**Indiana Housing
Working Group**

ihcda
Indiana Housing & Community Development Authority

HR&A
Analyze. Advise. Act.

INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR FULTON COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.
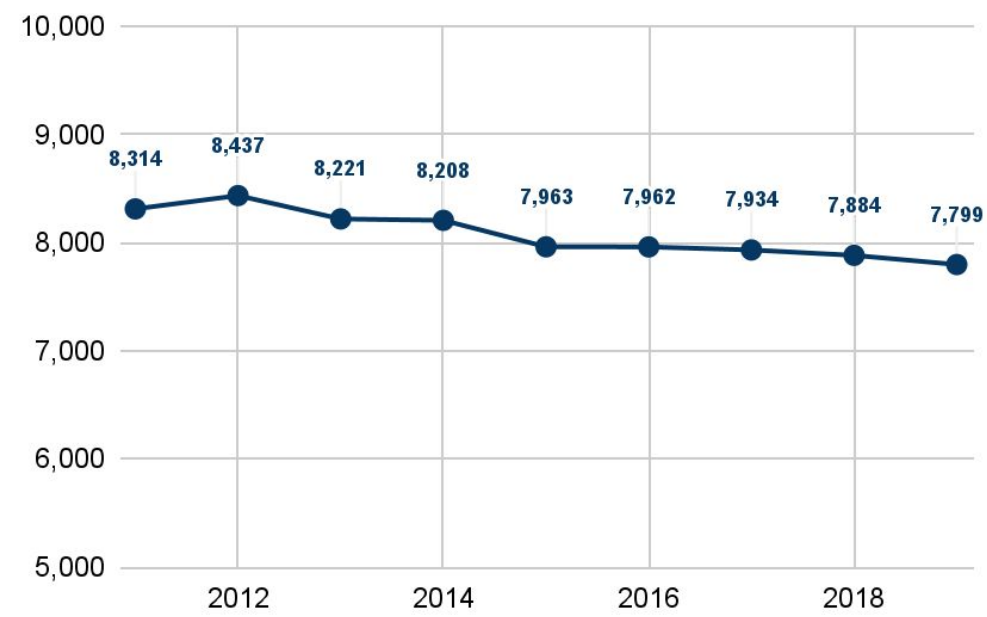
DEMOGRAPHIC TRENDS

POPULATION | Fulton County's population has decreased by 2.84% (588 people) between 2010-2019. In the same time period, the total number of households decreased by 7.72% (652 households).
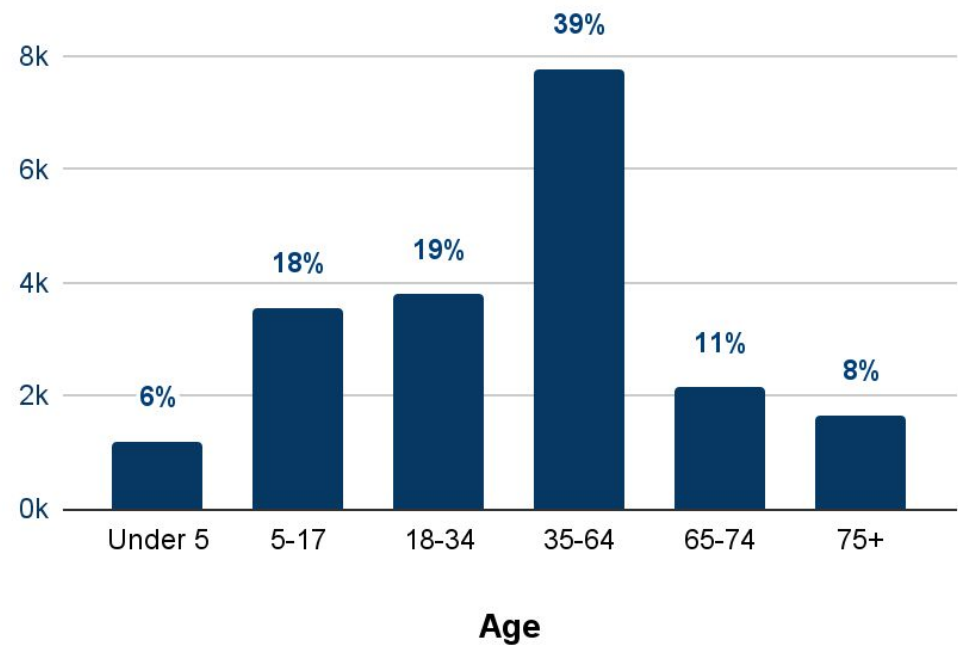
Resident Population
Fulton County | 2010-2019

20,684 20,745 20,762 20,698 20,638 20,527 20,412 20,296 20,212 20,096
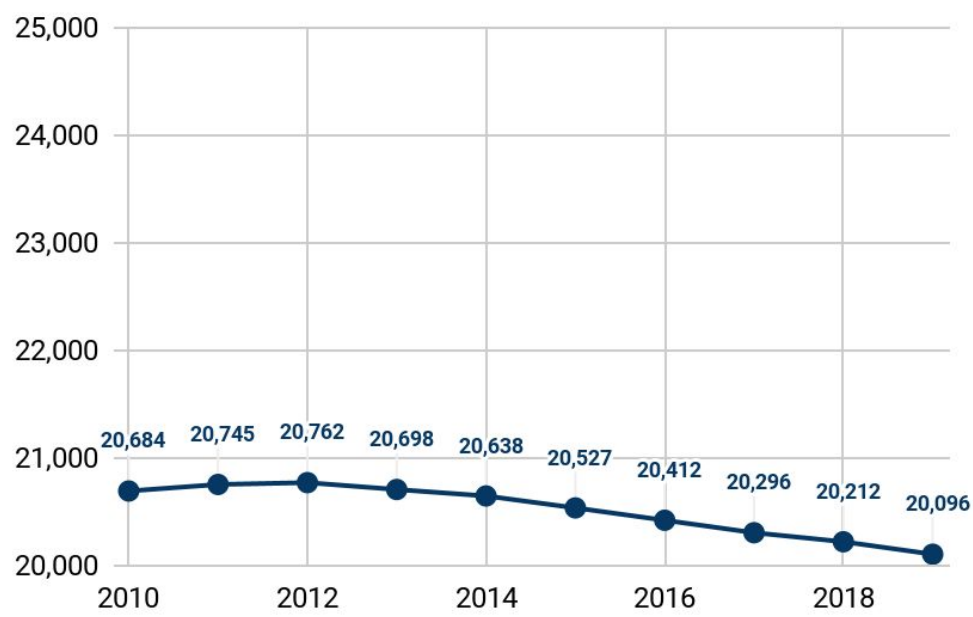
Source: FRED, U.S. Census Bureau

Households
Fulton County | 2010-2019

8,314 8,437 8,221 8,208 7,963 7,962 7,934 7,884 7,799
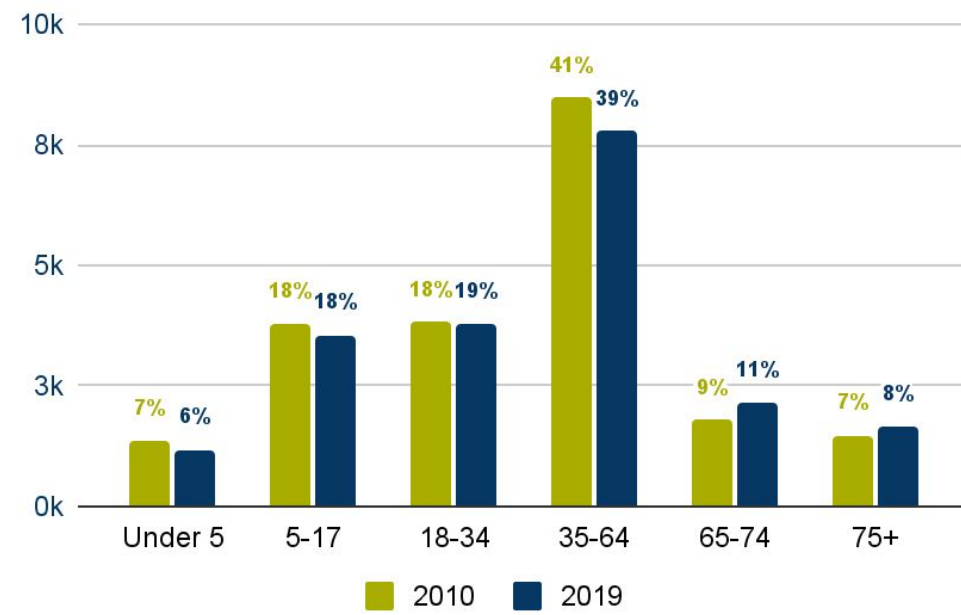
Source: FRED, U.S. Census Bureau

AGE | 19% of people in Fulton County are above the age of 65, while 24% are below 18.

Population by Age
Fulton County | 2019

Source: ACS 2019 5-year estimates

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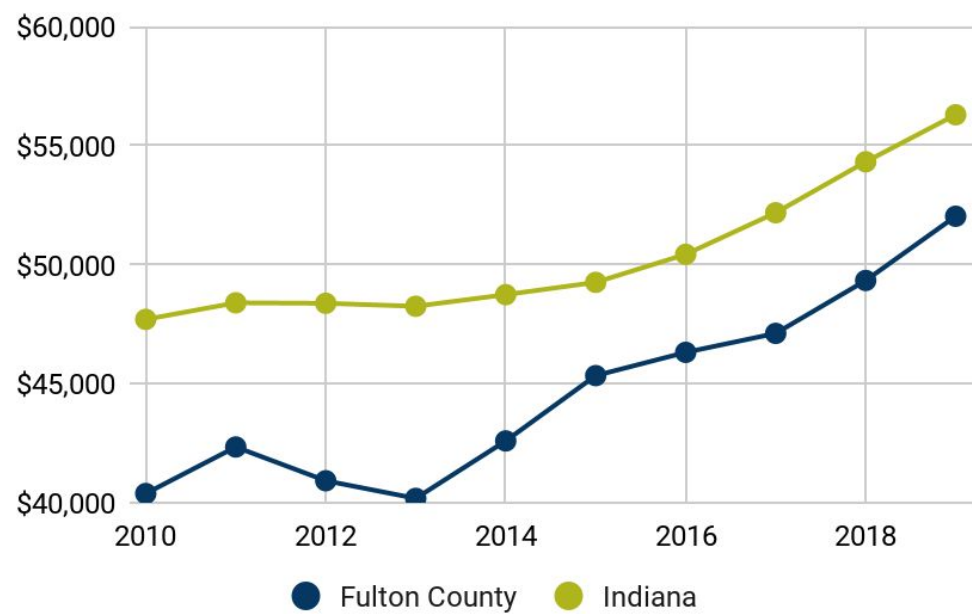**Fulton County | 2010, 2019**

Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Fulton County had a median income of $52,034 in 2019, up 29% since 2010. 32% of households have incomes below $35,000, while 16% have incomes above $100,000.
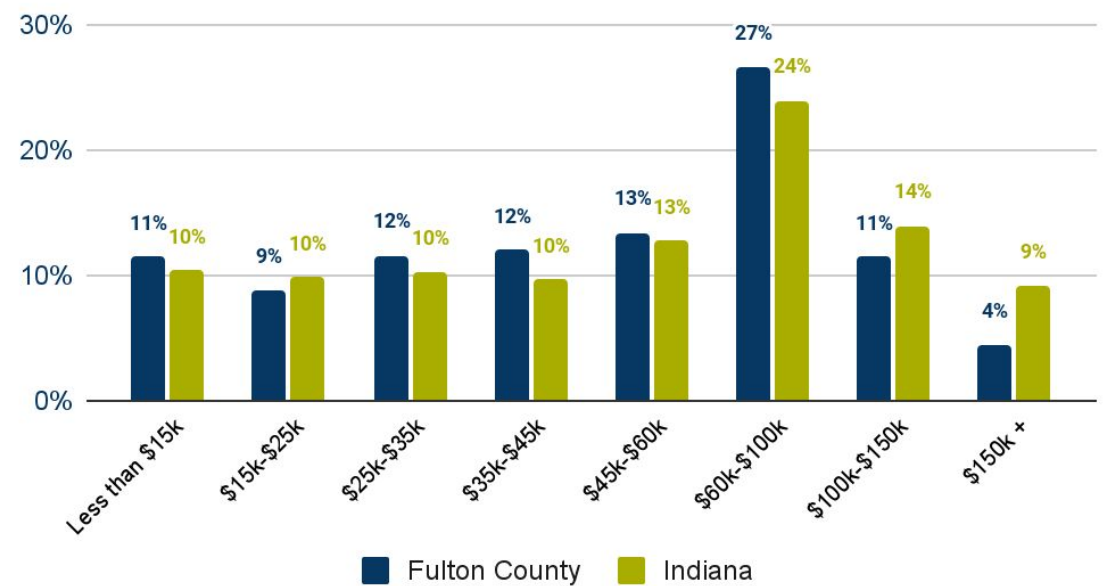
Median Income
Fulton County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

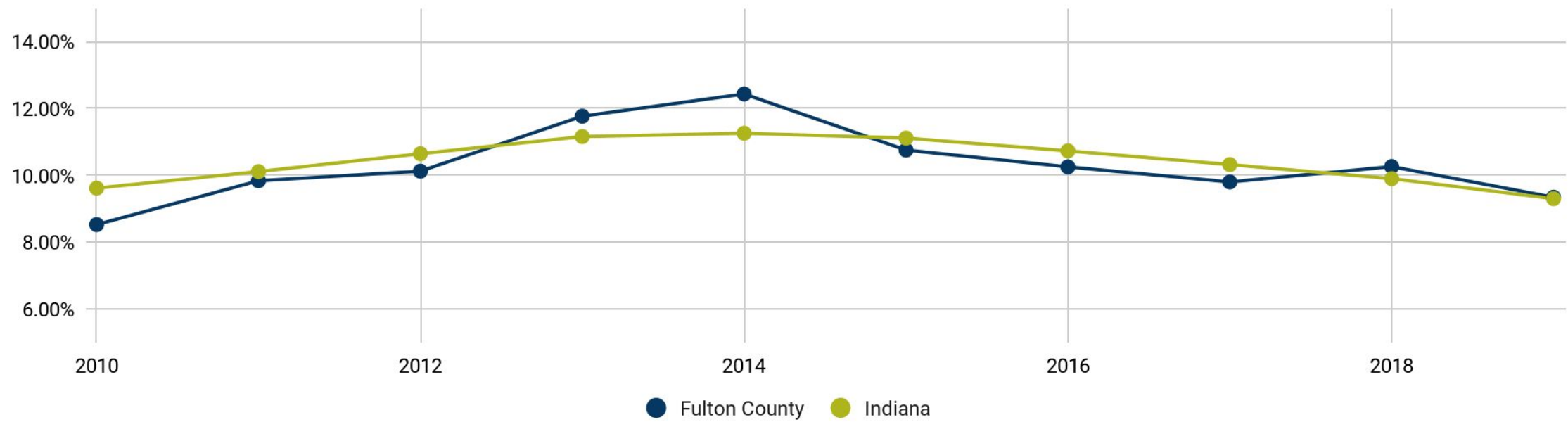## Household Income Distribution
Fulton County, State of Indiana | 2019

Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.3% of families live in poverty conditions in Fulton County, up 0.82 percentage points from 8.5% in 2010.
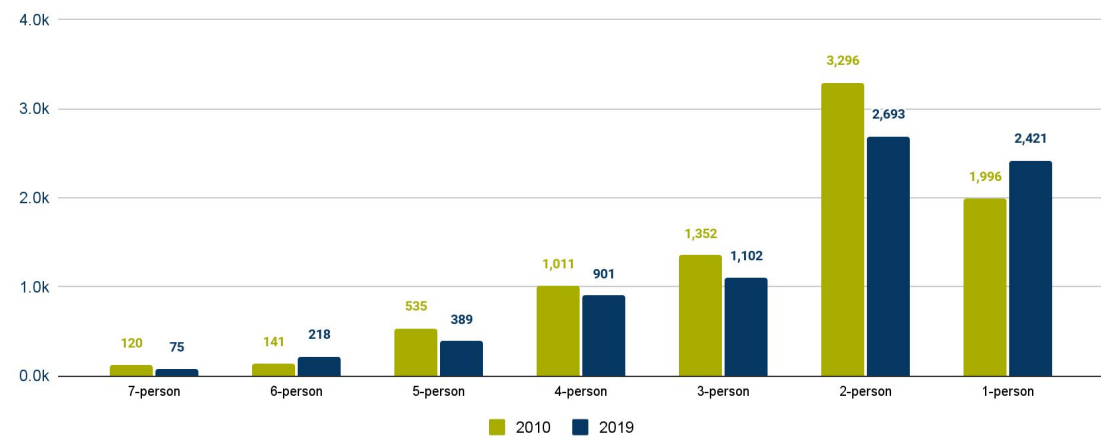
Family Poverty Rate
Fulton County, State of Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.55 people, compared to 2.52 statewide. The Fulton County average household has grown by 0.15 persons since 2010.

Household Size
Fulton County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

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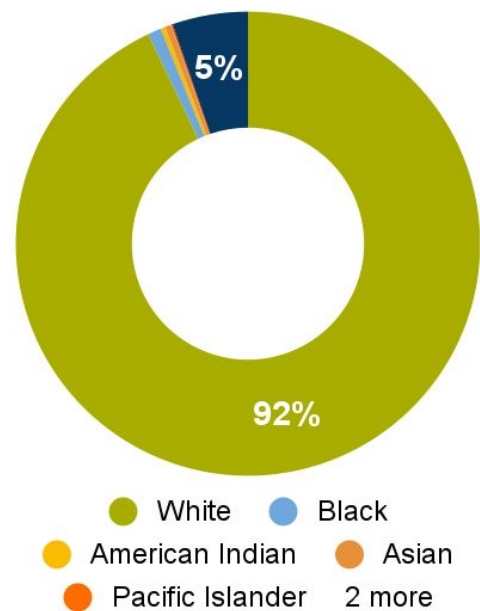**State of Indiana | 2010, 2019**

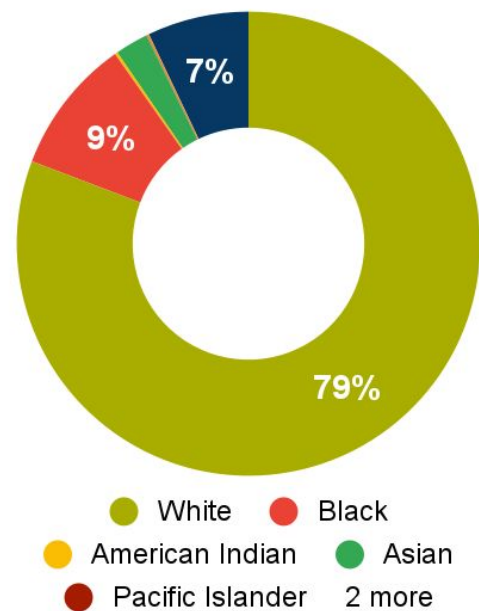Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Fulton County is 92% white, 1% Black, 5% Hispanic/Latino, 0% Asian, and 0% other.

Racial/Ethnic Distribution
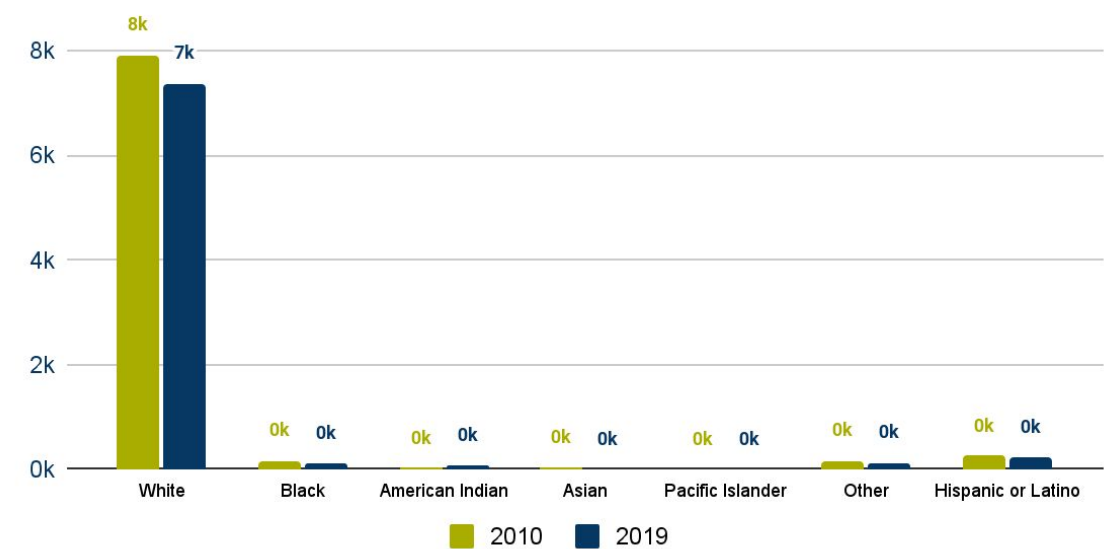
Fulton County | 2019

Indiana | 2019

Fulton County 2019: 92% White, 5% (dark blue)

Legend: White, Black, American Indian, Asian, Pacific Islander, 2 more

Indiana 2019: 79% White, 9% Black, 7% (dark blue)

Legend: White, Black, American Indian, Asian, Pacific Islander, 2 more

Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Fulton County | 2010, 2019

White: 8k (2010), 7k (2019); Black: 0k, 0k; American Indian: 0k, 0k; Asian: 0k, 0k; Pacific Islander: 0k, 0k; Other: 0k, 0k; Hispanic or Latino: 0k, 0k
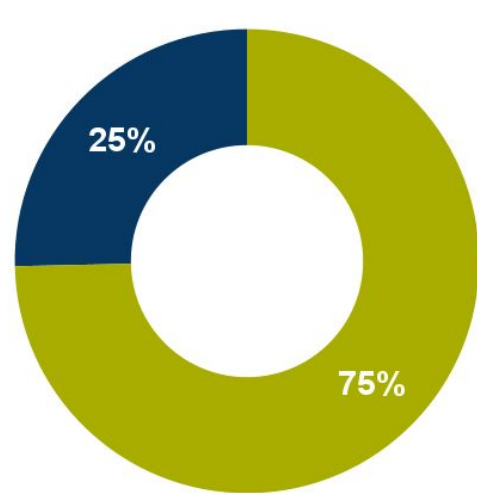
Legend: 2010, 2019

Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 25% of households (1,977 households) in Fulton County were renters, while 75% (5,822 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Fulton County | 2019

Indiana | 2019

Fulton County 2019:
- 25% Renter Occupied
- 75% Owner Occupied
- Owner Occupied
- Renter Occupied

Indiana 2019:
- 41% Renter Occupied
- 59% Owner Occupied
- Owner Occupied
- Renter Occupied

Total Households by Tenure

Fulton County | 2010-2019

- 2010: Owner Occupied 6,000; Renter Occupied 2,100
- 2019: Owner Occupied 6,000; Renter Occupied 1,980
- Owner Occupied
- Renter Occupied
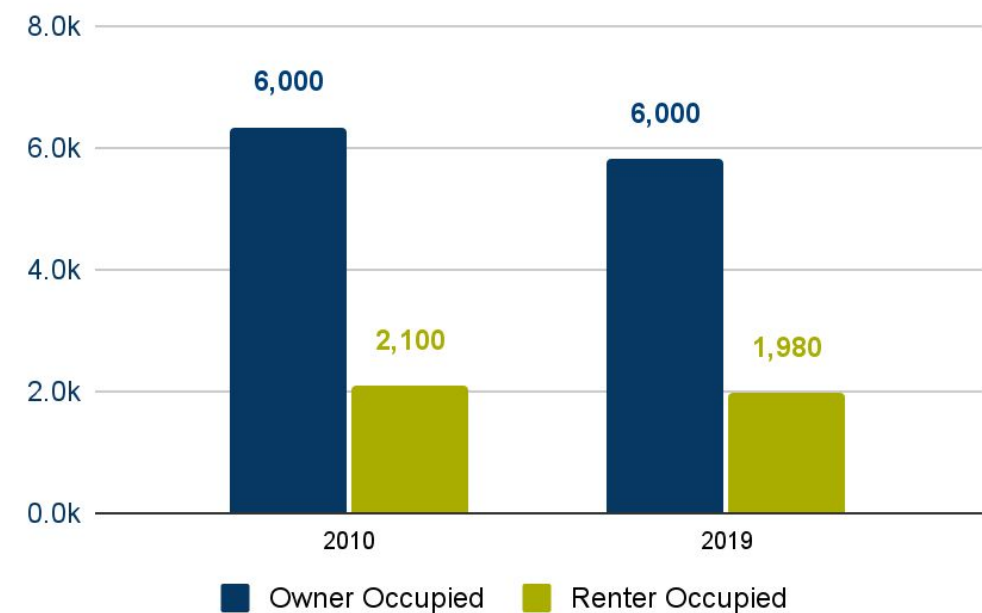
TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 75% among non-Hispanic White households, 89% for Black households, and 76% for Hispanic or Latino households.
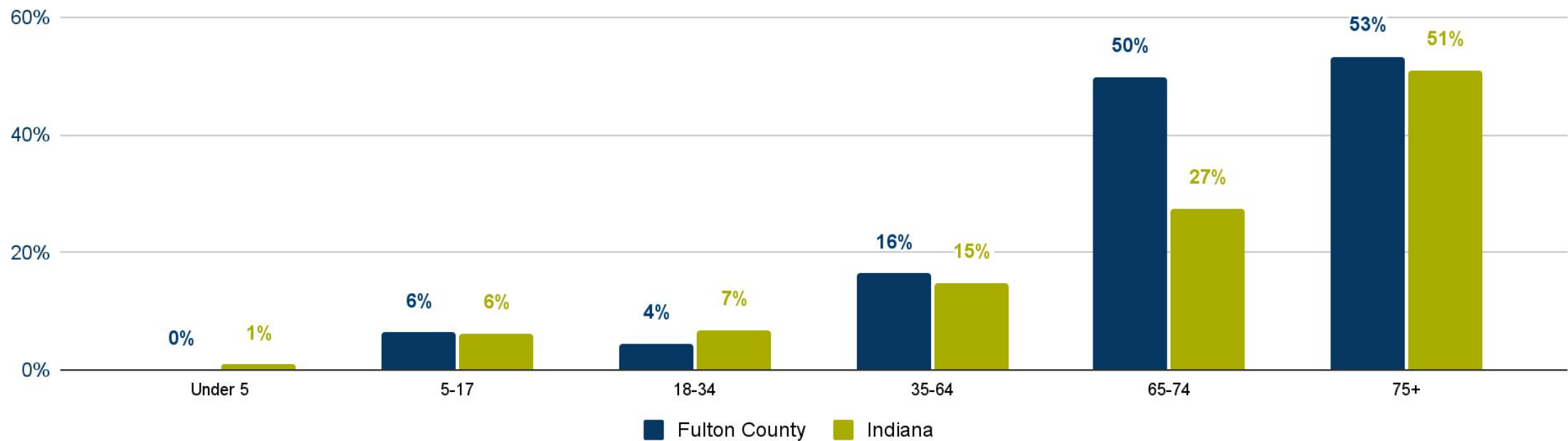
Homeownership by Race

Fulton County | 2010, 2019

	White	Black	American Indian	Asian	Pacific Islander	Other	Hispanic or Latino
2010	76%	50%	0%	100%	0%	83%	80%
2019	75%	89%	25%	0%	0%	71%	76%
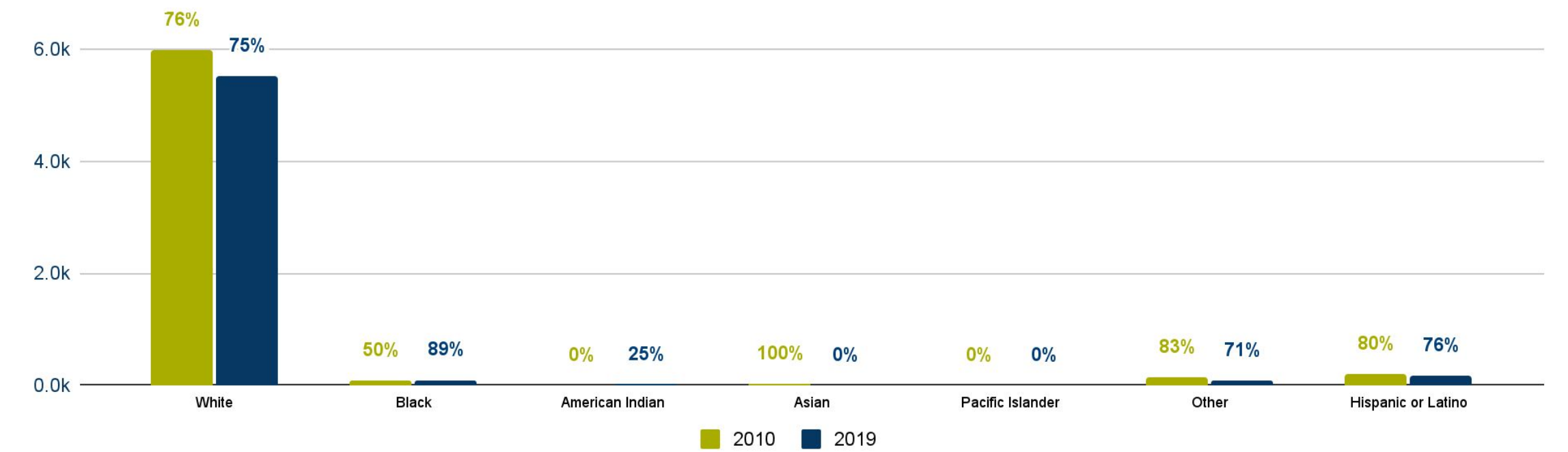
Source: ACS 2010-2019 5-year estimates

DISABILITY | 18% of people in Fulton County live with a disability. For people above 65, the share increases to 51%.

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

Chart: Share of the Population with a Disability by Age

Age	Fulton County	Indiana
Under 5	0%	1%
5-17	6%	6%
18-34	4%	7%
35-64	16%	15%
65-74	50%	27%
75+	53%	51%

Legend: ■ Fulton County ■ Indiana

Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Fulton County, 72% of the population has at least a high school degree and 16% of the population has at least a Bachelor's degree.

Educational Attainment

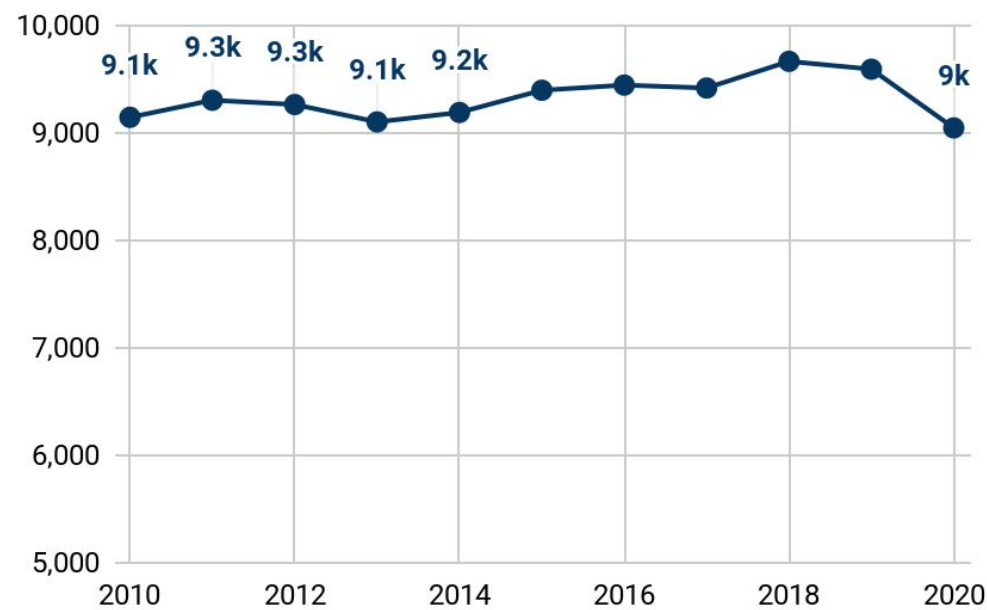**Fulton County, Indiana | 2019**
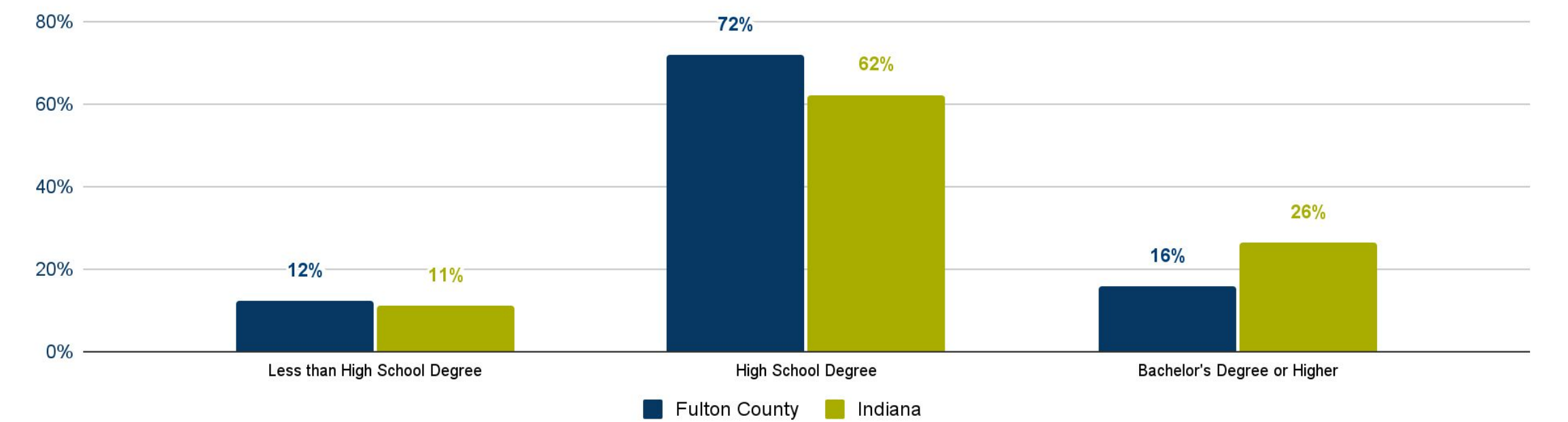
Source: ACS 2010-2019 5-year estimates
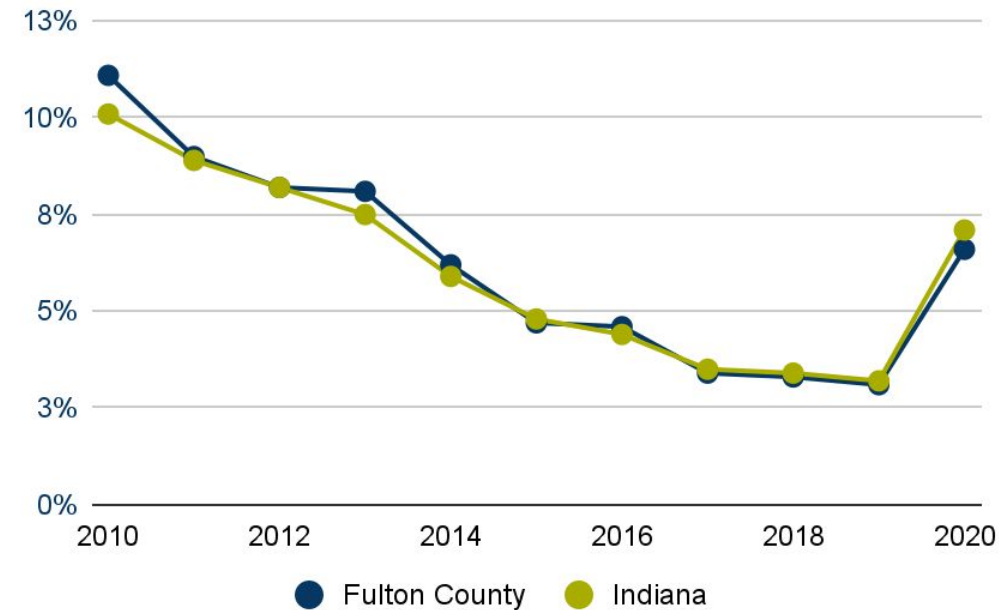
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE | There are currently 9,000 employed persons in Fulton County, down by 1.08% since 2010. The unemployment rate in 2020 was 6.60%, up 3.50 points from 2019.

Total Employment
Fulton County | 2010-2019

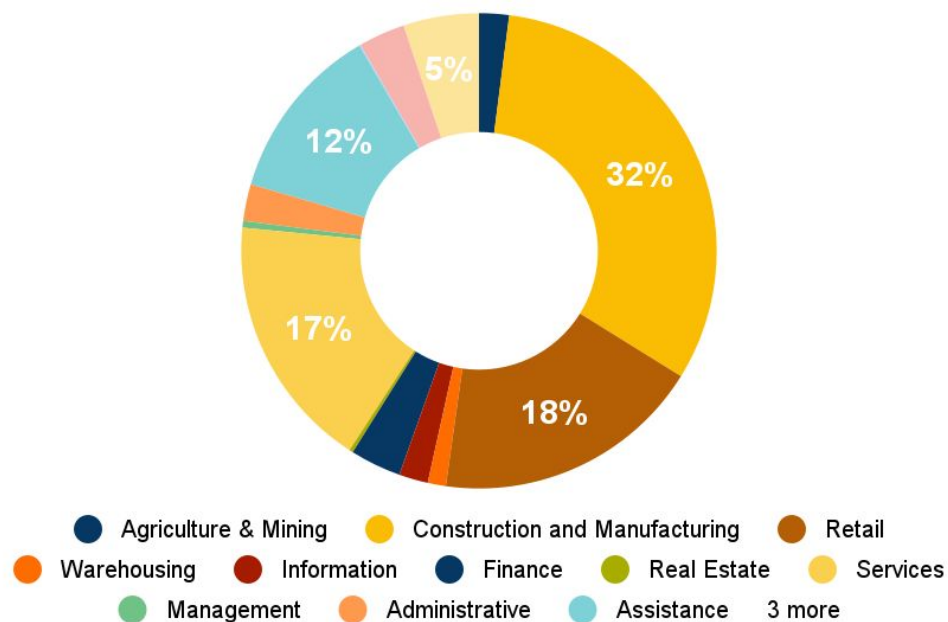Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Fulton County, Indiana | 2010-2019

Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Fulton County, accounting for 27% of all jobs, followed by Retail Trade (14% of all jobs).

Total Jobs by All Industries

Fulton County | 2018

Pie chart segments: 32%, 18%, 17%, 12%, 5%

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance   3 more

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

Top 5 Industries and Median Annual Wages

1. **Service-providing | $38,306**
2. **Trade, transportation, and utilities | $33,701**
3. **Goods-producing | $47,547**
4. **Manufacturing | $46,720**
5. **Construction | $55,566**

Source: BLS

Top 5 Employers

1. **Rochester Metal Products Corp (Rochester)**
2. **LAU (Rochester)**
3. **Winamac Coil Spring Inc (Kewanna)**
4. **Pike Lumber Co Inc (Akron)**
5. **Dean Foods (Rochester)**

Source: BLS

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

Employment Inflow
Fulton County | 2018

33.6%

66.4%

● Living and Working in Fulton County
● Commuting In
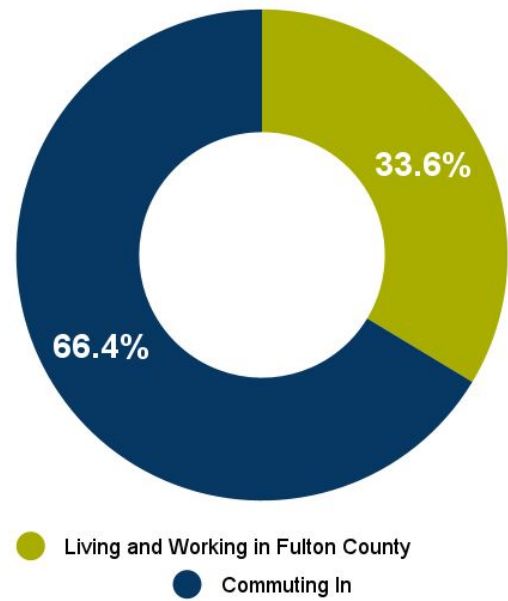
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Commuting Patterns
Fulton County | 2018

Commuting In	Living and Working in the County	Commuting Out
6,396	3,243	8,718
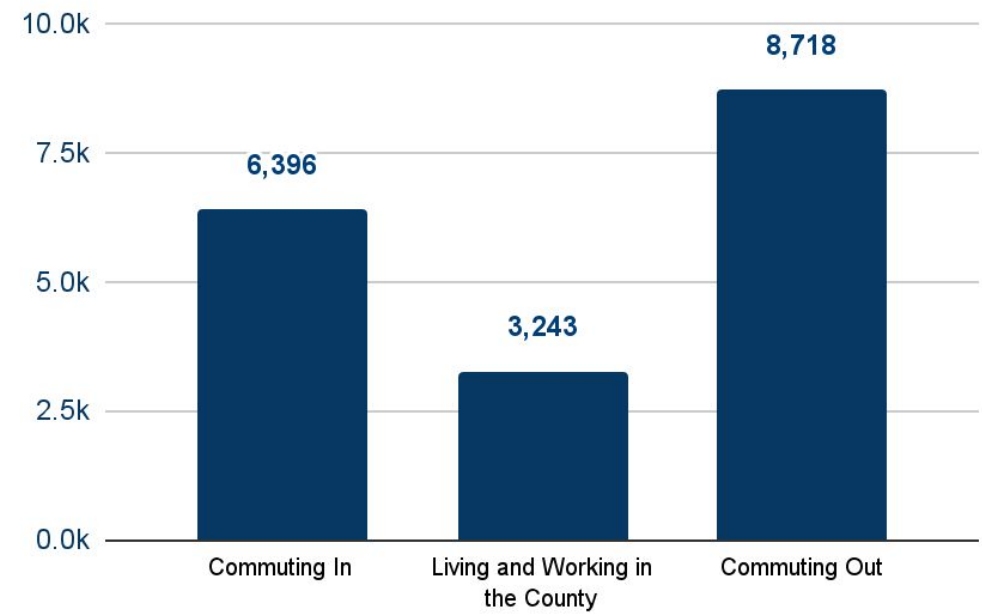
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

JOB GROWTH AND HOUSING PRODUCTION| Fulton County has created 491 jobs between 2014-2019 and -422 housing units, or -86 units for every 100 jobs created.
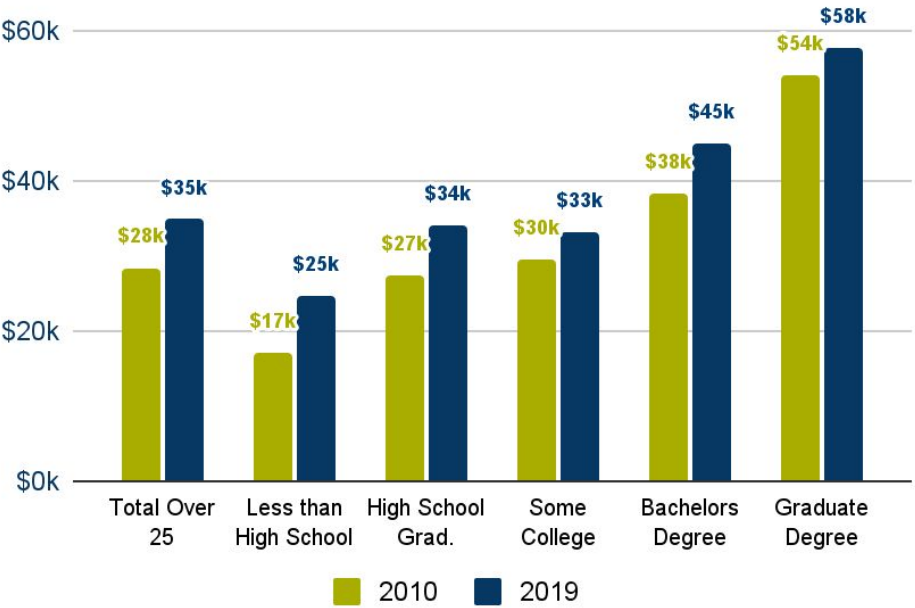
Job Growth and Housing Production
Fulton County | Total Jobs, New Jobs

New Jobs
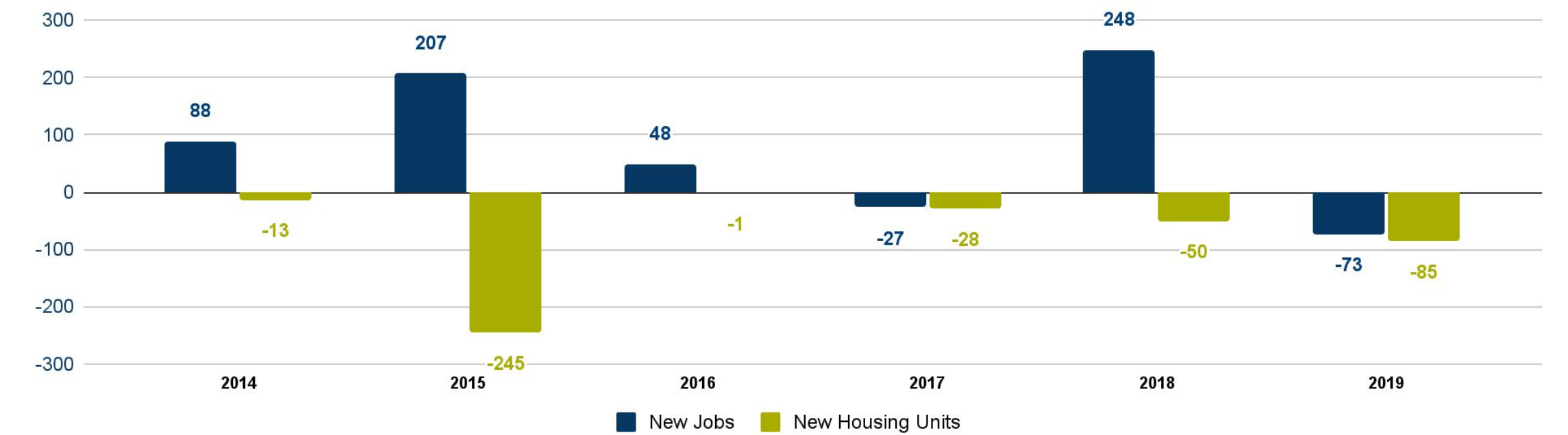
New Housing Units

Housing Units Includes all existing units, single family and multifamily.
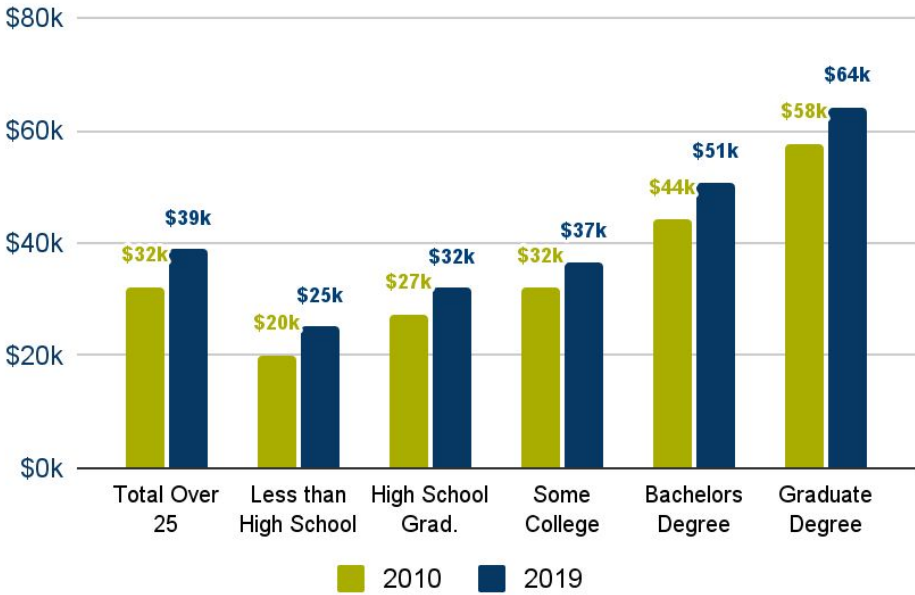**Source:** ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Fulton County | 2010, 2019

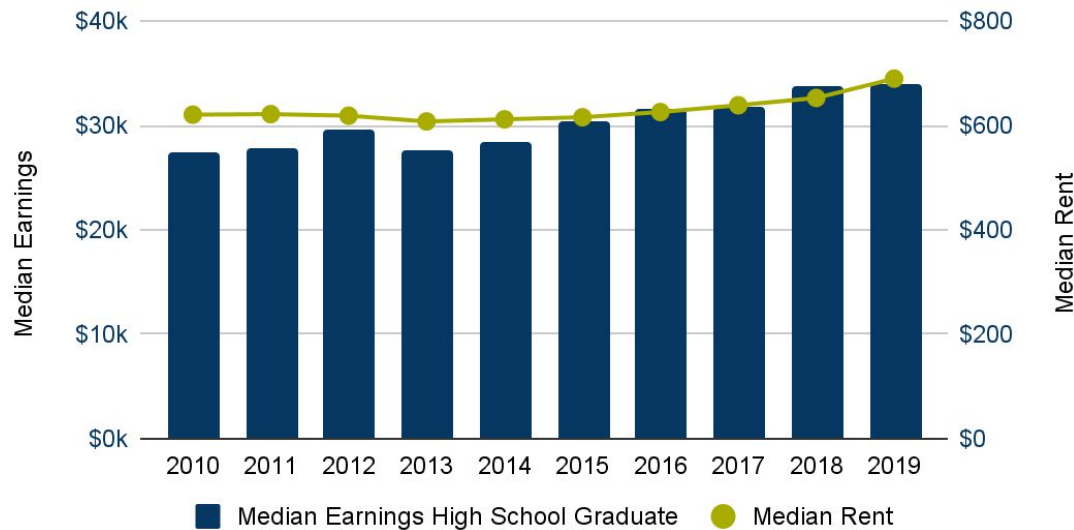Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019

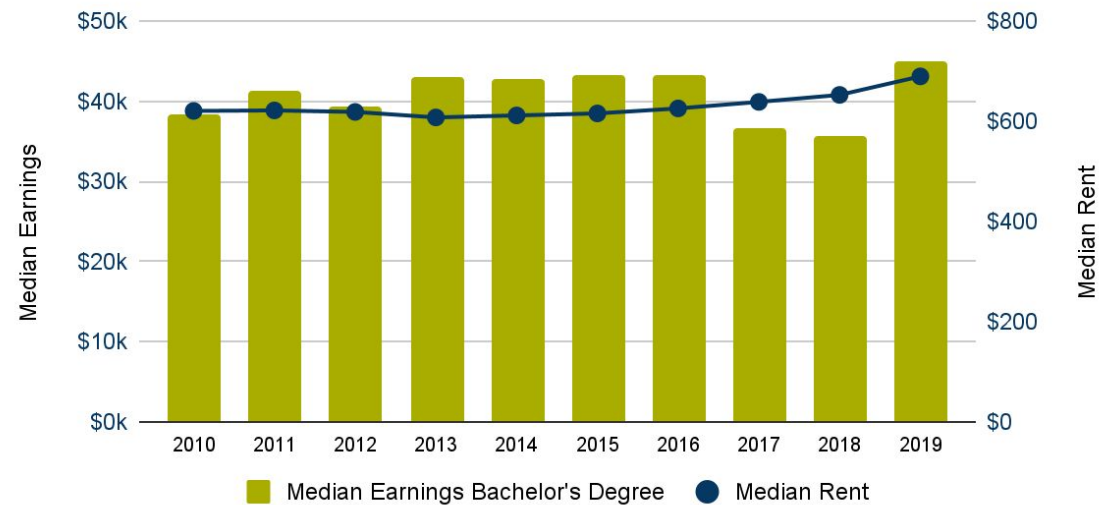Source: ACS 2010-2019 5-year estimates

JOB GROWTH AND EDUCATIONAL ATTAINMENT| Median annual earnings have by increased $4,500, or 17% since 2010 for high school graduates, and increased $6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 11.1%, or 11% since 2010.

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

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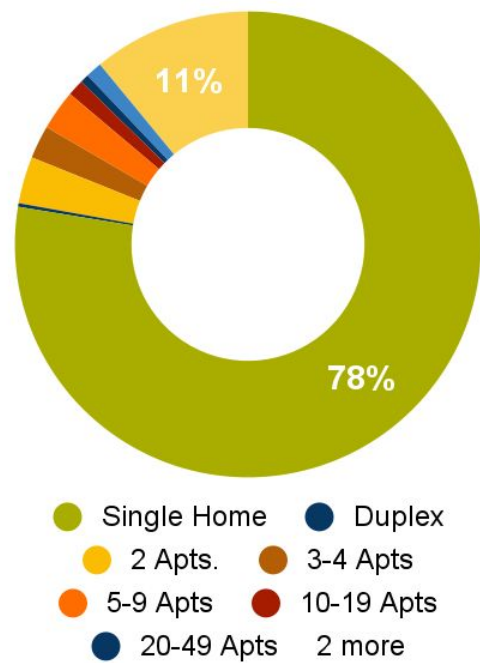

Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 78% of homes in Fulton County are single-family, while 11% are multifamily. Multifamily housing has increased by 177 homes since 2010.
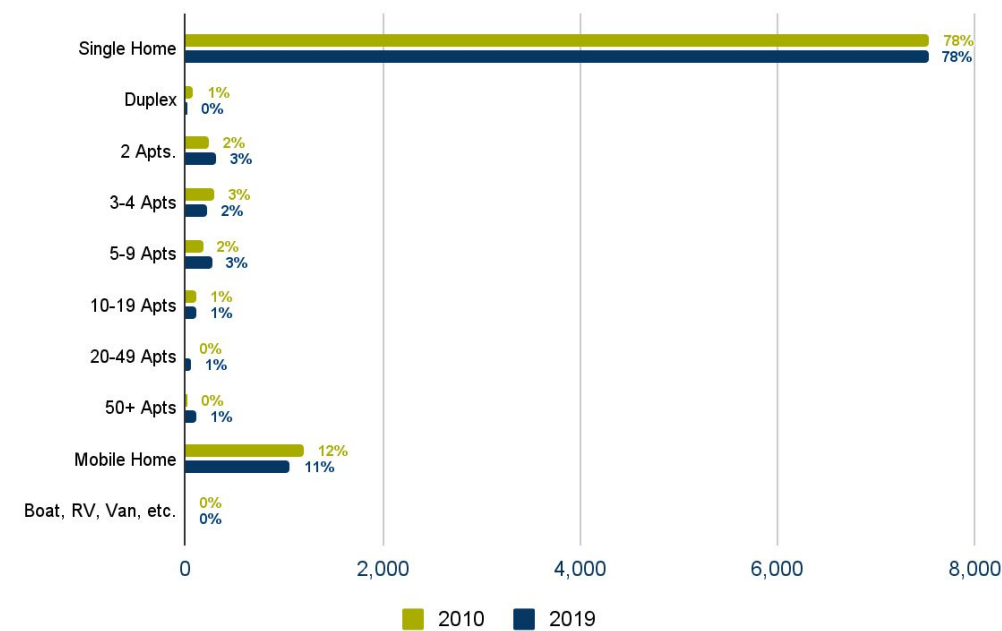
Housing Typology

Fulton County | 2019

11%

78%

Single Home ● Duplex ●
2 Apts. ● 3-4 Apts ●
5-9 Apts ● 10-19 Apts ●
20-49 Apts ● 2 more

Indiana | 2019

73%

Single Home ● **Duplex** ●
2 Apts. ● **3-4 Apts** ●
5-9 Apts ● **10-19 Apts** ●
20-49 Apts **3 more**

Share of Units by Housing Typology

Fulton County | 2010-2019

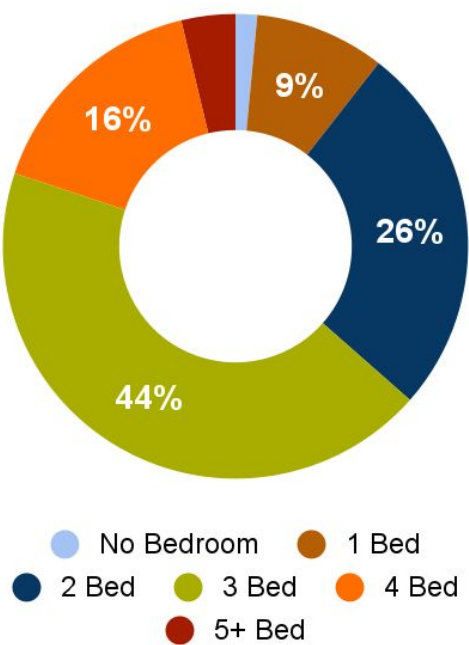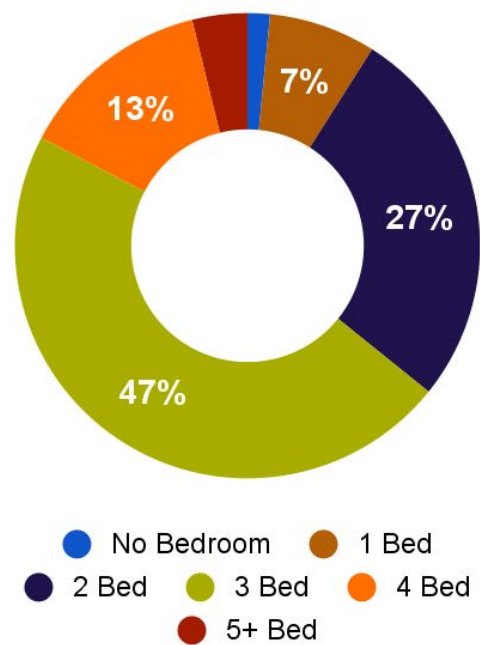|	2010	2019
Single Home	78%	78%
Duplex	1%	0%
2 Apts.	2%	3%
3-4 Apts	3%	2%
5-9 Apts	2%	3%
10-19 Apts	1%	1%
20-49 Apts	0%	1%
50+ Apts	0%	1%
Mobile Home	12%	11%
Boat, RV, Van, etc.	0%	0%

■ 2010 ■ 2019

HOUSING TYPOLOGY | Most units in Fulton County contain 2.55 bedrooms, with 64% of units containing 3 bedrooms or more.
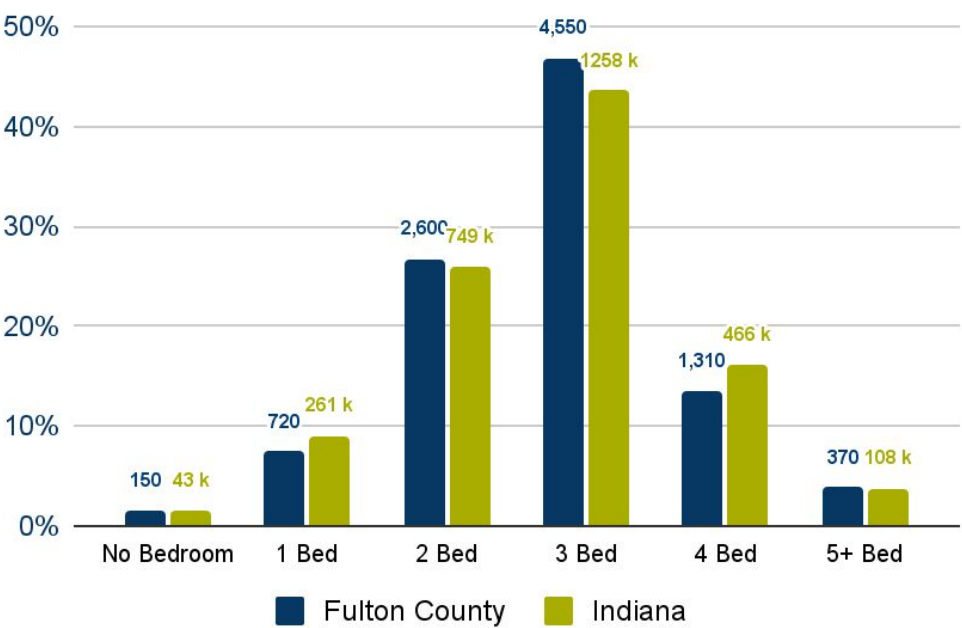
Housing Stock by Bedrooms

Fulton County | 2019

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

7% | 27% | 47% | 13%

Indiana | 2019

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

9% | 26% | 44% | 16%

Includes all existing units, single family and multifamily.
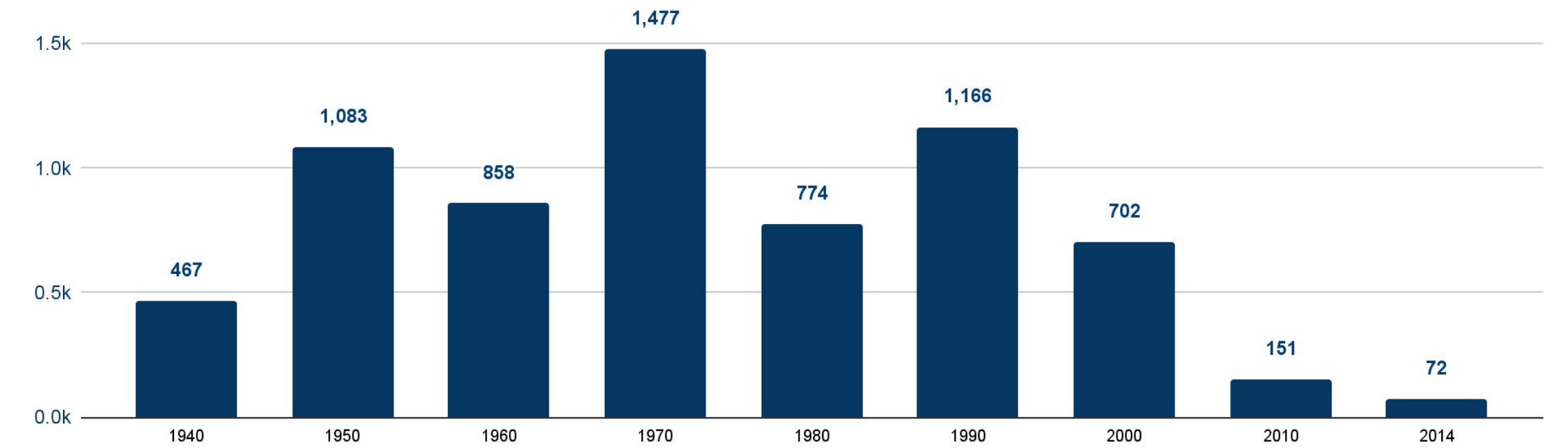**Source:** ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

Fulton County, Indiana | 2019

Fulton County | Indiana

No Bedroom: 150 / 43 k
1 Bed: 720 / 261 k
2 Bed: 2,600 / 749 k
3 Bed: 4,550 / 1258 k
4 Bed: 1,310 / 466 k
5+ Bed: 370 / 108 k

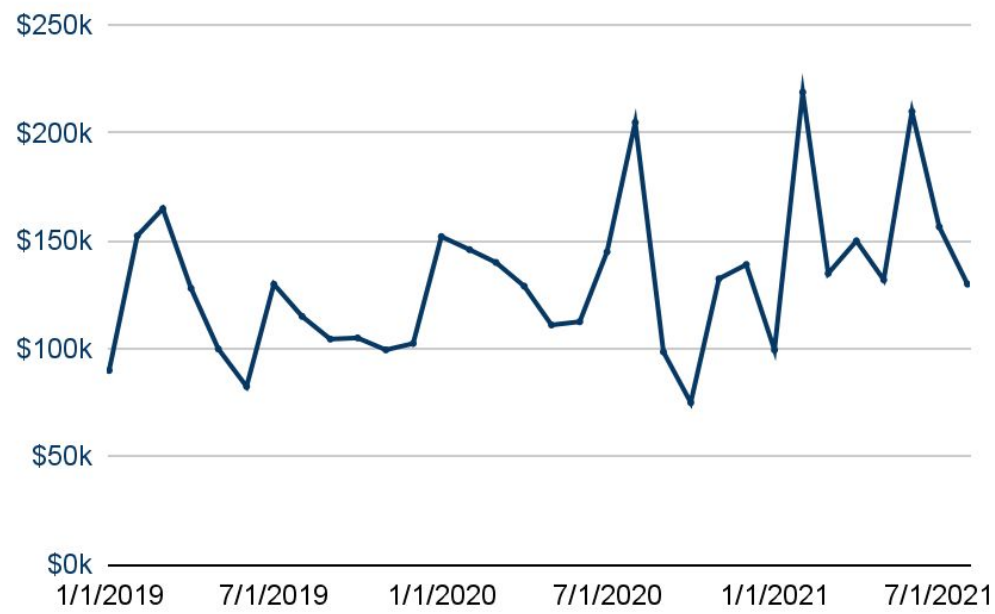**Source:** ACS 2010-2019 5-year estimates

Homes by Year Built

Fulton County | 2019

Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Fulton County have a median listing price of $129,950. Home prices have increased by 45% since 2019.

Median Listing Price
Fulton County | 2019-2021

Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

Listings and Sales (last 24 months)
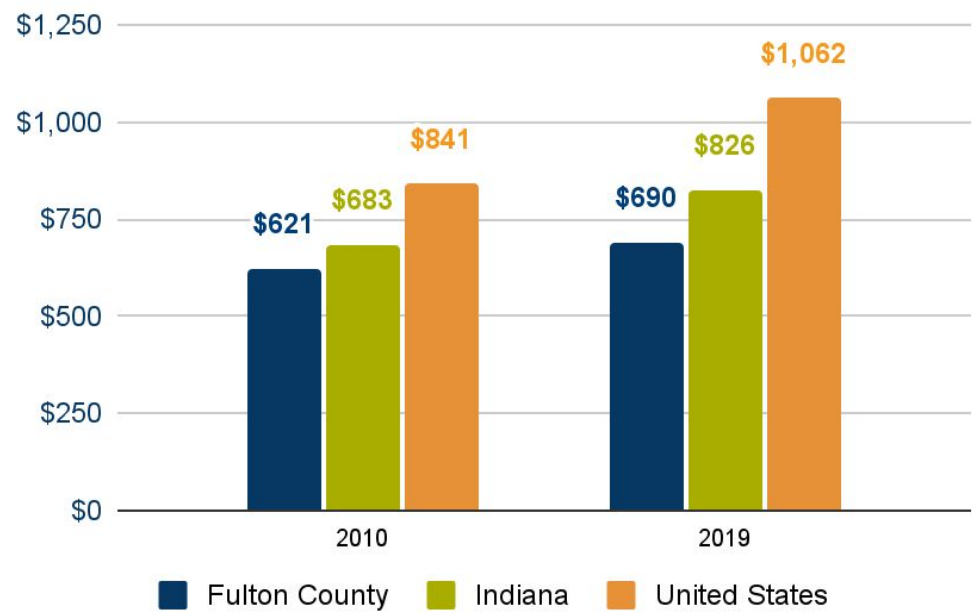**Fulton County | 2021**

Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 11% since 2010, with average rents at $690 in 2019.
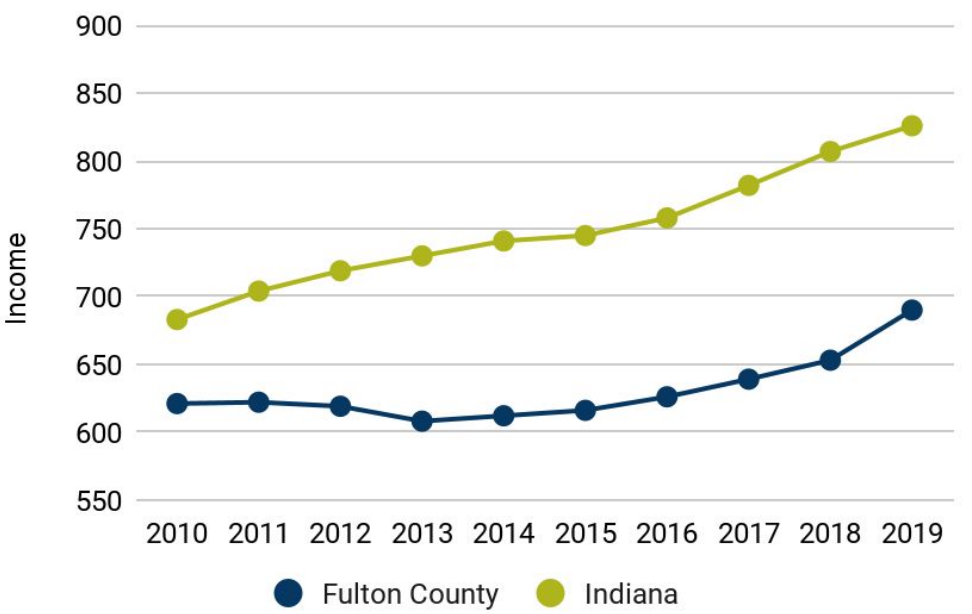
Median Rent
Fulton County, Indiana | 2010, 2019

2010: Fulton County $621, Indiana $683, United States $841
2019: Fulton County $690, Indiana $826, United States $1,062

Legend: ■ Fulton County ■ Indiana ■ United States

Median Rent Over Time
Fulton County, Indiana | 2010 - 2019

Legend: ● Fulton County ● Indiana

COST BURDEN | 47% of renter households are housing cost burdened in Fulton County, down -4% since 2010. 61% of households earning below $50,000 are housing cost burdened.

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

Chart: Renter Housing Cost Burden, Fulton County, Indiana 2010-2019

Income Range	2010	2019
Less than $20k	570	430
$20k - $34k	280	300
$35k - $49k	10	60
$50k - $74k	0	0
$75k +	0	40

Legend: 2010, 2019
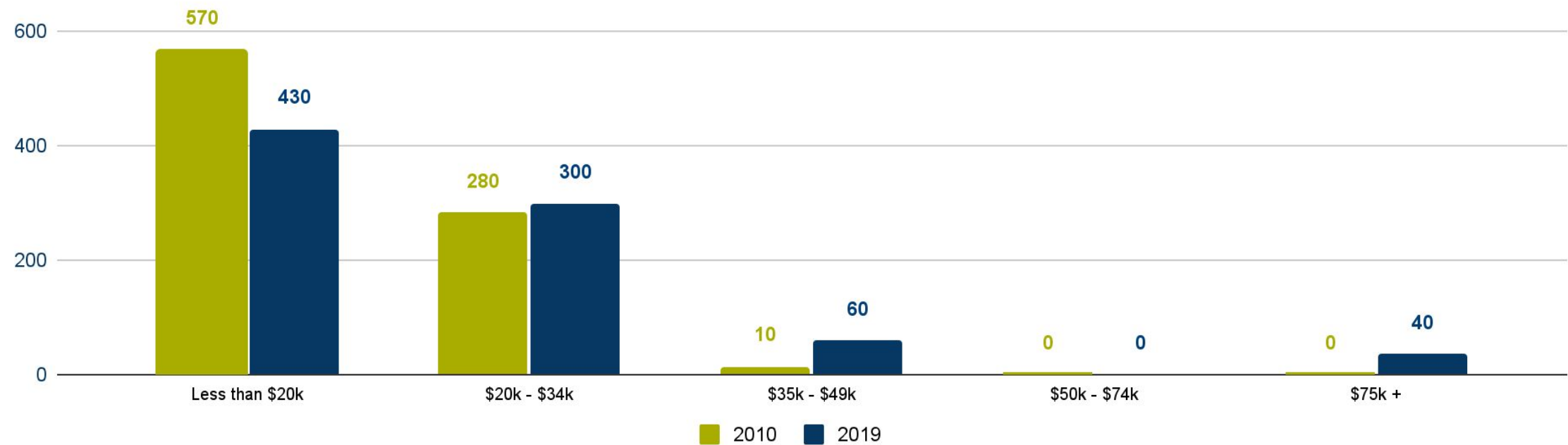
Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 0 unit gap in the renter market serving households who earn less than $50,000 annually or units renting below $1,250 per month.

Cumulative Housing Gap

Fulton County, Indiana | 2010-2019


Rent

■ Renter Demand   ■ Housing Supply
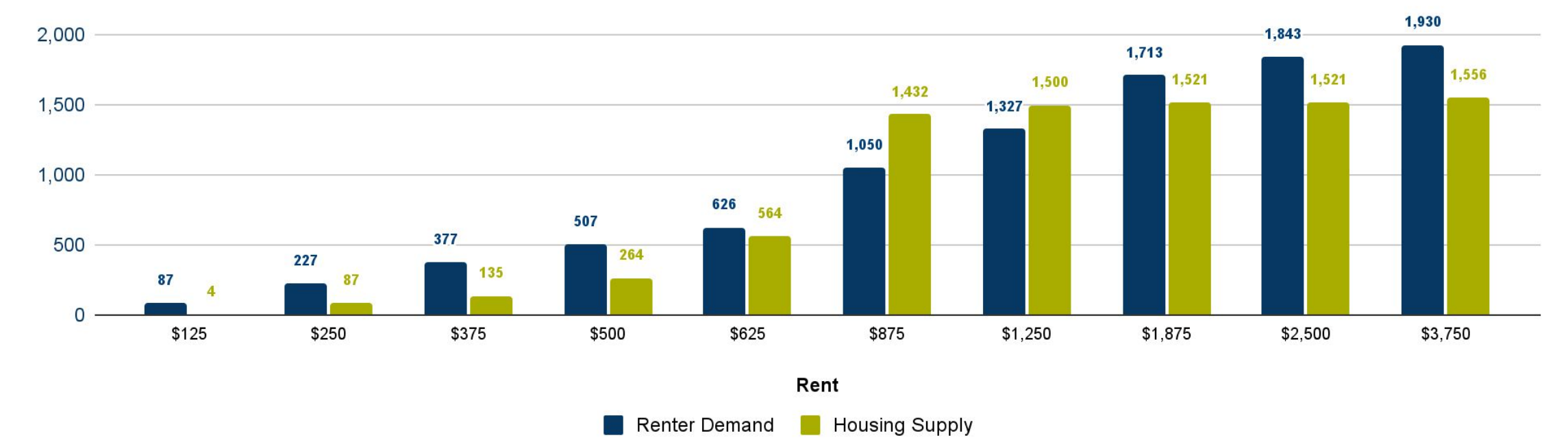
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
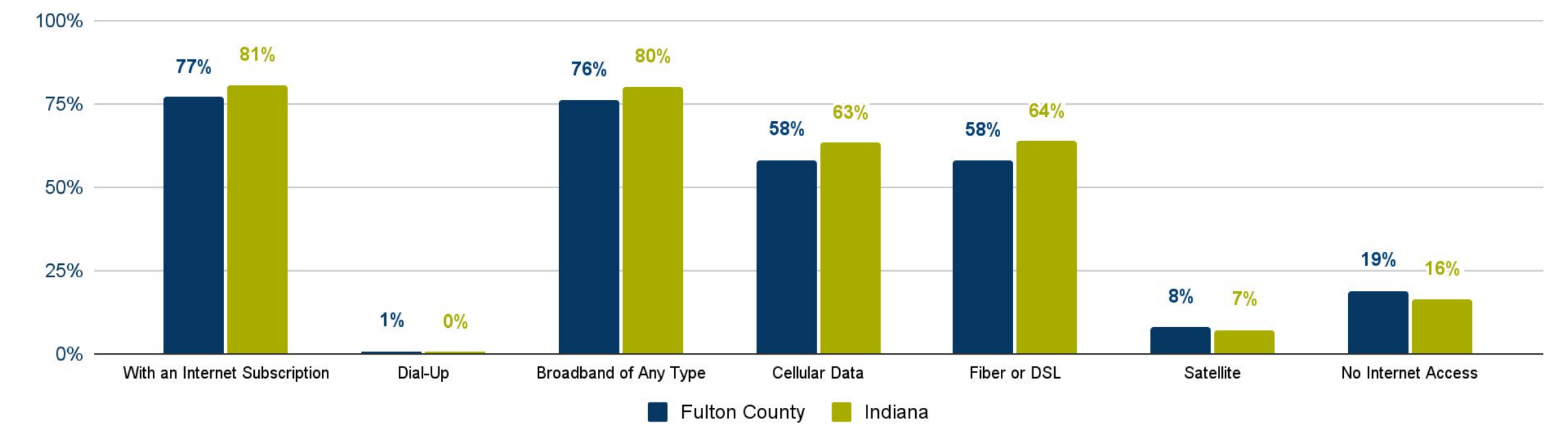**Fulton County | 2020**

Affordable Units
- <100
- 300
- 500+

Source: NHPD

12 miles
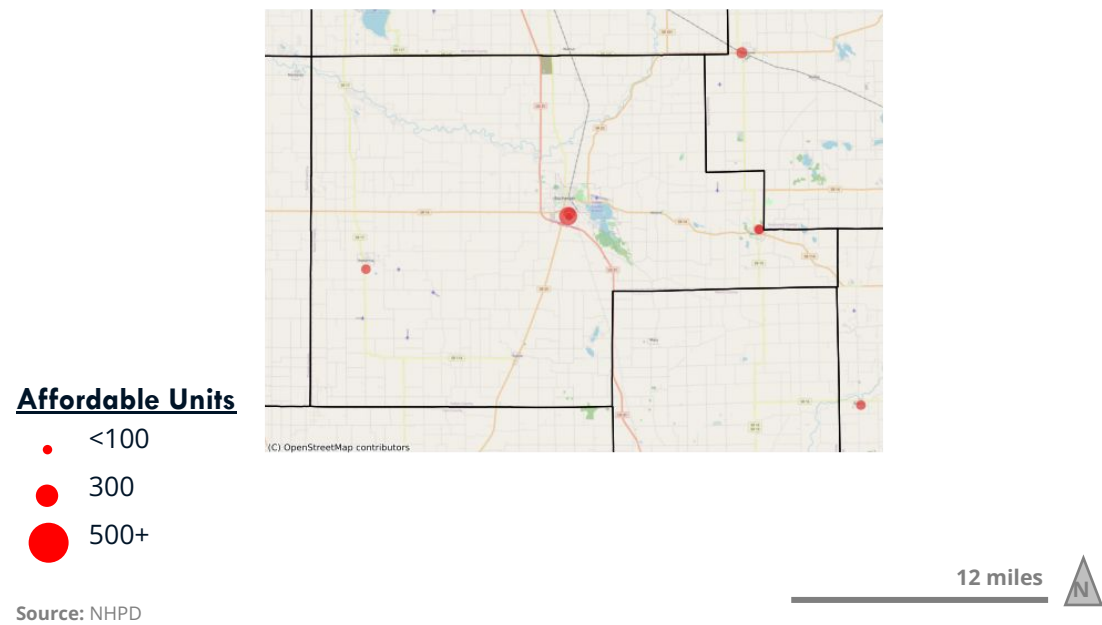
Affordable Housing Inventory
State of Indiana | 2020

Affordable Units
- <100
- 300
- 500+

Source: NHPD

60 miles

HOUSING AMENITIES | 76% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
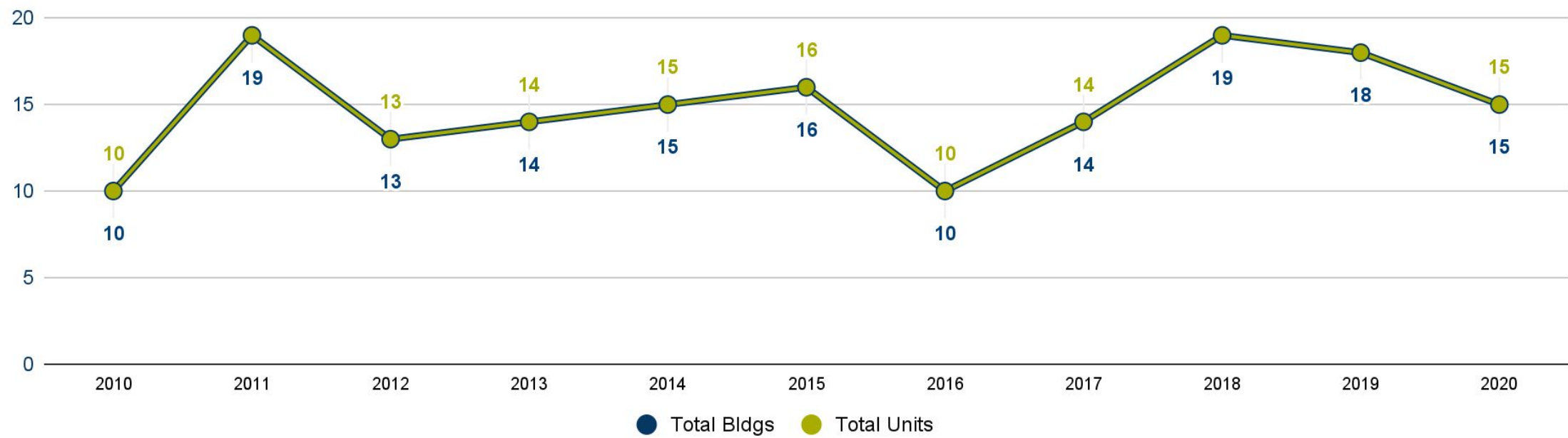**Fulton County | 2020**

Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 15 new housing starts in 2020 in Fulton County, with 163 total building permits authorized since 2010.

New Housing Structures Authorized by Building Permits

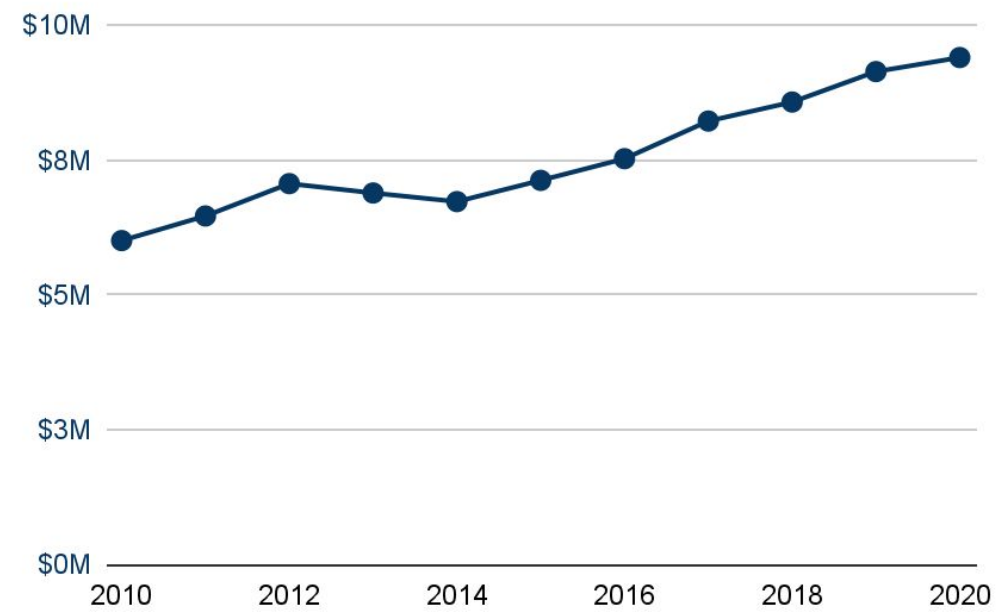**Fulton County | 2017-2020**

Total Bldgs　　Total Units

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

Lumber • Concrete • Metal

Gross Construction Wages
Indiana | 2010-2020