

FOUNTAIN COUNTY COMPREHENSIVE PLAN UPDATE 2024

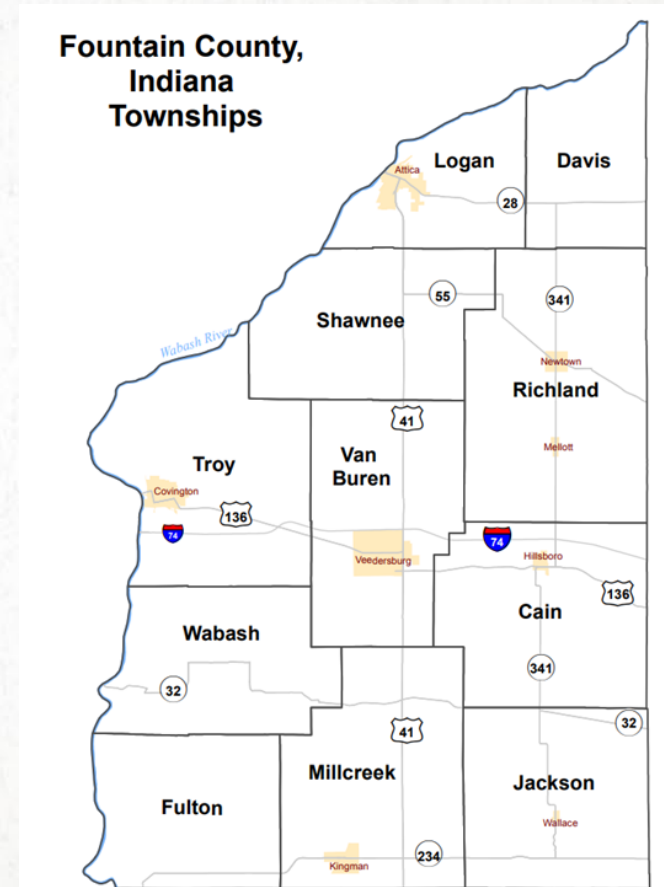
FEBRUARY 7 AND 8, 2024





OVERVIEW AND TALKING POINTS

- Meeting Logistics
- Purpose
- History
- Overview of Revised Plan
- Key Information and Points of Plan
- Goals and Objectives
- Next Steps
- Discussion





PURPOSE OF UPDATE

- Update of Previous Plan Completed in 2007
- Enables land use planning and capital improvement planning through State Statute
- Requires periodic updating
- Address potential of new technology or processes which affect land use and quality of life
- Update outdated Information
 - Population and Demographic Data
 - Housing Data
 - Economic Data
 - Changes in Economy, Infrastructure and Technology
- Provides direction for:
 - Economic Development Efforts
 - Public Services
 - Goals and Objectives for Managed Growth



PURPOSE OF PLANNING AND ZONING

The purpose of planning and zoning in Fountain County is to improve the health, safety, convenience, and welfare of the citizens and to plan for future development; to the end:

1. That roadway systems be carefully planned.
2. That Fountain County grows only with adequate public way, utility, health, educational, and recreational facilities.
3. That the needs of industry and business be recognized in future growth and balanced with the needs of the County.
4. That residential areas provide healthful surroundings for family life; and
5. That the growth of Fountain County is commensurate with and promotive of the efficient and economical use of public funds.



ELEMENTS OF A COMPREHENSIVE PLAN

- Executive Summary
- General Background (Typically Population Data)
- Land Use
- Economic Development
- Housing
- Natural Resources
- Parks and Recreation
- Infrastructure



COUNTY BACKGROUND DATA

- 53rd County Established in Indiana
- Established December 30, 1825
- 395.7 Square Miles
- Current Population: 16,574
- Named after Major James Fontaine who was killed in the Battle of Maumee in Fort Wayne in 1790.
- 48.89 people per square mile



COUNTY OFFICES AND SERVICES

- Fountain County Commissioners – Executive Branch
- Fountain County Council – Legislative Branch
- Fountain County Courts – Judicial Branch
- Administrative Offices

Assessor
Coroner’s Office
Treasurer

Auditor
Prosecutor

Clerk
Recorder

- Public Safety

Sheriff’s Office
Emergency Management

County Jail
911 Communications (Shared with Warren County)

- Public Service Departments

Ambulance
Community Corrections
Veteran’s Affairs

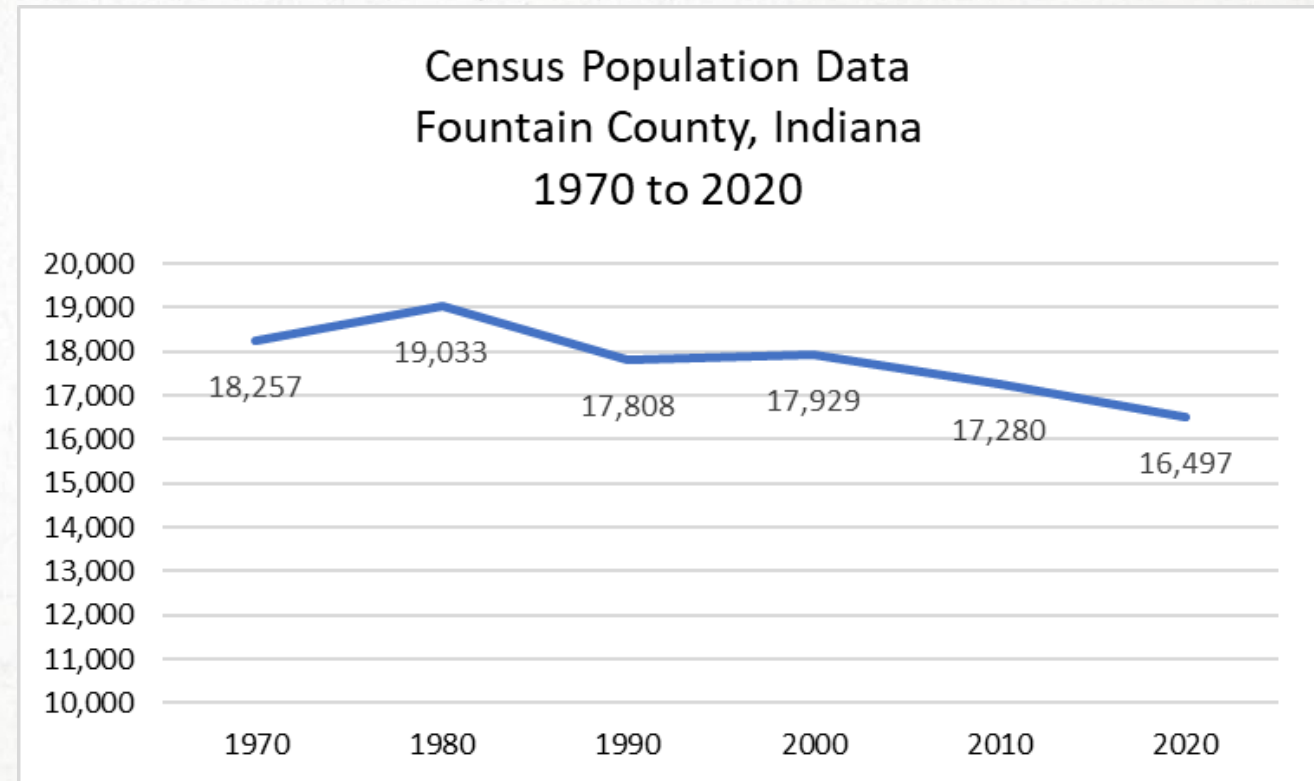
Department of Health
Planning and Zoning
County Highway

Probation
County Extension



POPULATION DATA

- 1970-2020
- 13.3% Decrease since 1980





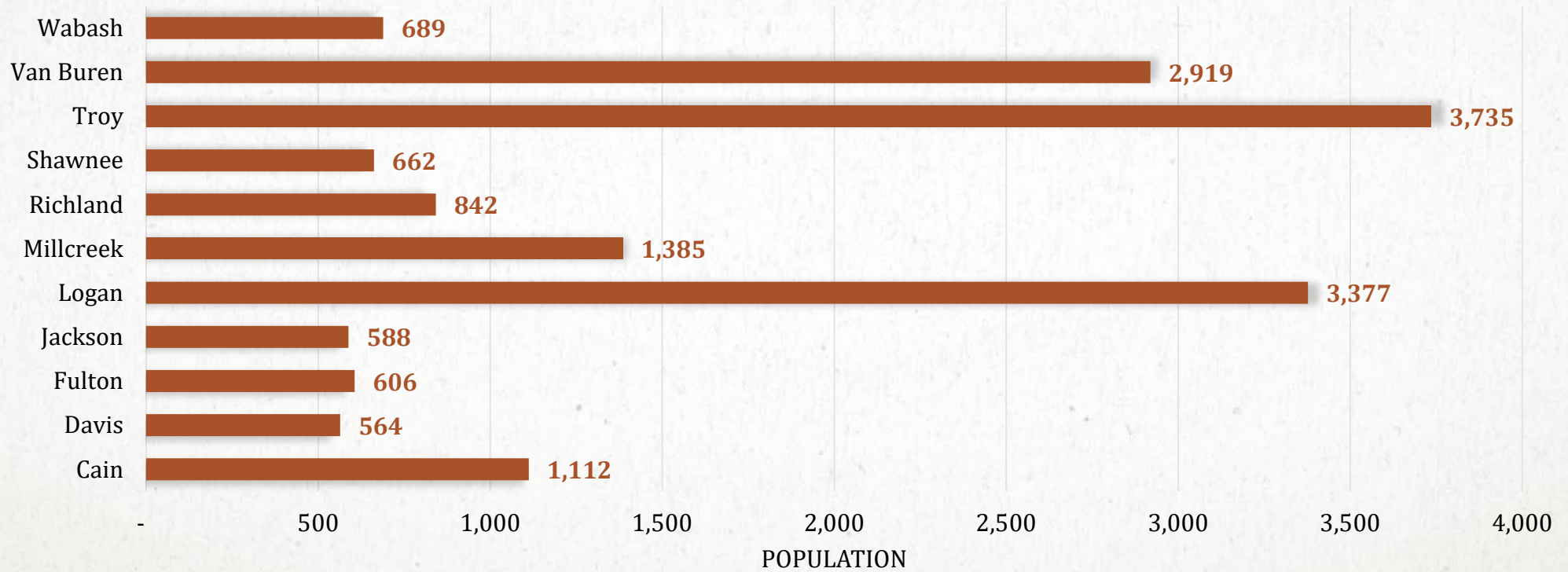
AGE DISTRIBUTION

Population Est. by Age, 2021	Number	Rank in State	Pct. Dist. In County	Pct. Dist. In State
Preschool (0 to 4)	934	77	5.7%	6.0%
School Age (5 to 17)	2,634	78	16.0 %	17.3%
College Age (18 to 24)	1,256	77	7.6%	9.7%
Young Adult (25 to 44)	3,746	78	22.8%	25.7%
Older Adult (45 to 64)	4,519	78	27.5%	24.9%
Seniors (65 and older)	3,338	78	20.3%	16.4%
Median Ages	43.0			Median Age = 38.1



POPULATION BY TOWNSHIP

POPULATION BY TOWNSHIP





TOWNSHIP POPULATION DATA

Township	Housing Units 2020	Housing Units 2010	% Change	Population 2020 Census	Population 2010 Census	% Change	Square Miles	Housing Density Per Square Mile
Troy	1,674	1,657	1%	3,735	3,718	0.5%	43.9	38
Logan	1,641	1,685	-3%	3,377	3,675	-8.1%	22.2	74
Van Buren	1,306	1,308	0%	2,919	2,986	-2.2%	37.5	35
Millcreek	791	728	9%	1,385	1,412	-1.9%	42.7	32
Cain	480	483	-0.6%	1,112	1,140	-2.5%	39.9	12
Richland	384	373	3%	842	960	-12.3%	51.9	7
Wabash	335	336	0%	689	785	-12.2%	33	10
Shawnee	284	264	8%	662	669	-1.0%	34.7	8
Fulton	272	285	-5%	606	623	-2.7%	30.4	9
Jackson	308	373	-17%	588	623	-5.6%	36.0	9
Davis	334	286	17%	564	684	-17.5%	23.5	14
TOTAL	7,809	7,778	0.4%	16,479	17,275	-4.6%	395.7	



POPULATION SUMMARY OF CITIES AND TOWNS

Name	Population in 2022	Classification	Percent of County	Land Area (sq mi)	Population Density (people/mi ²)	Median Age
Attica	3,205	City	19.3%	1.80	1,614	37.6
Covington	2,686	City	16.2%	1.40	1,937	45.2
Hillsboro	507	Town	3.0%	0.31	1,619	32.5
Kingman	559	Town	3.4%	0.66	925	43
Mellott	170	Town	1.0%	0.34	371	42.9
Newtown	214	Town	1.3%	0.50	585	39.5
Veedersburg	2,070	Town	12.5%	3.0	686	47.0
Wallace	80	Town	0.5%	0.10	1,075	24.0
Total	9,491		57.2%			



EDUCATION DATA

Education	Number	Rank in State	Percent of State	Indiana
School Enrollment (2022/2023 Total Reported)	2,488	73	0.2%	1,124,094
Public	2,419	73	0.2%	1,035,718
Adults (25+ in 2022 ACS)	11,606	78	0.3%	4,532,091
with High School diploma or higher	88.9%	59		90%
with B.A. or higher degree	13.5%	85		28.2%



SCHOOL DATA

Category	Attica Consolidated	Covington Community	Southeast Fountain
Enrollment, K-12	613	827	1,024
Economically Disadvantaged	53.7%	33.7%	48.5%
English Learners	2.1%	0.8%	2.7%
Foster	1.1%	0.5%	1.0%
High Ability	11.3%	19.2%	8.9%
Homeless	0.2%	0.5%	0.9%
Military Connected	2.9%	0.4%	3.4%
Students with Disabilities	24.6%	16.4%	14.7%



SCHOOL DATA

The following information is enrollment trend data for 2006-2022 from Indiana University's Center for Evaluation and Education Policy.

- Attica Consolidated School Corporation: -42.89%
- Southeast Fountain School Corporation: -25.53%
- Covington Community School Corporation: -10.39%



WORK FORCE

Workers	
Number of people who live in Fountain County and work (implied resident labor force)	11,376
Number of people who live AND work in Fountain County	8,080
Total number of people who work in Fountain County (implied workforce)	9,505



SUMMARY OF LABOR FORCE

Labor Force, 2022	Number	Rank in State	Percent of State	Indiana
Total Resident Labor Force	8,011	78	0.2%	3,404,443
Employed	7,790	77	0.2%	3,302,632
Unemployed	221	80	0.2%	101,811
Annual Unemployment Rate	2.8	41	93.3%	3.0
August 2023 Unemployment Rate	3.4	44	91.9%	3.7
December 2023 Unemployment Rate	2.4	62	85.7%	2.8



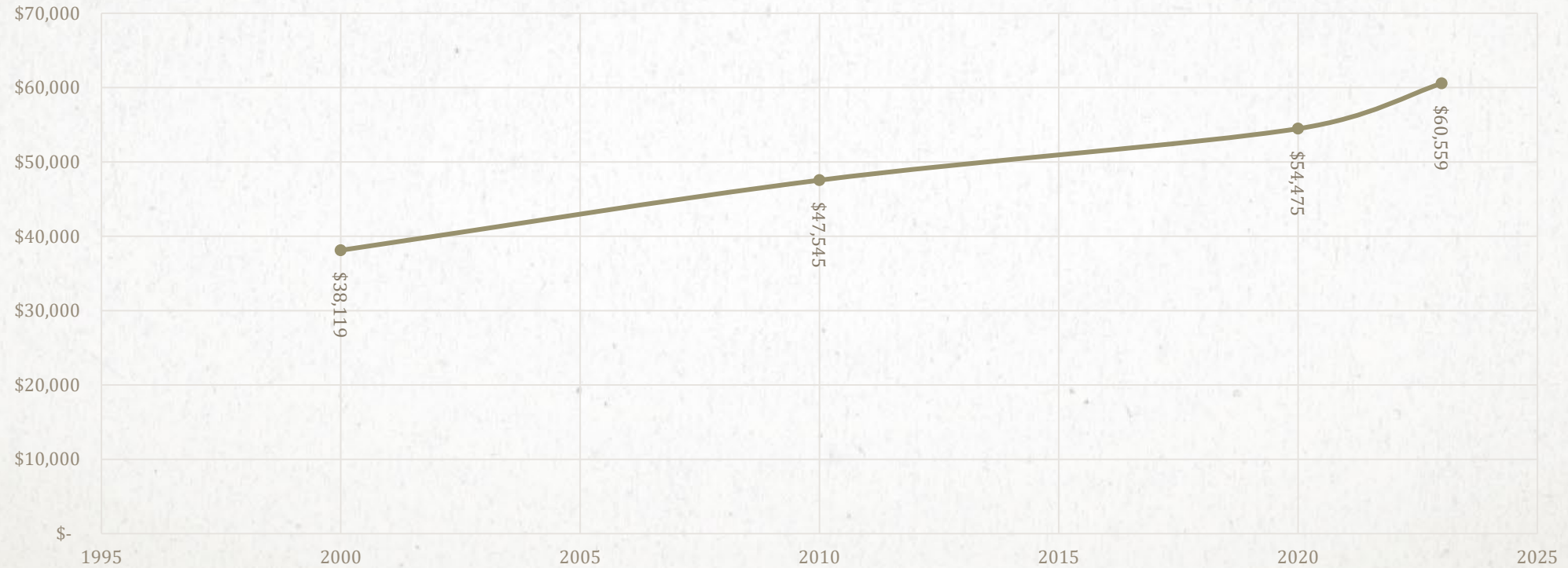
POVERTY AND INCOME

Income and Poverty	Number	Rank in State	Percent of State	Indiana
Per Capita Personal Income (annual) in 2022	\$50,737	55	87.0%	58,323
Median Household Income in 2021	55,195	71	88.0%	\$62,723
Poverty Rate in 2021	10.6%	55	87.6%	12.1%
Poverty Rate among Children under 18	15.3%	49	97.5%	15.7%
Welfare (TANF) Monthly Average Families in 2022	5	88	0.1%	3,933
Food Stamp Recipients in 2022	1,226	79	0.2%	611,203
Free and Reduced Fee Lunch Recipients in 2022/2023	1,179	77	0.2%	511,735



MEDIAN HOUSEHOLD INCOME: 2000 TO 2023

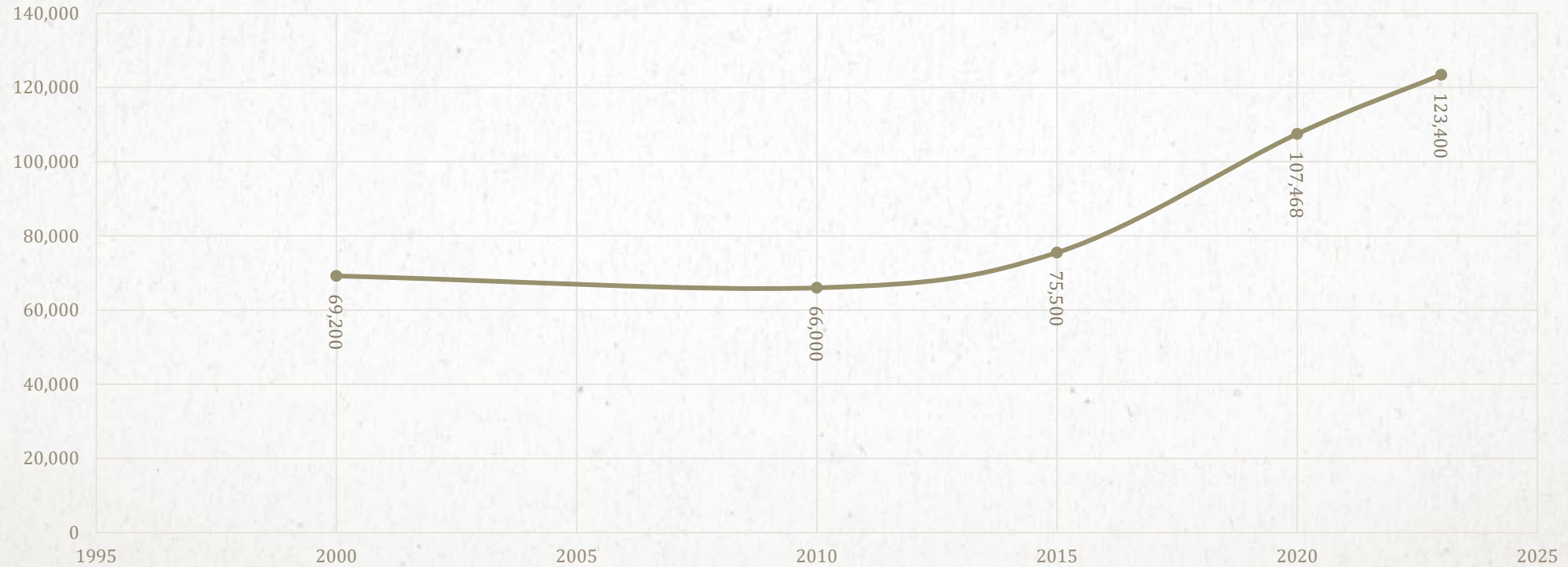
Median Household Income
Fountain County, Indiana





HOUSING DATA

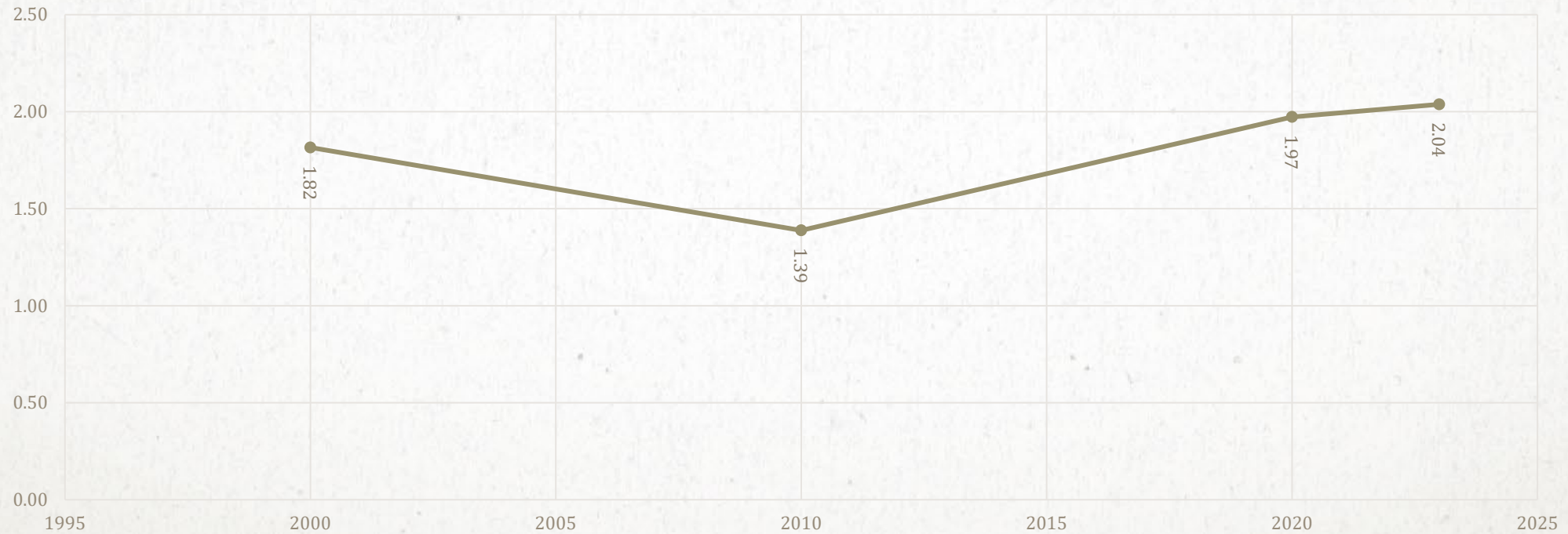
Median Home Value
Fountain County, Indiana





RATIO OF HOME VALUE TO MEDIAN HOUSEHOLD INCOME

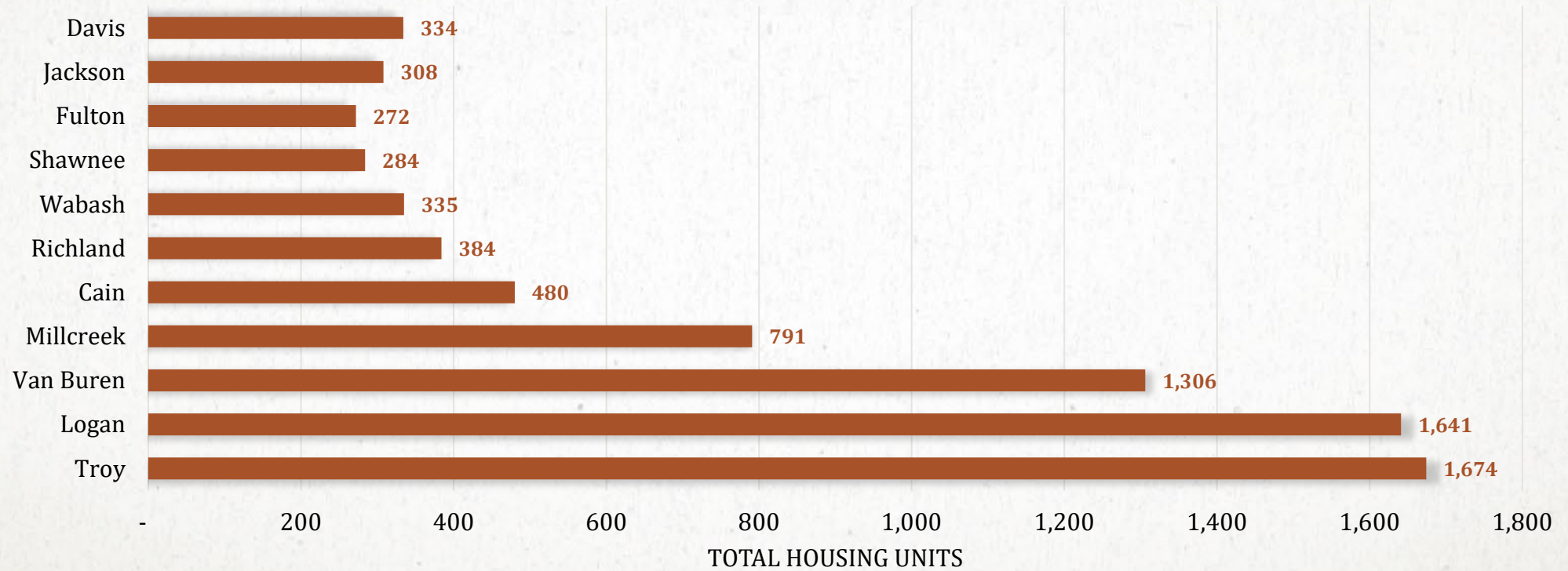
Ratio of Median Home Value to Median Household Income
Fountain County, Indiana





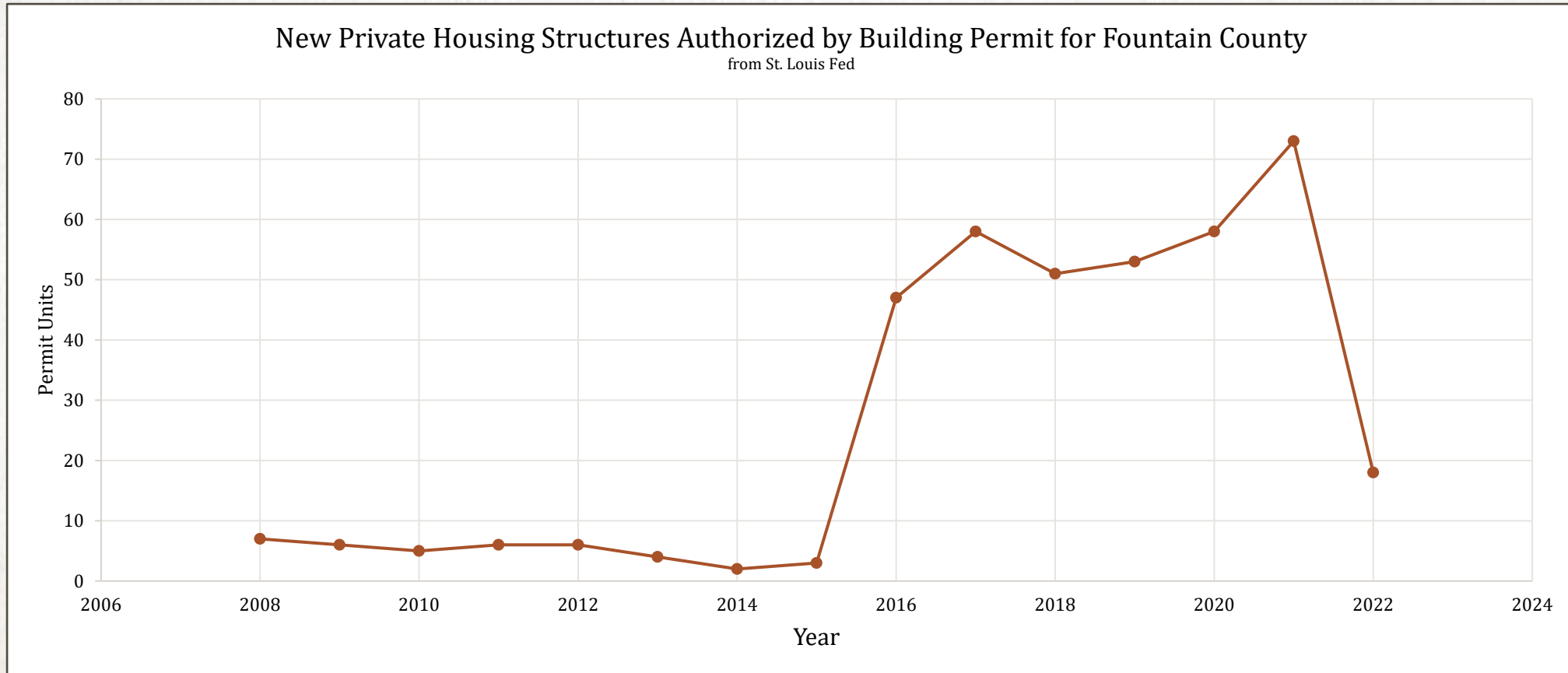
HOUSING UNITS BY TOWNSHIP

HOUSING UNITS BY TOWNSHIP





NEW PRIVATE HOUSING PERMITS





HOME OWNERSHIP AND RENTALS

Housing	Number	Rank in State	Pct Dist. In County	Pct Dist. In State
Total Housing Units in 2022 (estimate)	7,896	77	100.0%	100.0%
Total Housing Units in 202 (includes vacant units)	7,795	77	100.0%	100.0%
Owner Occupied	5,062	77	64.9%	63.5%
Median Value (2022)	\$123,400	76		
Renter Occupied (2022)	1,758	71	22.6	27.1
Median Rent (2022)	\$554	72		



GREATER LAFAYETTE READI REGION HOUSING STUDY

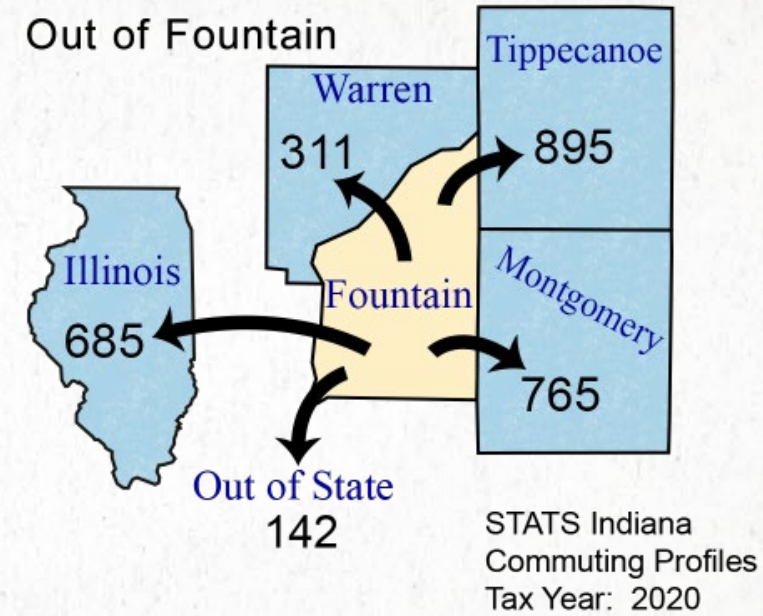
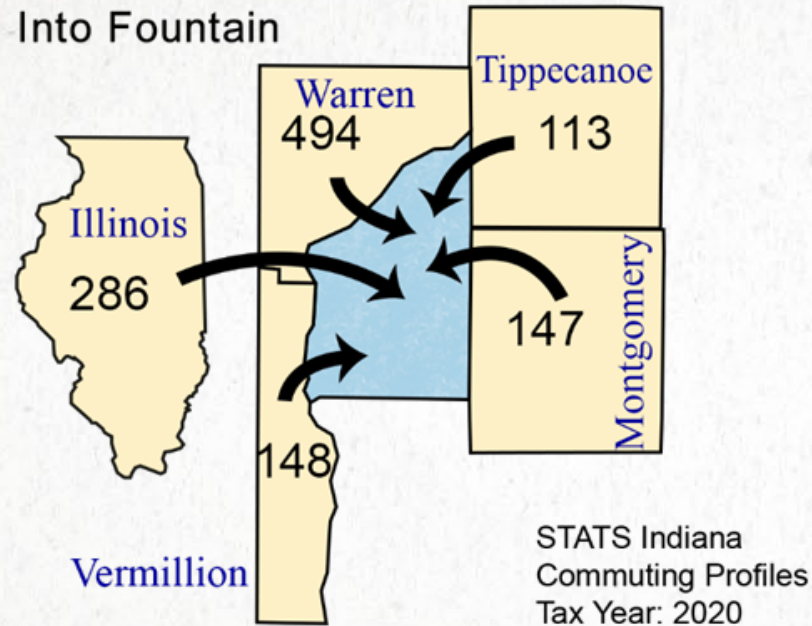
- Completed in July of 2023
- Six County Region Around Lafayette Area
- Focus on Attractive and Affordable Housing
- Goals
 1. Innovate in the way lot development is financed.
 2. Add housing variety across all locations.
 3. Preserve existing naturally occurring affordable housing.
 4. Foster housing innovation to lower costs.

- Key Point:

“Attainable Housing. Any housing that is not financially burdensome to a household in a specific income range. Financially burdensome could be housing expenses that exceed 30% of household income. However, it could also include situations where a household has high daycare costs, student debt, or other costs that limit income to spend on housing. Housing in terms of housing subsidized by Federal programs can be included in this definition.”



COMMUTING PATTERNS

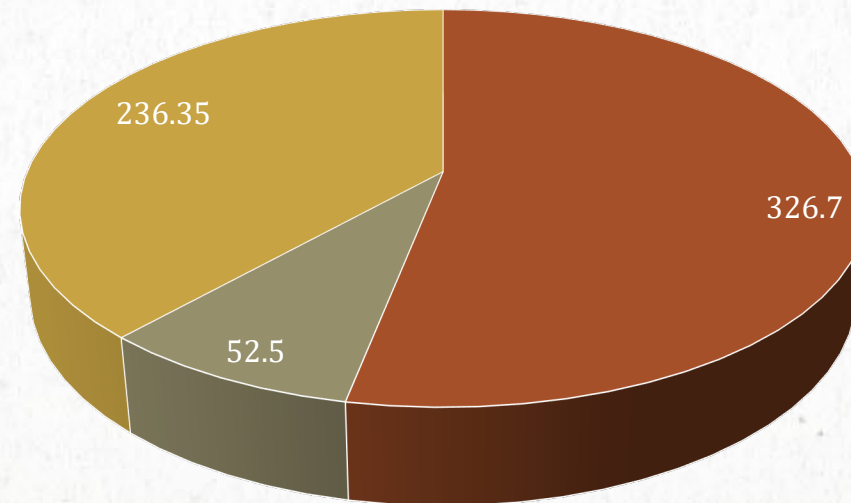


Date	Total Into Fountain County	Total Out of Fountain County
2007 Comprehensive Plan	1,727	3,956
2020	1,188	2,798



SUMMARY OF COUNTY ROADS

County-Wide Mileage
Paved/Gravel



■ Gravel ■ Chip Seal ■ Asphalt



SUMMARY OF STATE (INDOT) ROADWAY DATA

Route	Approximate Length (Miles)
I-74	17
US 41	24
SR 55	14
SR 28	9
SR 341	22
US 136	18
SR 32	20
SR 234	17
Total	141



PUBLIC SERVICES AND UTILITIES

- Sewer and Water Utilities
 - Covington, Attica, Veedersburg, Hillsboro, and Kingman
 - Approximately 4,000 septic tanks in County
 - Approximately 2,410 well records for County
- Electric (Widely available)
- Gas
- Internet and Broadband
- Courthouse
- County Highway Facility



NATURAL RESOURCES

- Protect the character of floodway and floodplains to protect the well being of the public and personal property.
- Protect local drinking water aquifers
- Protect the nature, quality, and character of the Wabash River



PARKS AND RECREATION – PUBLIC AMENITIES

- County Park Board
- Wabash River
 - Public Access Points and Boat Launches
 - Local and Regional Recreational Trail Opportunities
 - Protect Natural Character and Beauty
- Trails – Covington Circle Trail Connectivity
- Nature Preserves and Land Trusts
 - Portland Arch Nature Preserve
 - NICHES Land Trust Properties
- Ravine Park and Public Art Walk in Attica



LAND USE SUMMARY

- 497 farms in Fountain County with an Average Size of 427 acres.
- 212,012 acres in farms
- 5,027 in pastureland
- 15,827 acres of woodlands
- 232,866 acres or 91.7% of total acreage in county.



IDENTIFIED ISSUES AND NEEDS GOALS AND OBJECTIVES

- Population Decline
- Housing
 - Age of Housing
 - Housing Cost
 - Income vs. Housing Costs
 - Affects of Income and Housing Costs on Costs of Living Such as Childcare
- Affects of New Technology on Land Use
- Retention of Existing Business and Creation of Opportunities for New Small Business
- Increase Recreational Opportunities in County (Primarily Trails and Trail Network)
- Aging County Infrastructure and Capital Improvement Plan
 - Courthouse
 - Highway Garage



CLOSING

- Question and Comments