



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR FAYETTE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

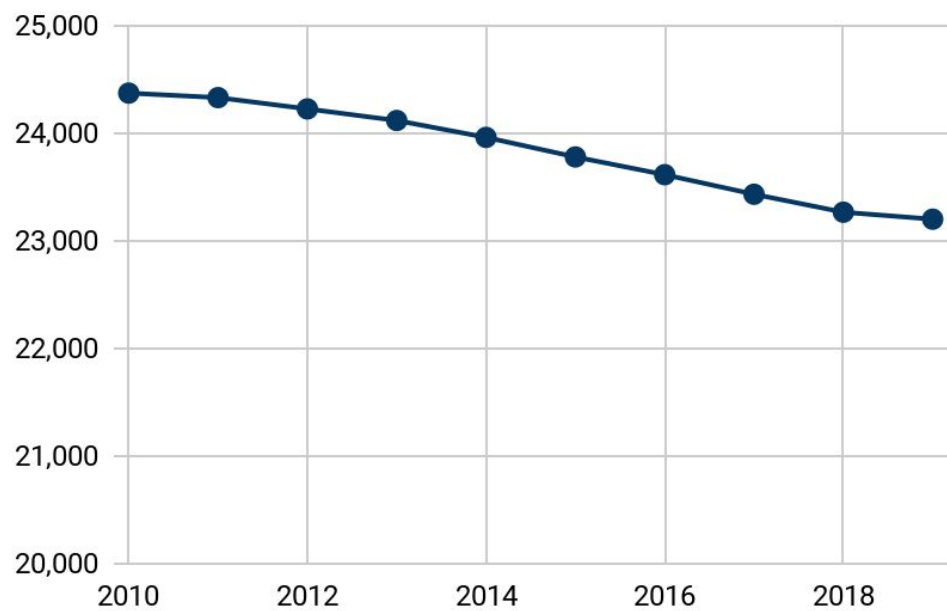
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

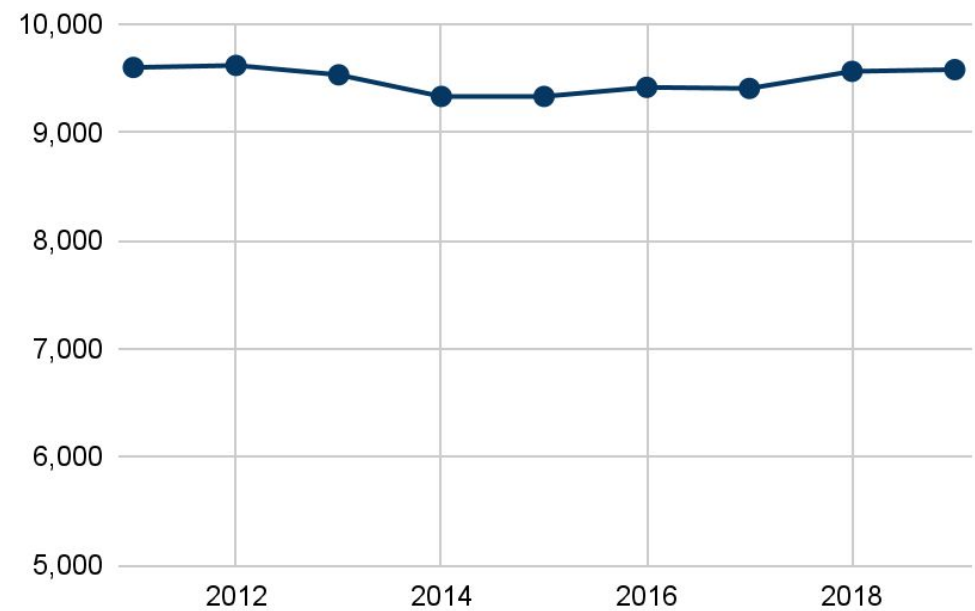
POPULATION | Fayette County's population has decreased by 4.81% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 3% (0 households).

Resident Population
Fayette County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Fayette County | 2010-2019



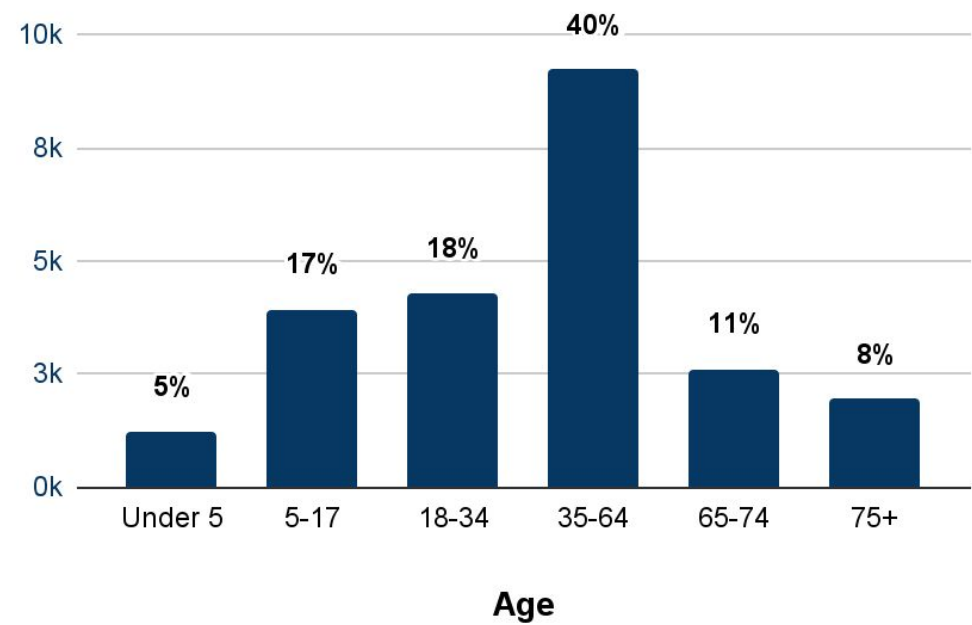
Source: FRED, U.S. Census Bureau

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

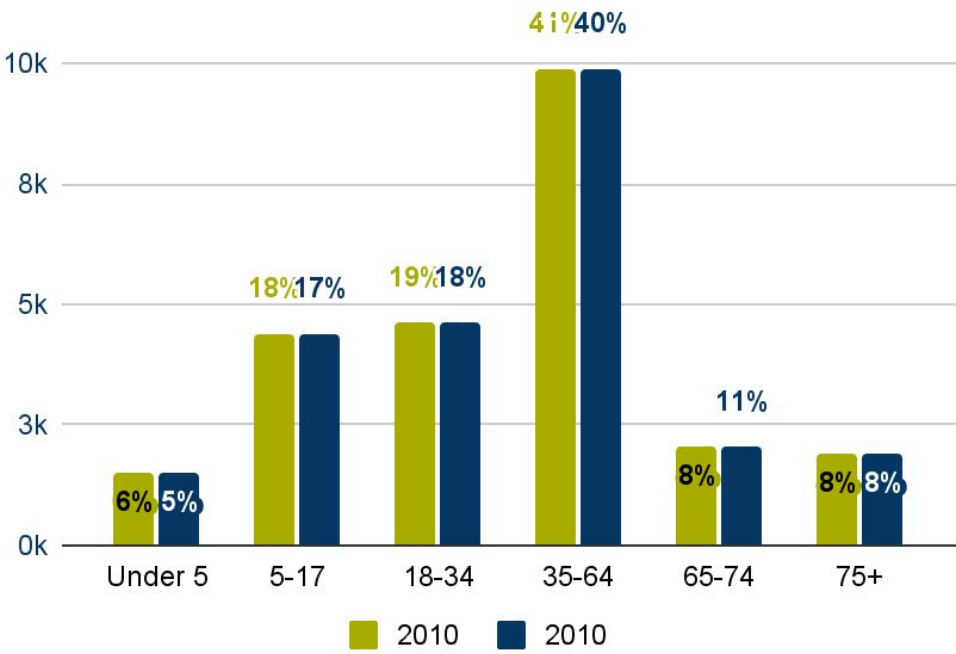
AGE | 20% of people in Fayette County are above the age of 65, while 22% are below 18.

Population by Age
Fayette County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Fayette County | 2010, 2019

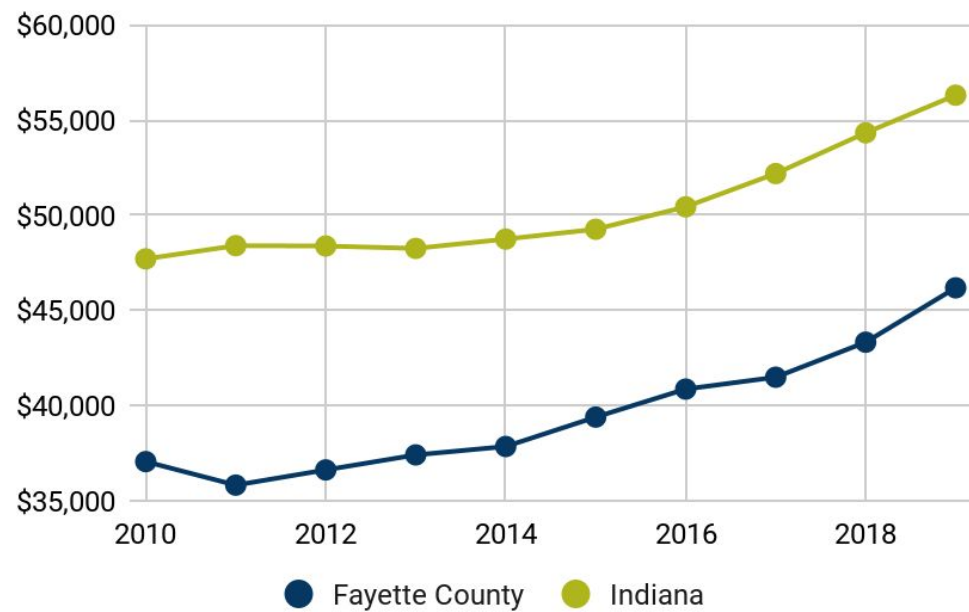


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Fayette County had a median income of \$46,175 in 2019, up 25% since 2010. 39% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

Median Income

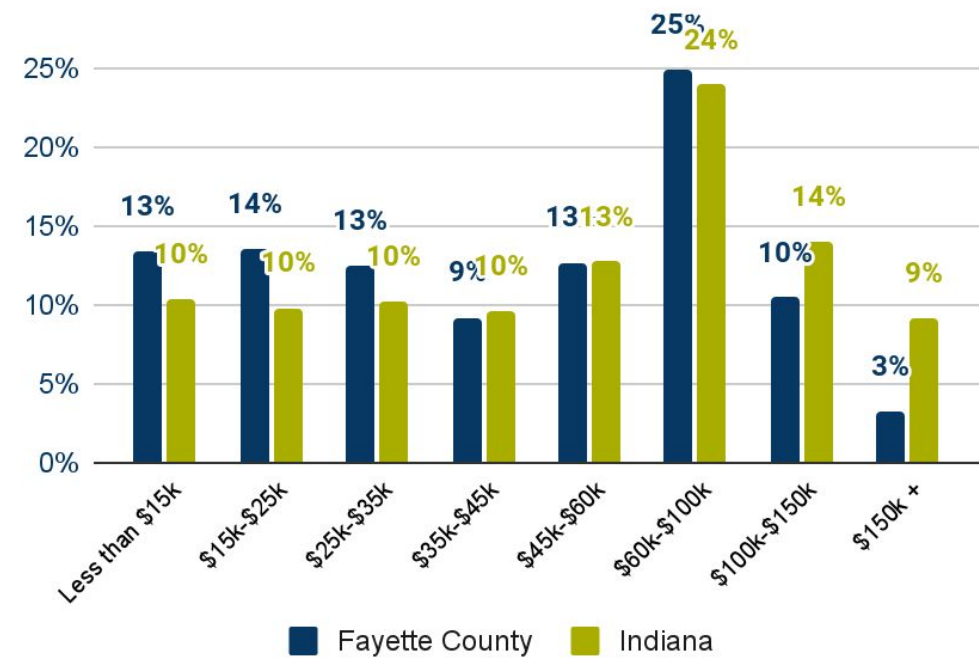
Fayette County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Fayette County, State of Indiana | 2019



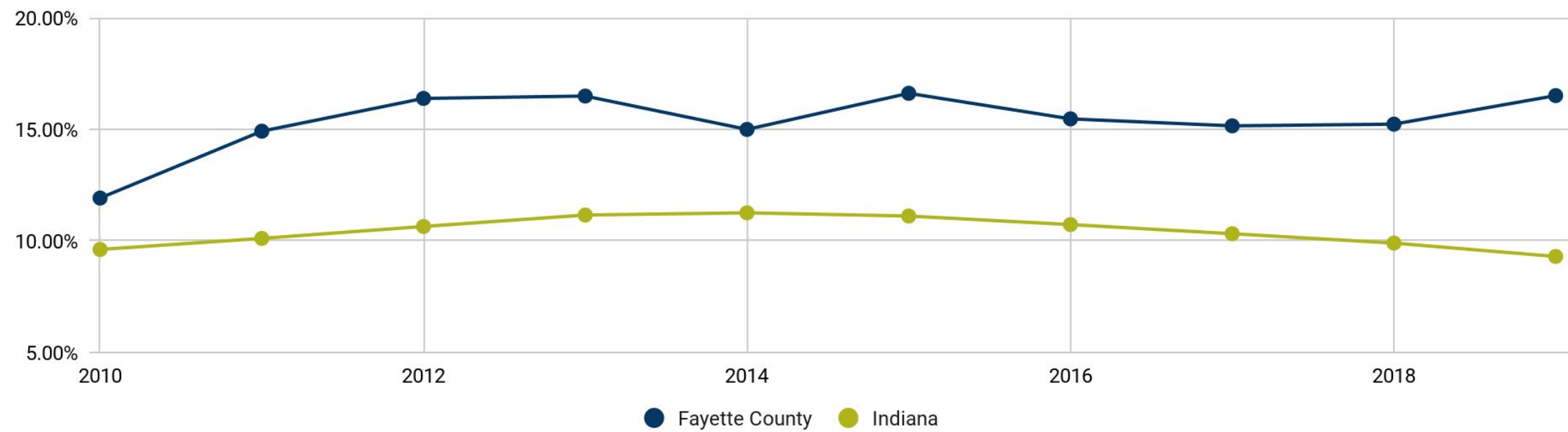
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 16.5% of families live in poverty conditions in Fayette County, up 4.6 points from 11.9% in 2010.

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

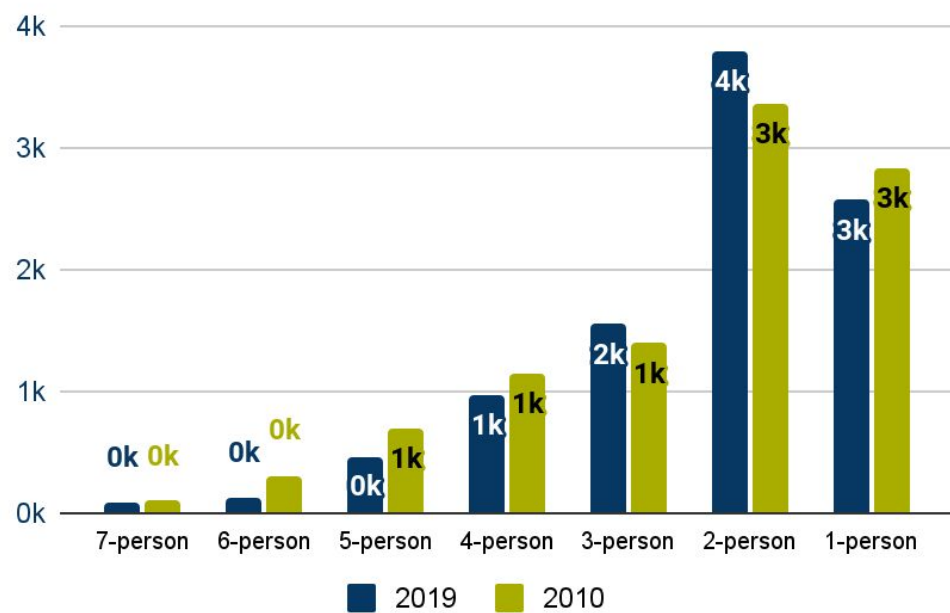


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

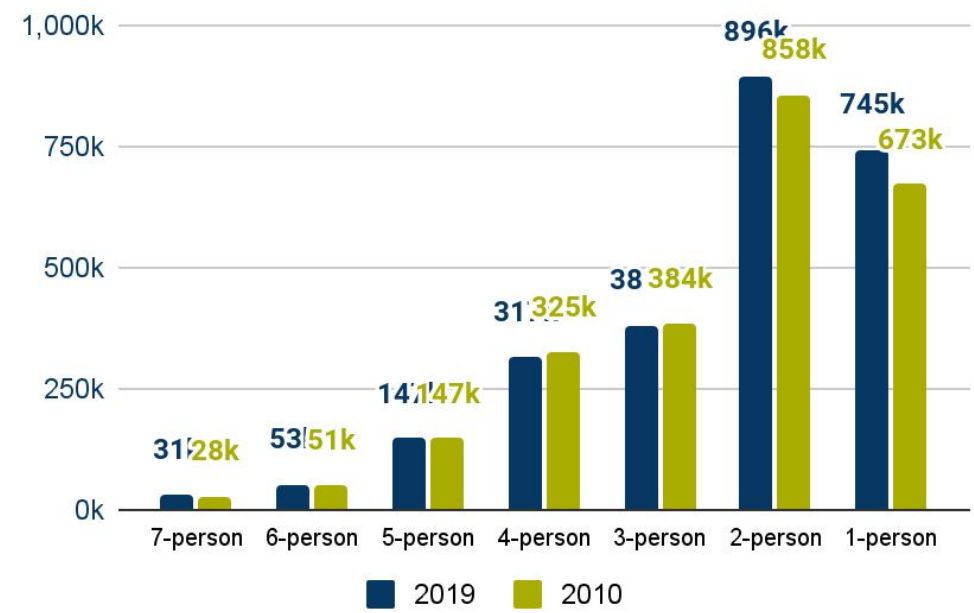
HOUSEHOLD SIZE | The average household size is 2.38, compared to 2.52 statewide. The Fayette County average household has shrunk by 0.05 persons since 2010.

Household Size
Fayette County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

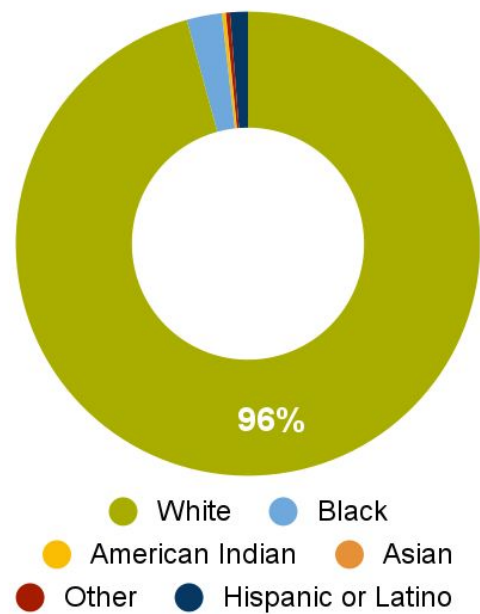
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Fayette County is 96% white, 2% Black, 1% Hispanic/Latino, 0% Asian, and 0% other.

Racial Distribution

Fayette County | 2019



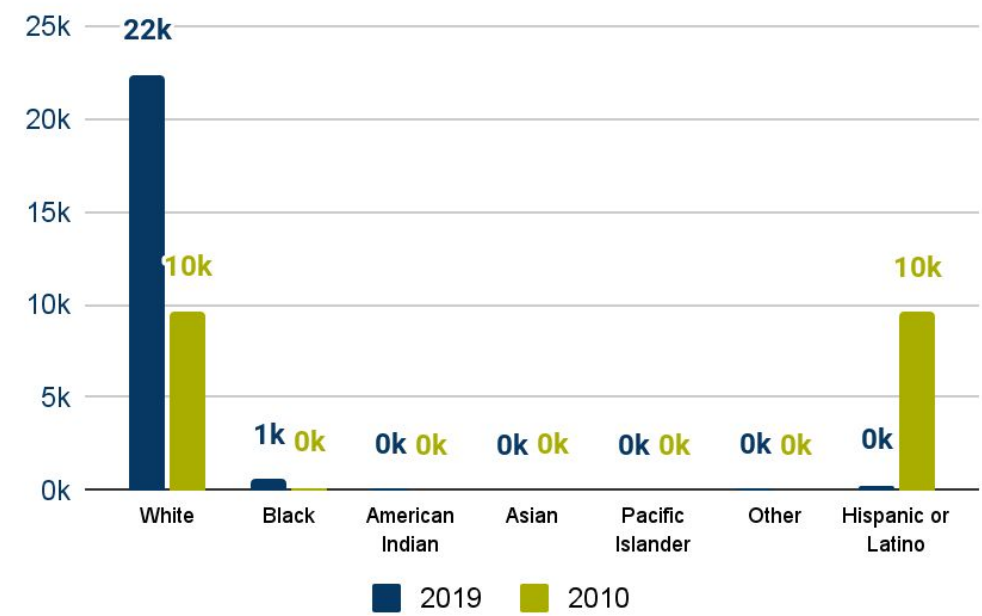
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Fayette County | 2010, 2019

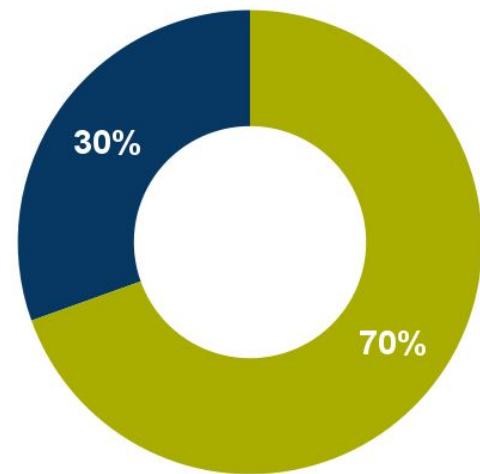


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 30% of households (2,922 households) in Fayette County were renters, while 70% are (6,662 households) owner households. The share of renters has increased by 5% since 2010.

Housing Tenure

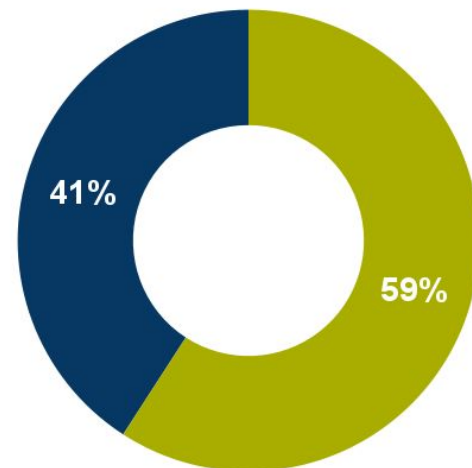
Fayette County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

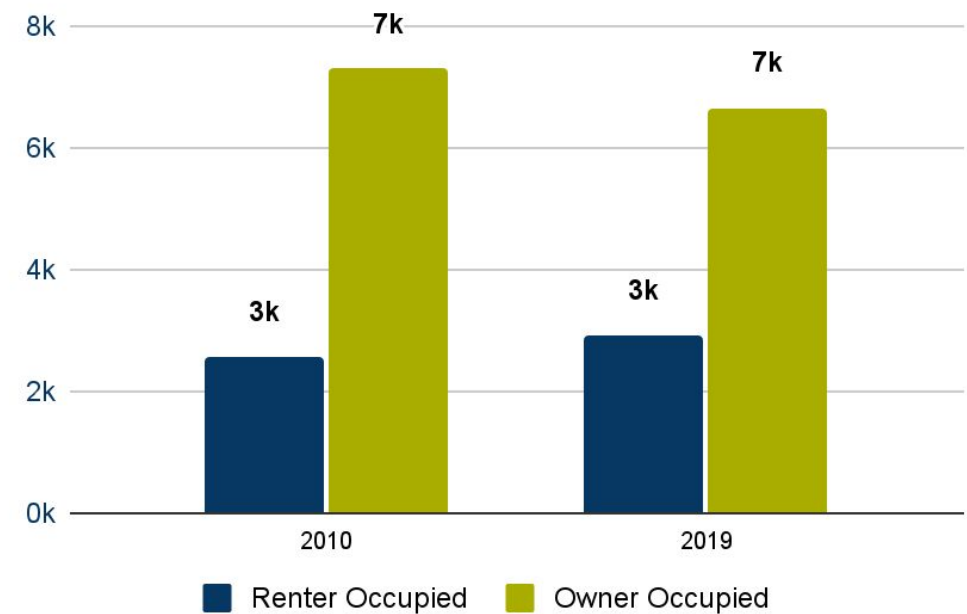
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Fayette County | 2010-2019



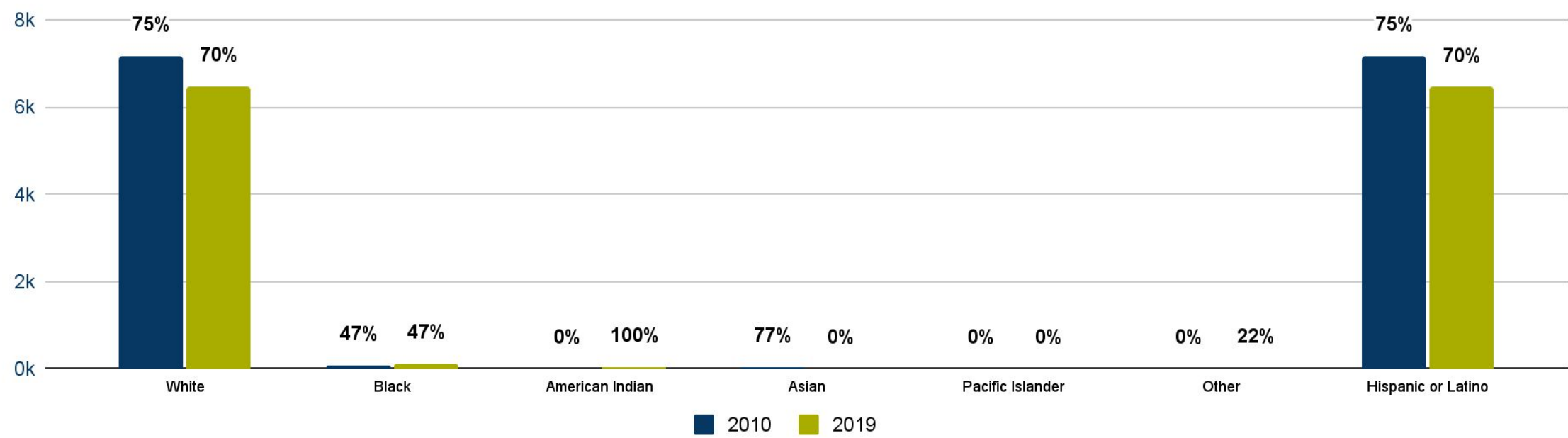
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 70%, among non-Hispanic White households' homeownership is 70%, 47% for Black households, and 70% for Hispanic or Latino households.

Homeownership by Race
Fayette County | 2010, 2019

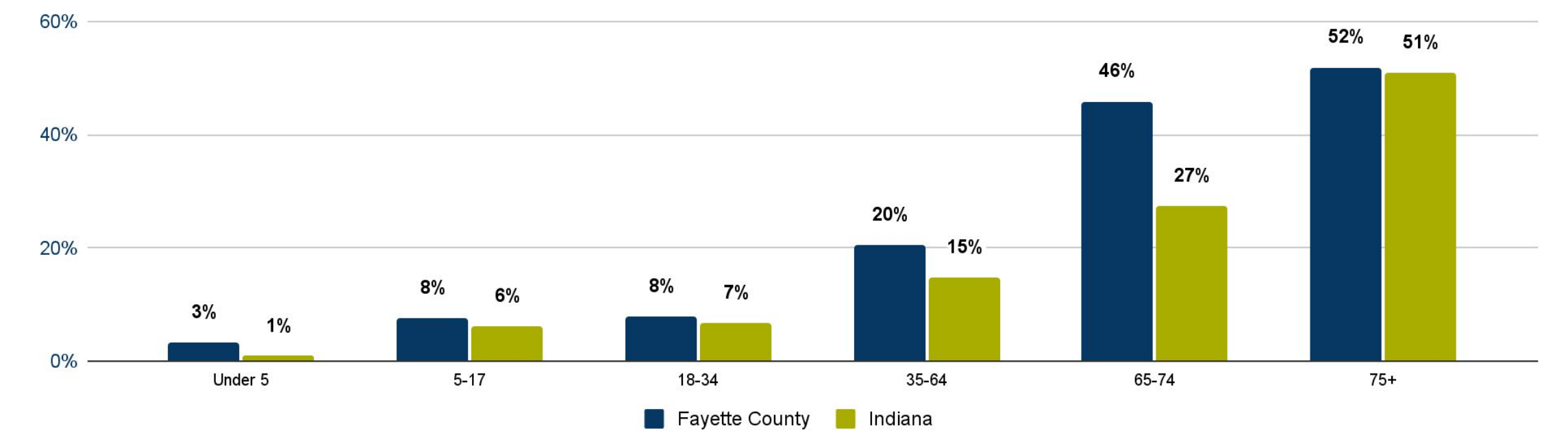


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 20% of people in Fayette County live with a disability. For people above 65, the share increases to 48%.

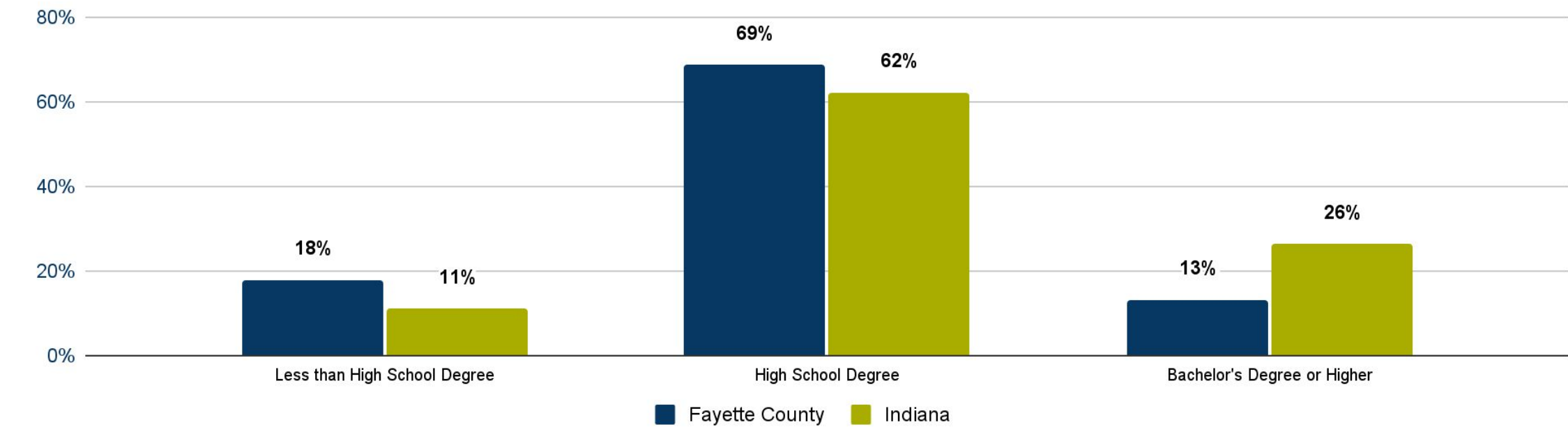
Share of the Population with a Disability by Age
Fayette County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Fayette County, 69% of the population has at least a high school degree and 13% of the population has at least a Bachelor’s degree.

Educational Attainment
Fayette County, Indiana | 2019



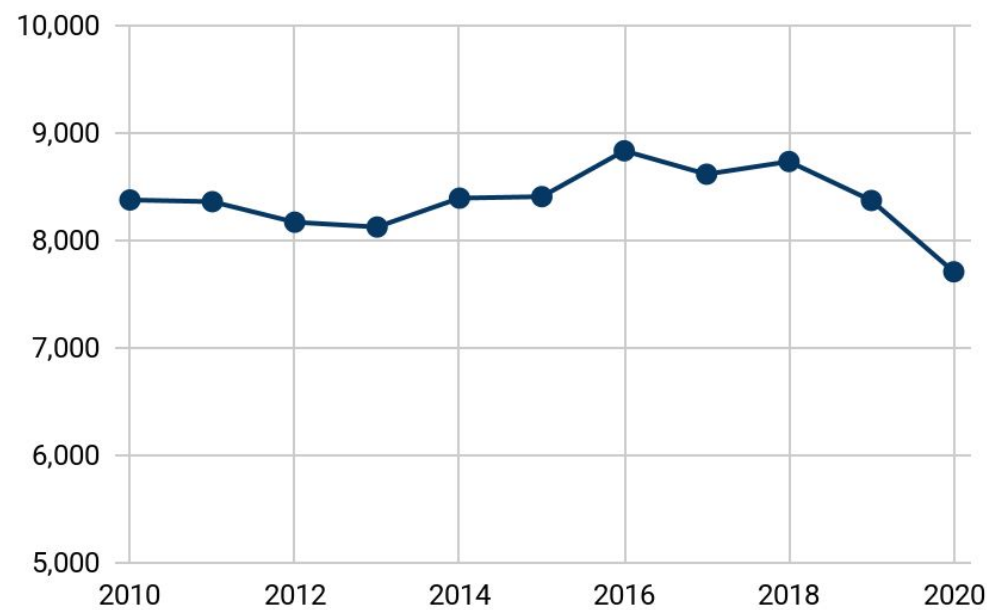
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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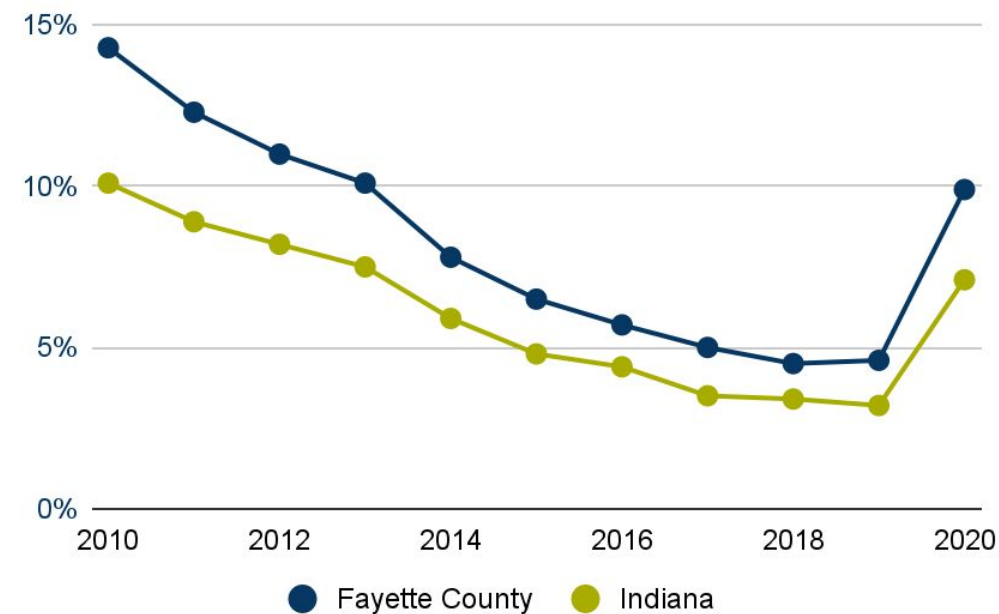
EMPLOYMENT BASE | There are currently 8,000 employed persons in Fayette County, down by 8% since 2010. The unemployment rate in 2020 was 9.90%, up 5.3 points from 2019.

Total Employment
Fayette County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Fayette County, Indiana | 2010-2019

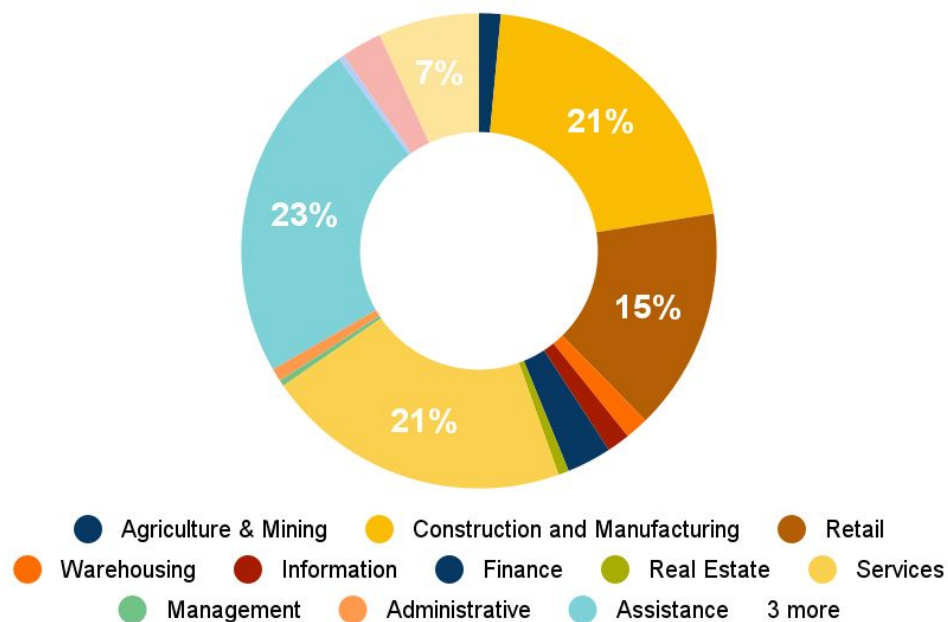


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Health Care and Social Assistance accounts for the plurality of jobs in Fayette County, accounting for 23% of all jobs, followed by Manufacturing (19% of all jobs).

Total Jobs by All Industries
Fayette County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$38,727
- 2. Trade, transportation, and utilities | \$34,969
- 3. Goods-producing | \$52,066
- 4. Education and health services | \$51,264
- 5. Leisure and hospitality | \$14,136

Source: BLS

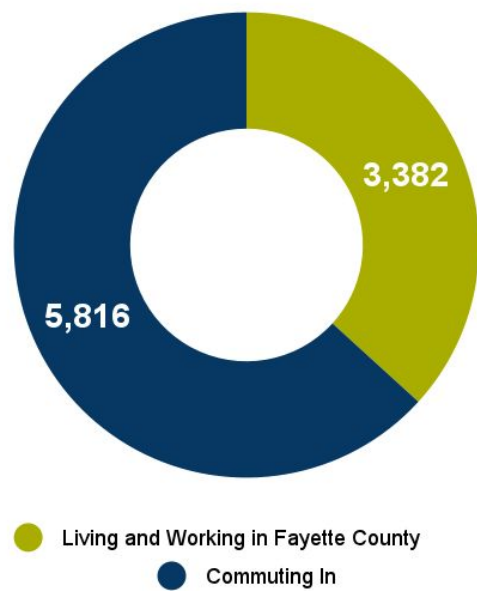
Top 5 Employers

- 1. Stant Corp (Connersville)
- 2. Walmart Supercenter (Connersville)
- 3. Issues & Answers Network Inc (Connersville)
- 4. Kenley Corp (Connersville)
- 5. Premier Health Care-cnnrsvll (Connersville)

Source: BLS

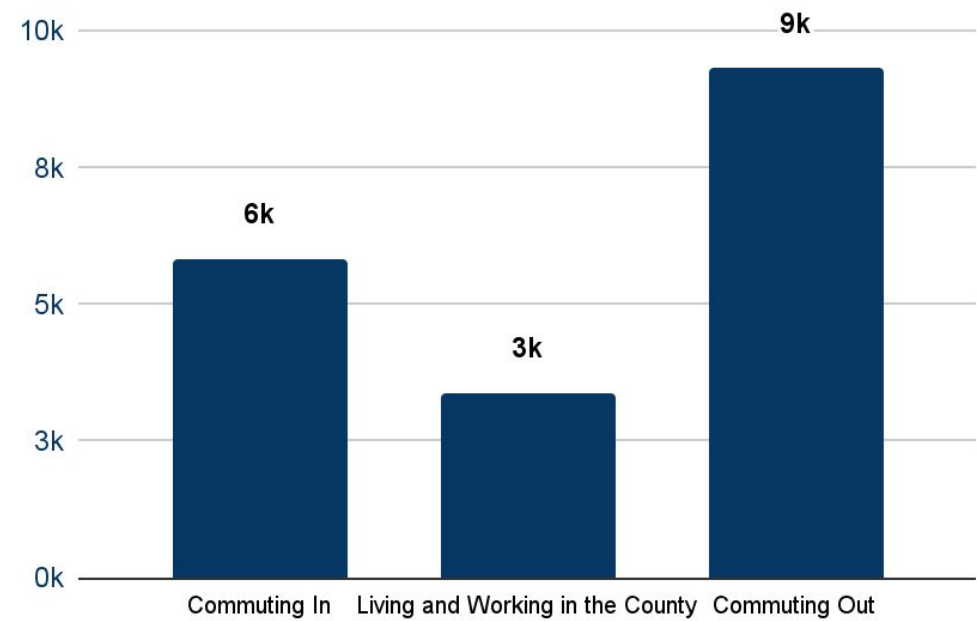
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Fayette County for their jobs, while 9,000 employees travel outside for their jobs.

Employment Inflow
Fayette County | 2018



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

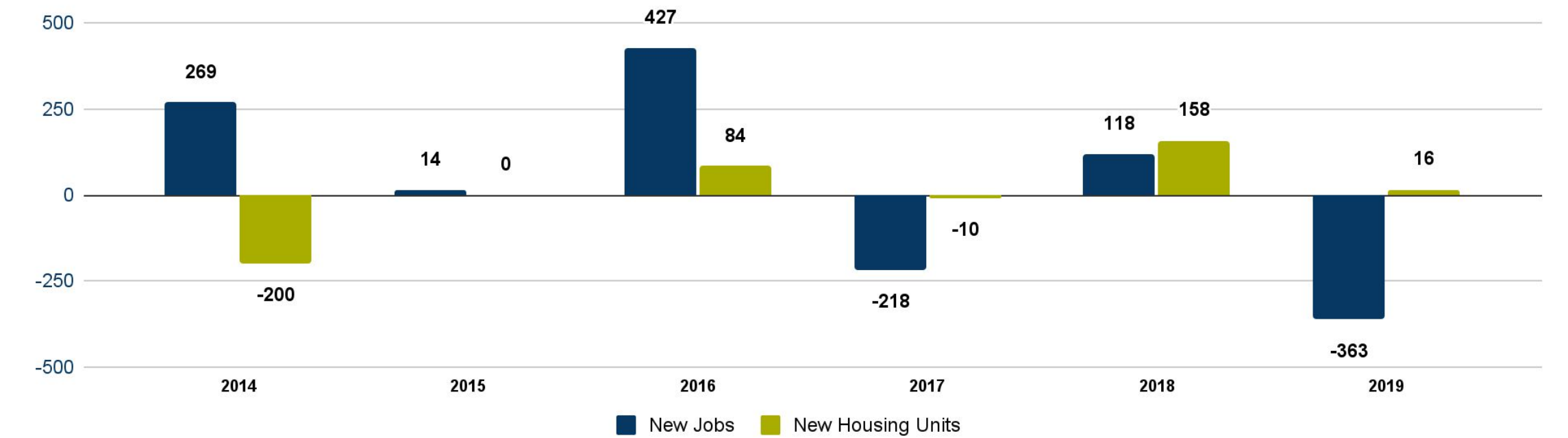
Commuting Patterns
Fayette County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 247 between 2014-2019 and 48, or 19 units for every 100 jobs created.

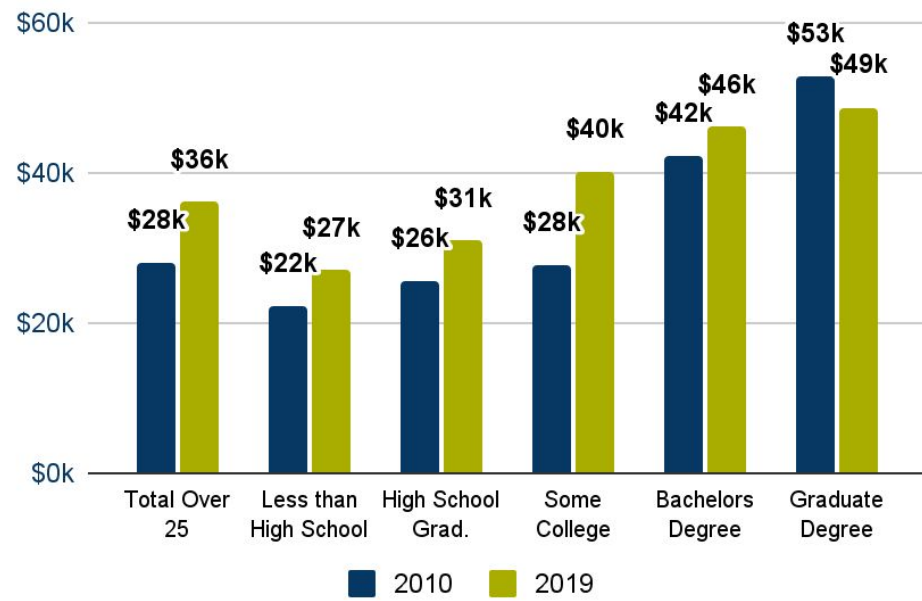
Job Growth and Housing Production
Fayette County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

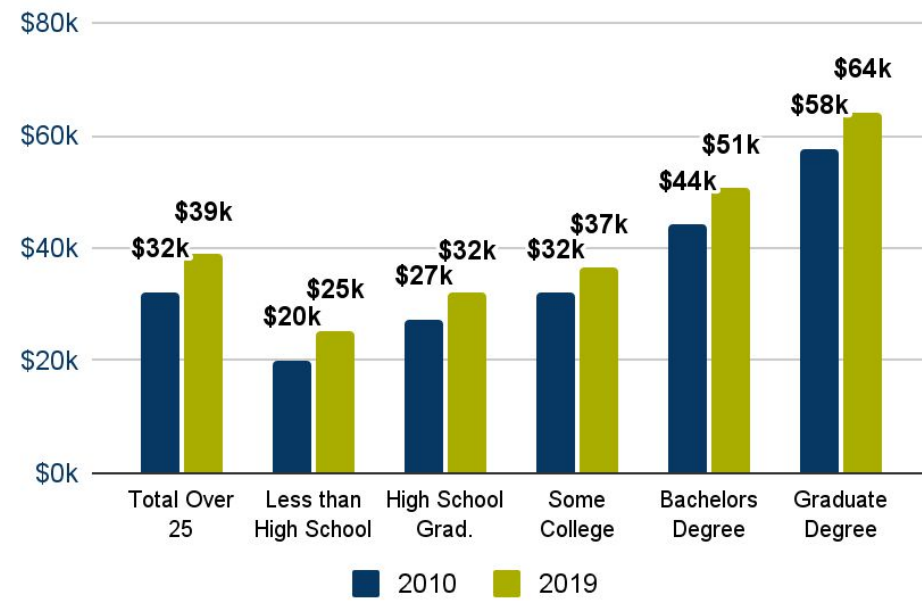
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 29% since 2010 for the total population and increased 21% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Fayette County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

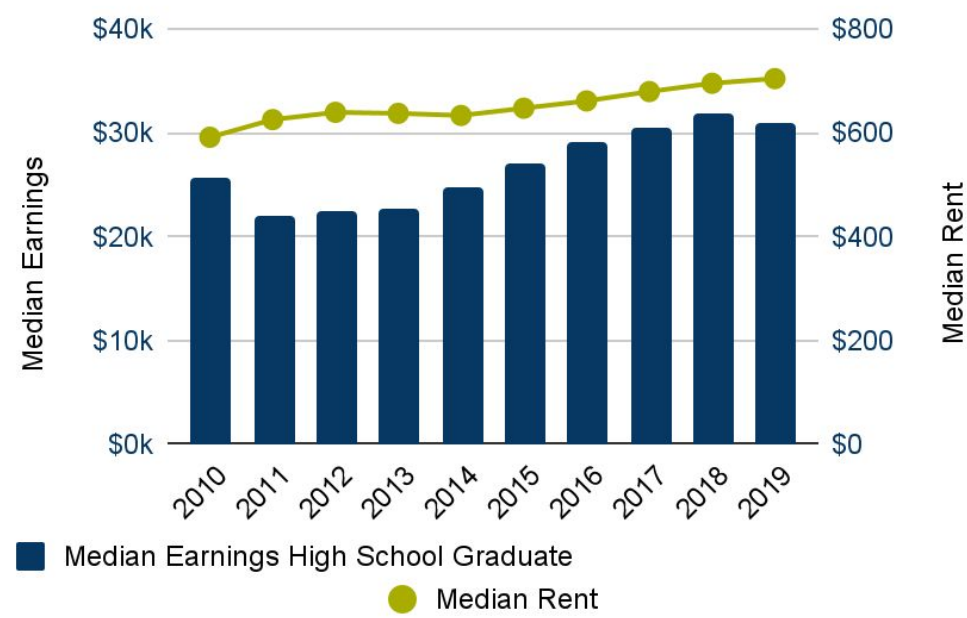
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

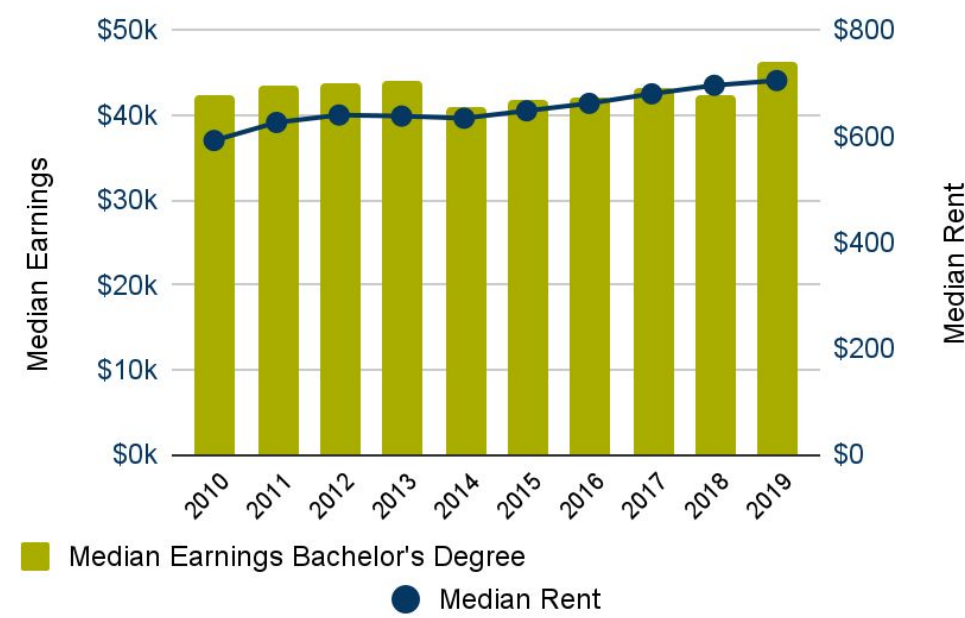
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 19.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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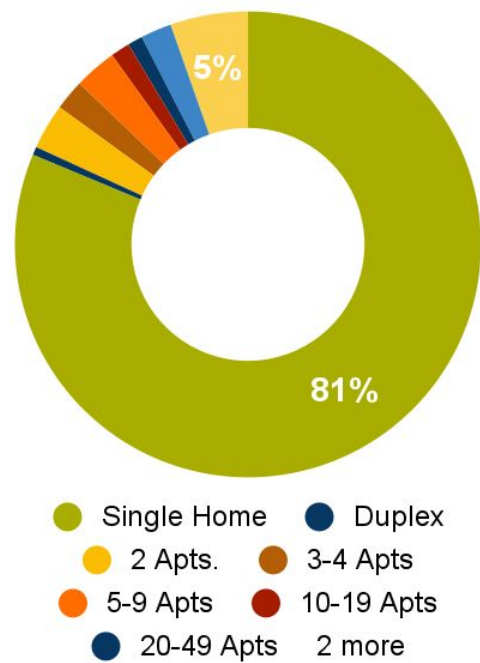
HOUSING TRENDS

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HOUSING TYPOLOGY | 81% of homes in Fayette County are single-family, while 13% are multifamily. The share of multifamily housing has decreased by 339 homes since 2010.

Housing Typology

Fayette County | 2019



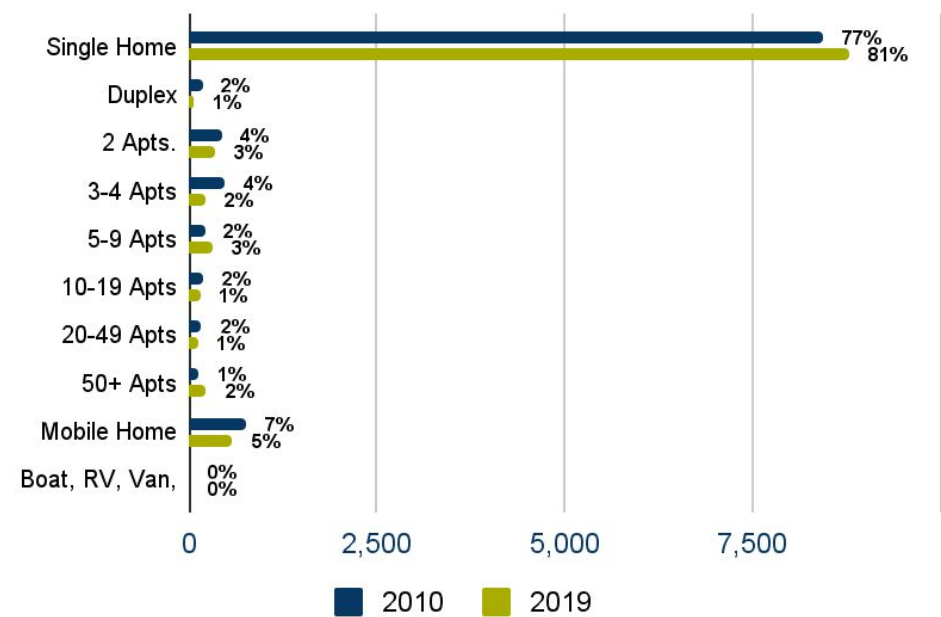
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Fayette County | 2010, 2019

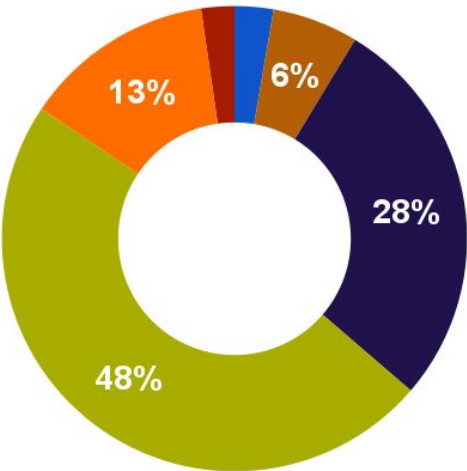


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Fayette County are 2.38, with 64% of units 3 bedroom or more.

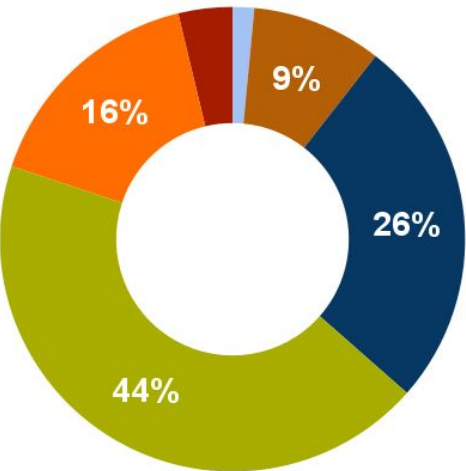
Housing Stock by Bedrooms

Fayette County | 2019



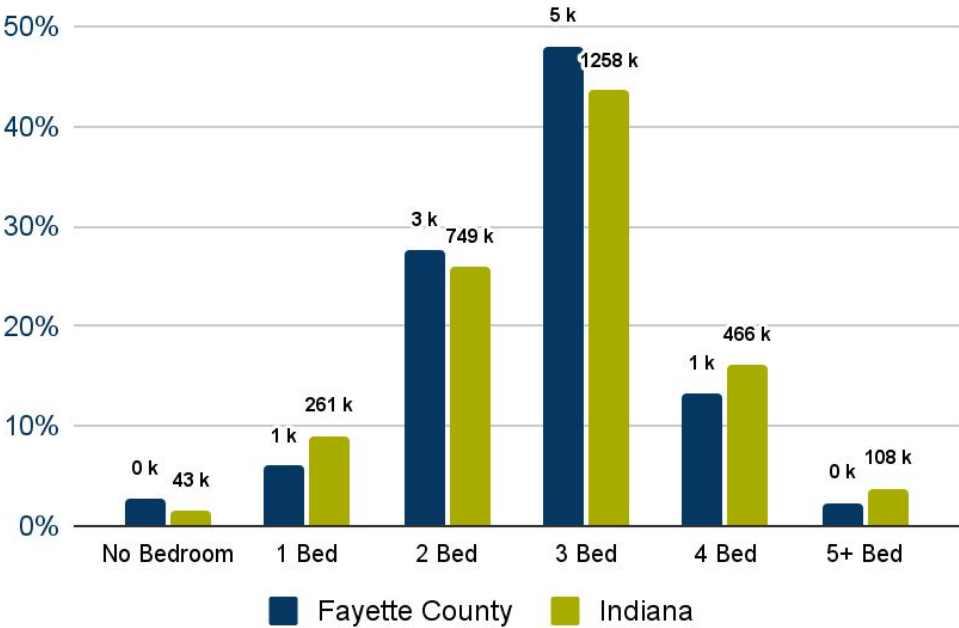
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

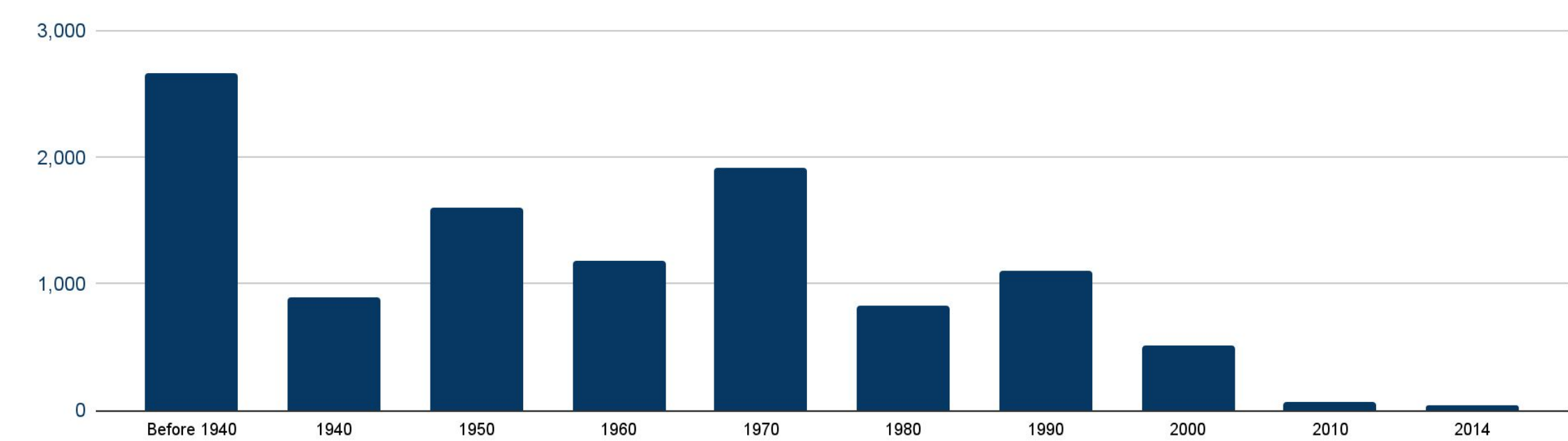
Fayette County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 94% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Fayette County | 2019

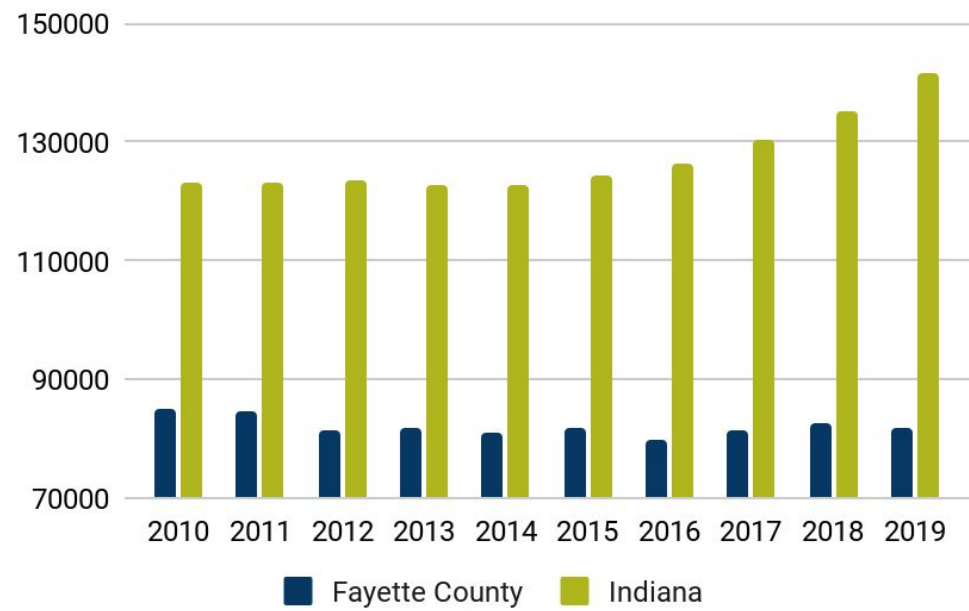


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

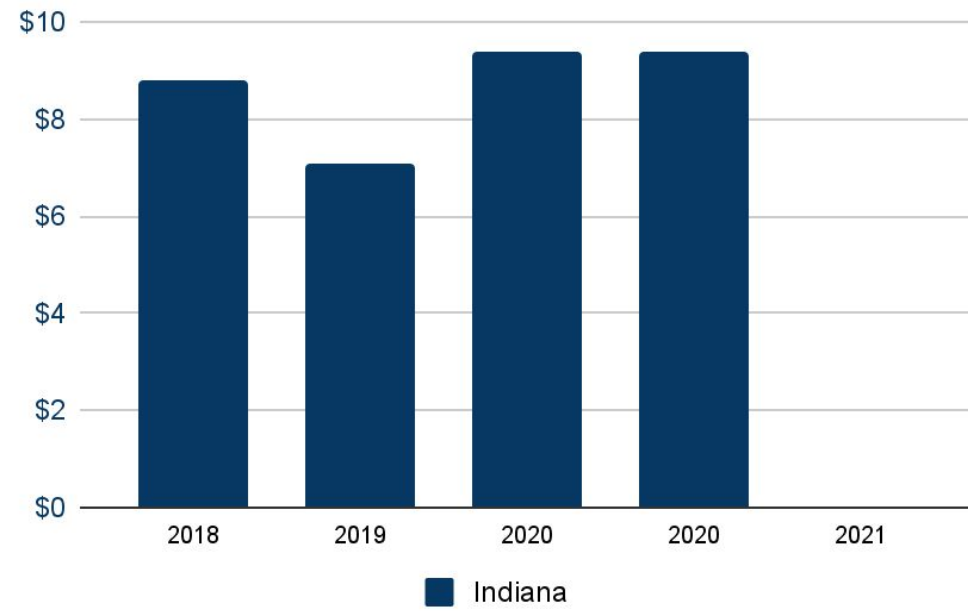
MEDIAN LISTING PRICE | Homes in Fayette County have a median listing price of \$81,900, compared to \$141,700 statewide. Home prices have decreased by -4% since 2010.

Median Listing Price
Fayette County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

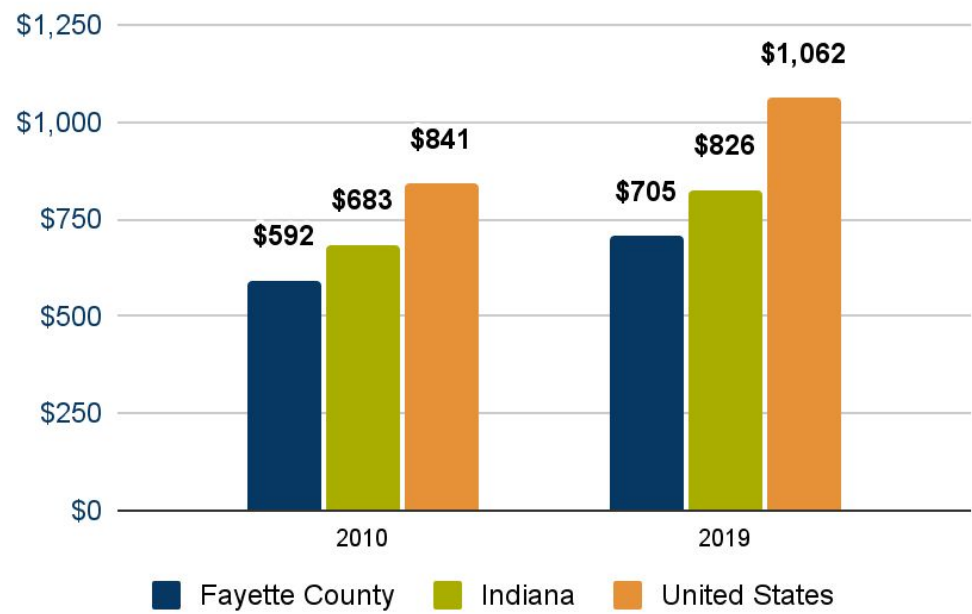
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 19% since 2010, with average rents at \$705.

Median Rent

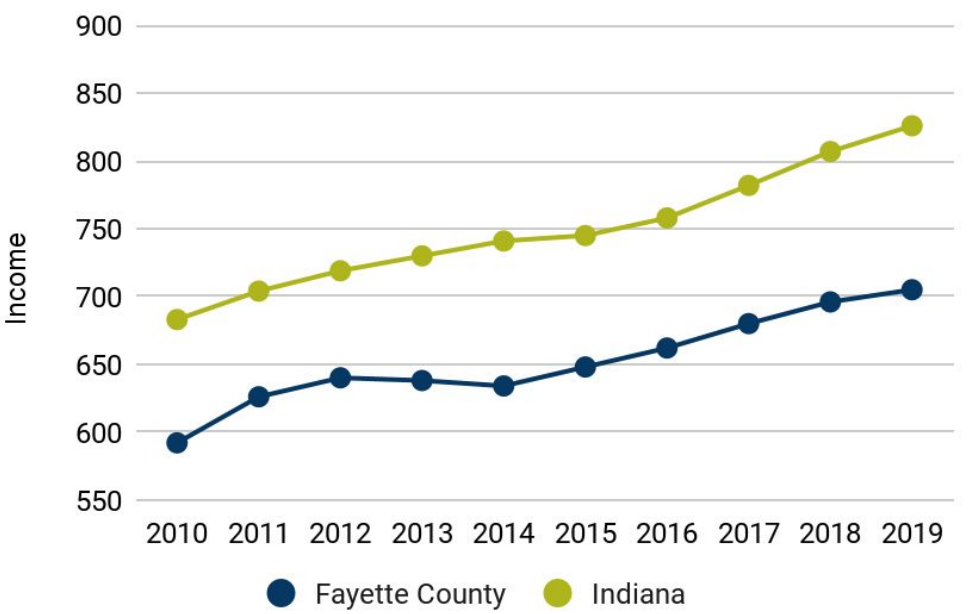
Fayette County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

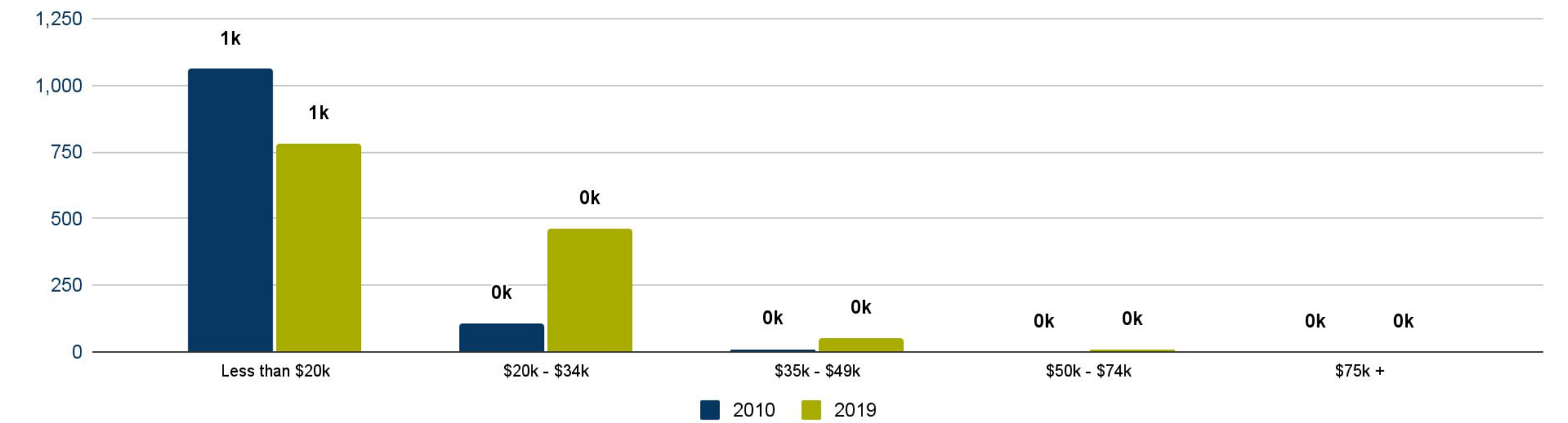
Fayette County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 48% of households are housing cost burdened in Fayette County, down -4% since 2010. 59% of households earning below \$50,000 are housing cost burdened.

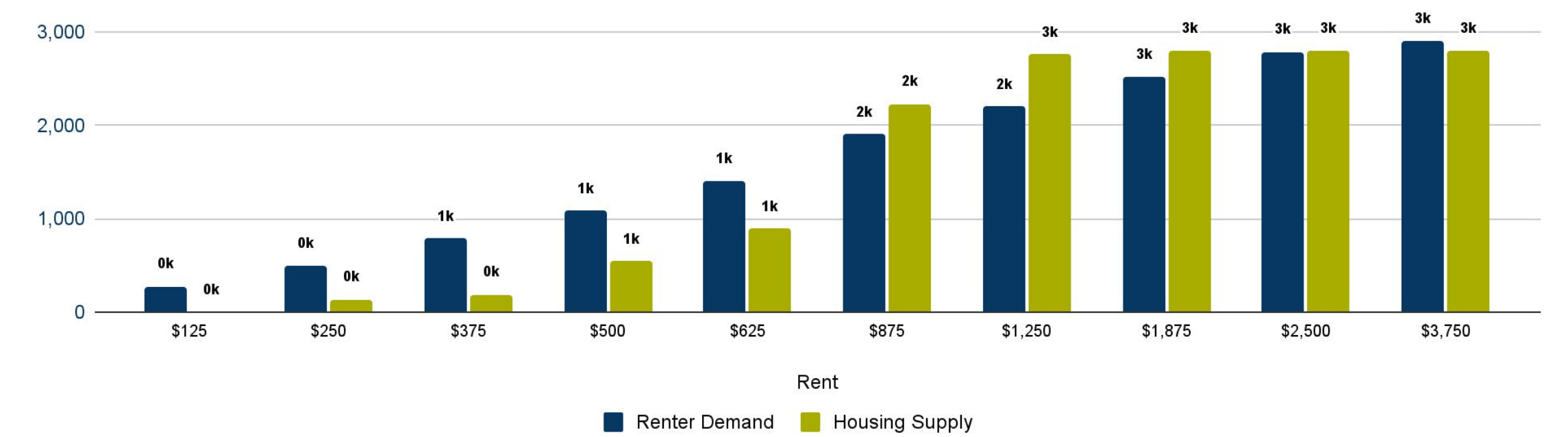
Renter Housing Cost Burden
Fayette County, Indiana | 2010 - 2019



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
Fayette County, Indiana | 2010-2019

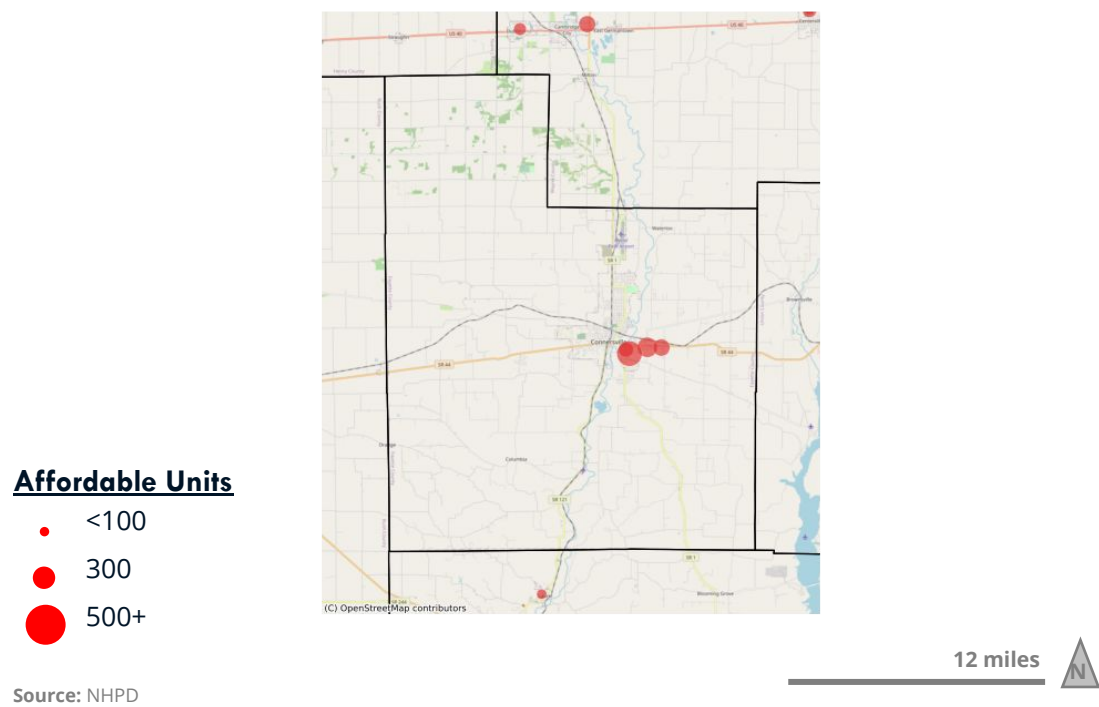


Source: ACS 2010-2019 5-year estimates

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

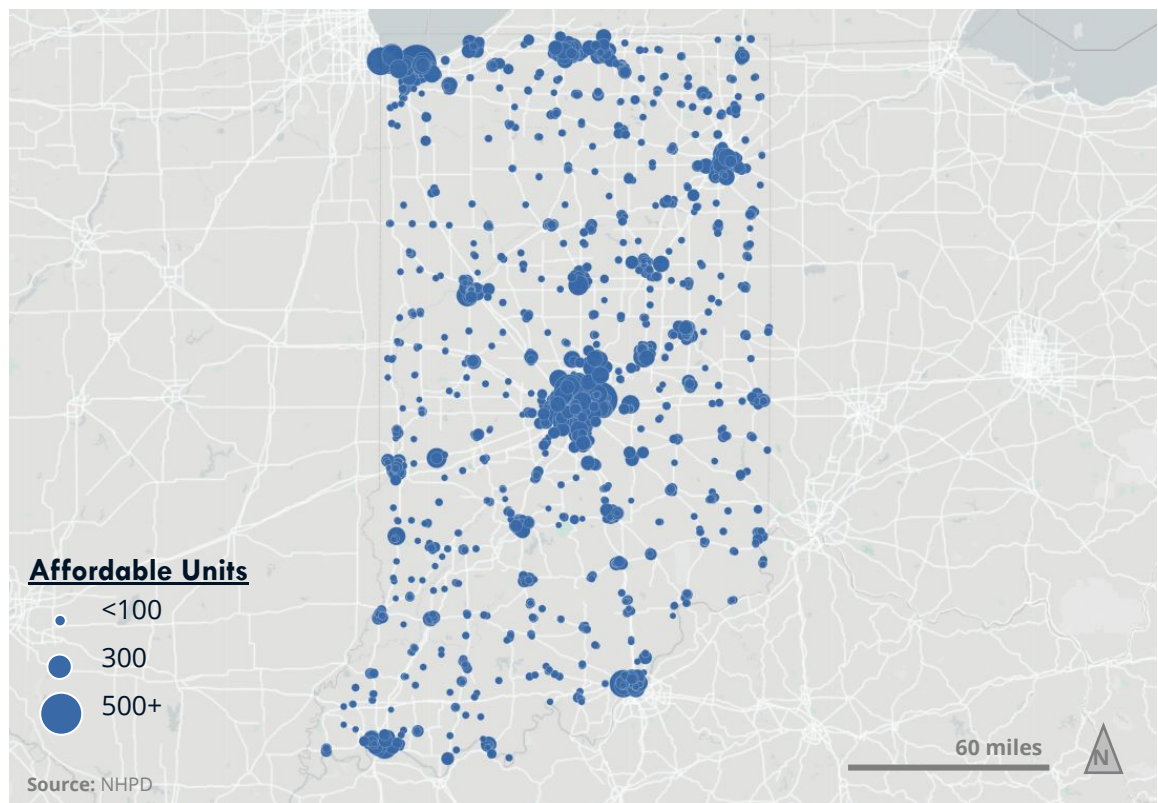
Affordable Housing Inventory

Fayette County | 2020



Affordable Housing Inventory

State of Indiana | 2020

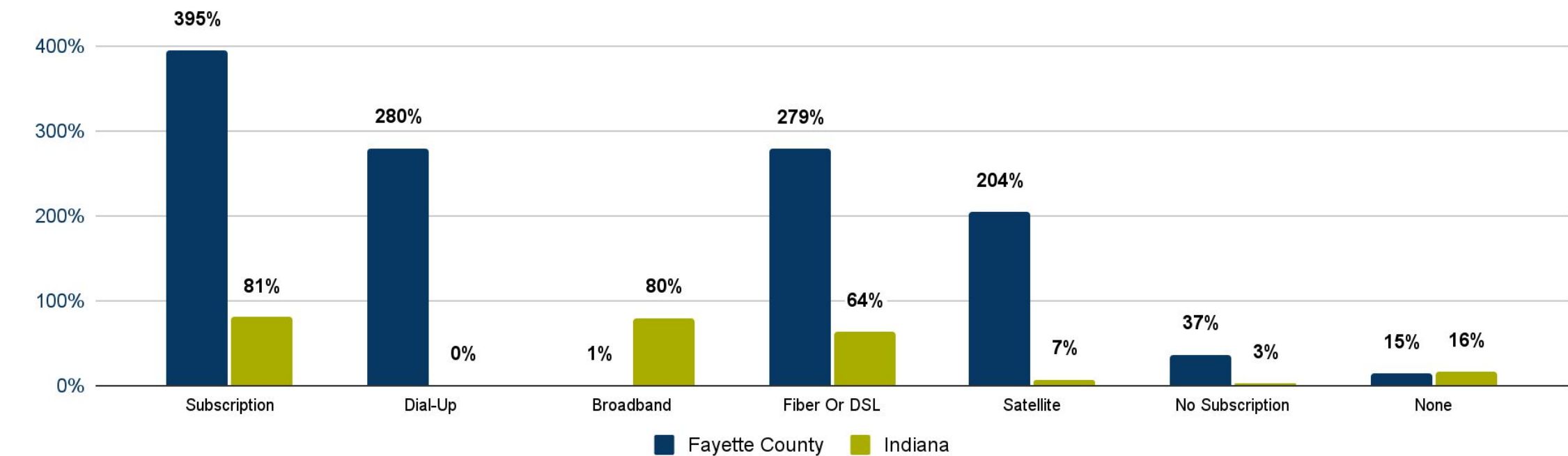


WORKING DRAFT

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

Broadband Access Fayette County | 2017-2020



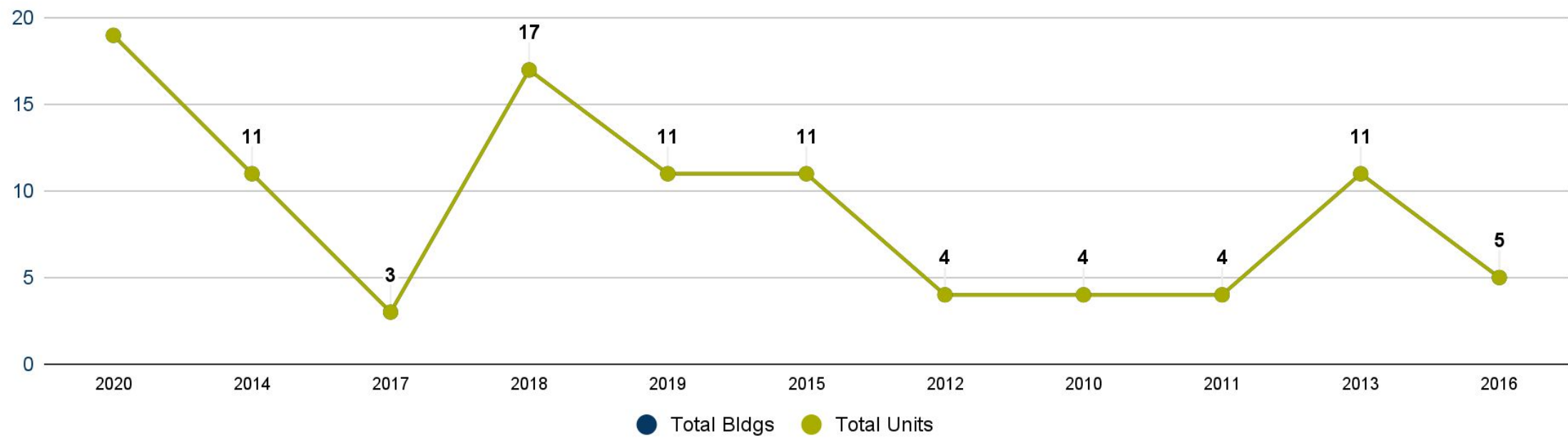
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 5 new housing starts in 2016 in Fayette County, with 100 total building permits authorized since 2020.

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



Source: St. Louis Fed.

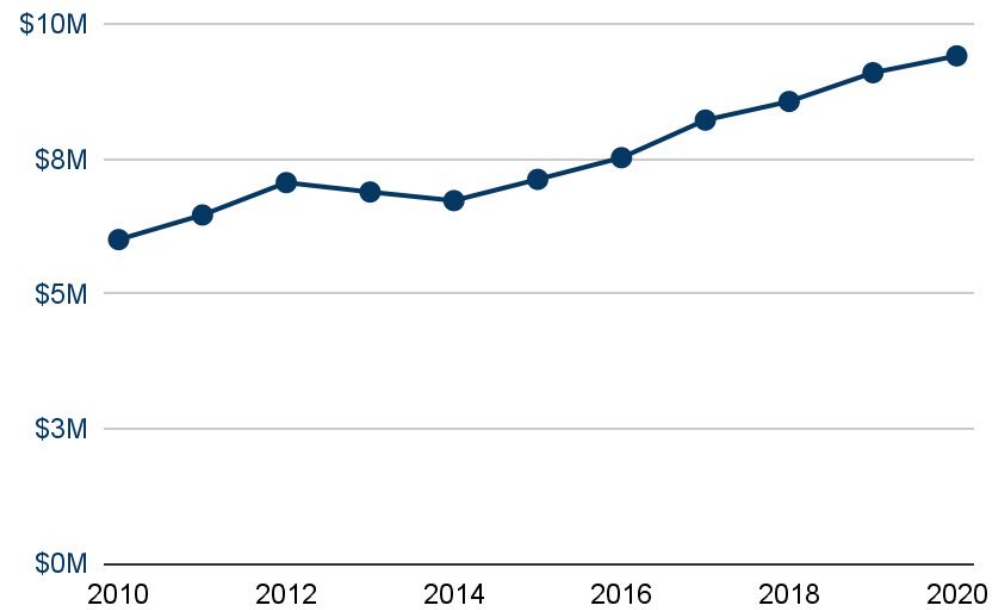
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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.