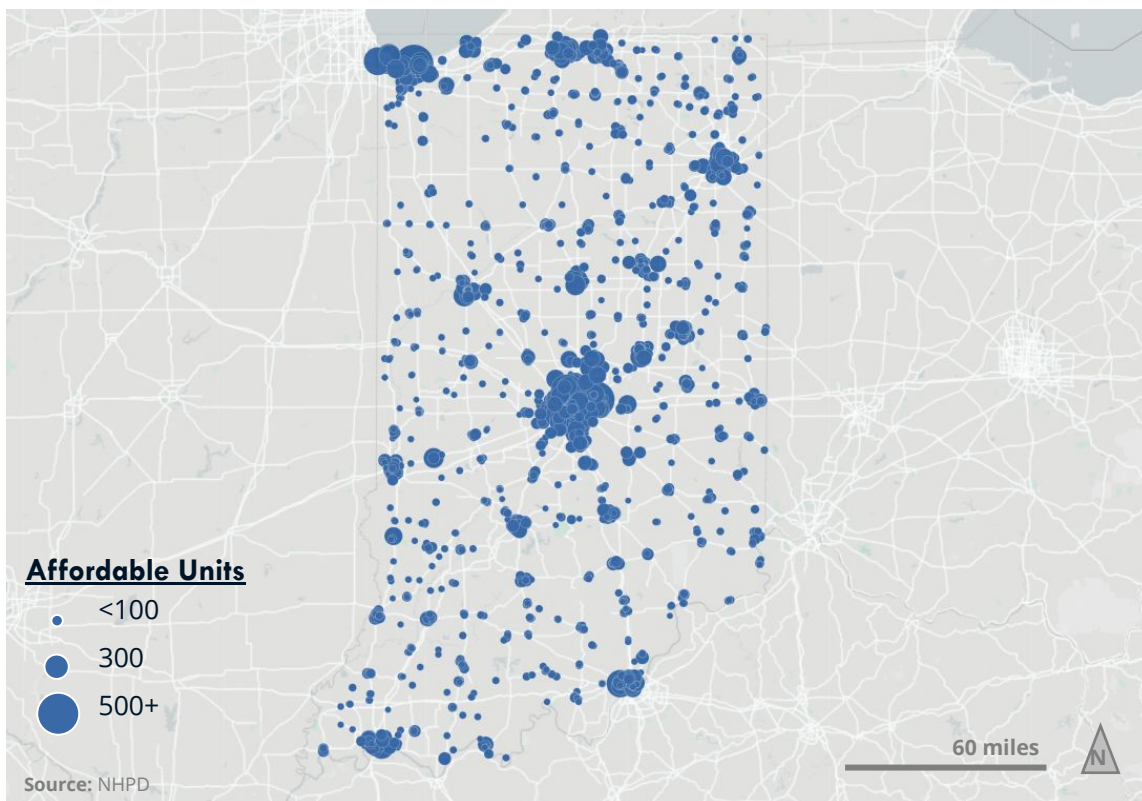
Affordable Housing Inventory

Floyd County | 2020



Affordable Housing Inventory

State of Indiana | 2020

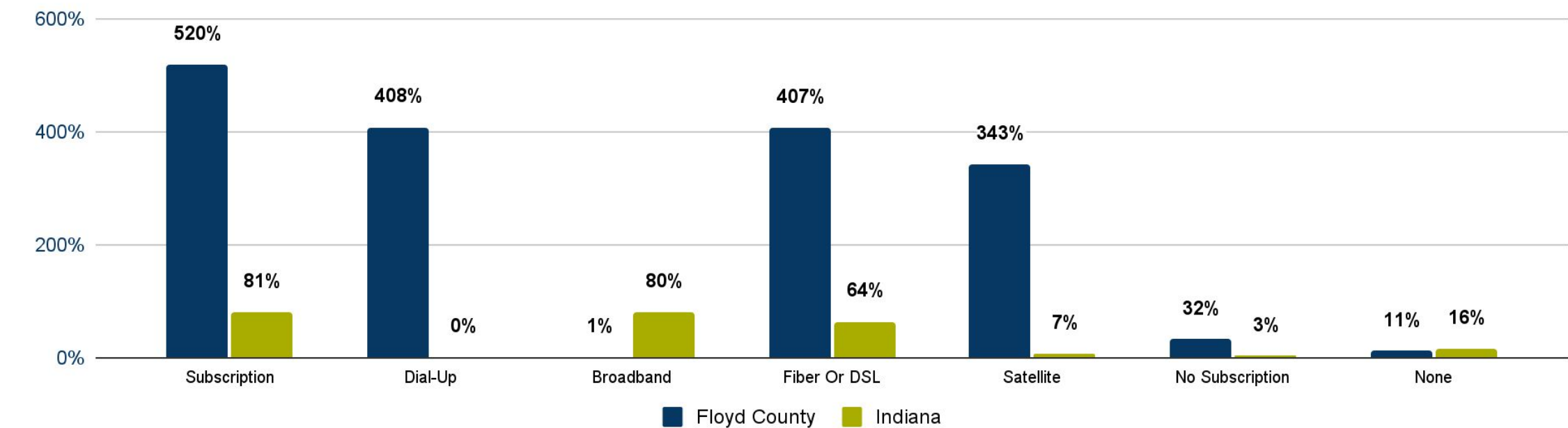


WORKING DRAFT

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HOUSING AMENITIES | 1% of housing units have access to broadband.

Broadband Access Floyd County | 2017-2020



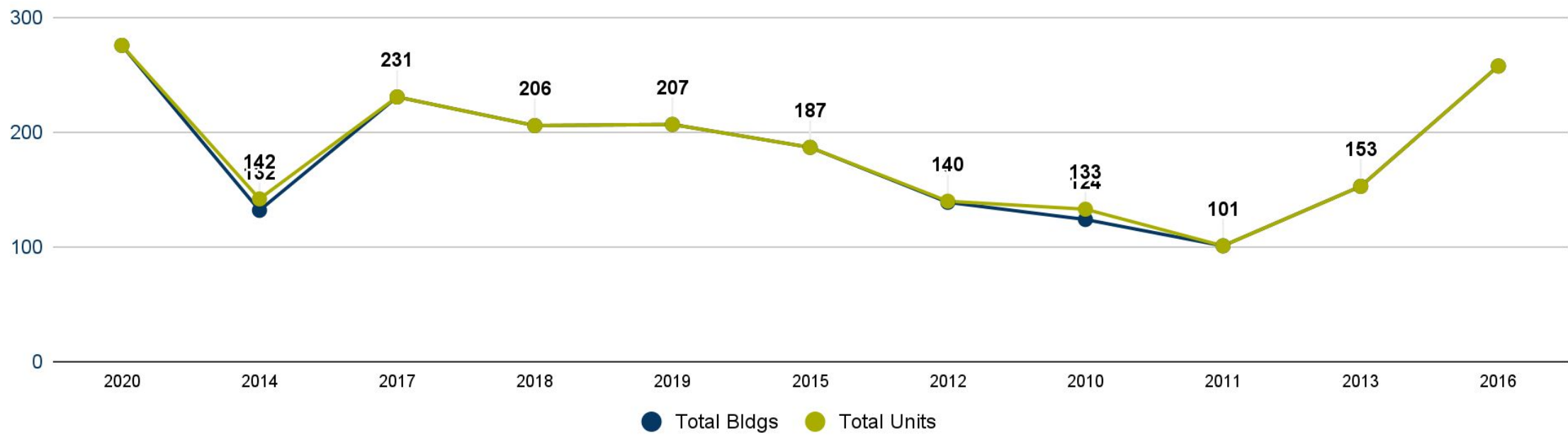
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 258 new housing starts in 2016 in Floyd County, with 2,014 total building permits authorized since 2020.

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



Source: St. Louis Fed.

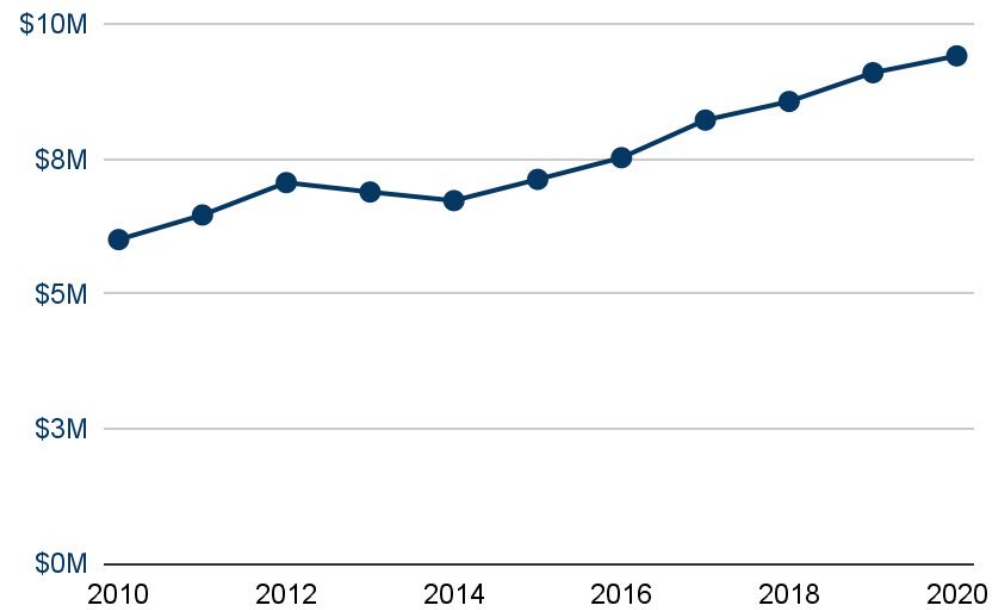
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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