



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR TIPPECANOE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

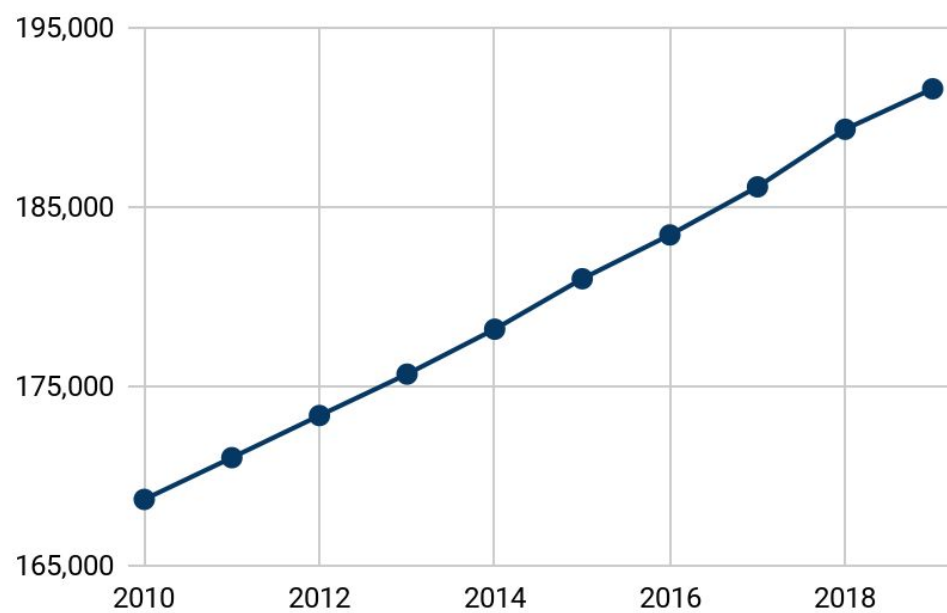
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

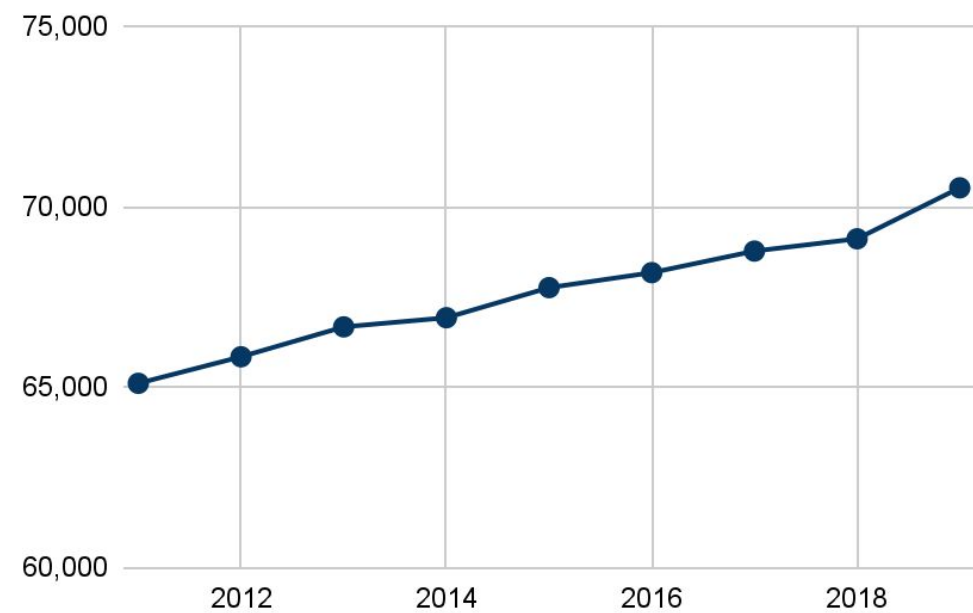
POPULATION | Tippecanoe County's population has increased by 13.59% (23,000 people) between 2010-2019. In the same time period, the total number of households increased by 10% (6,000 households).

Resident Population
Tippecanoe County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Tippecanoe County | 2010-2019



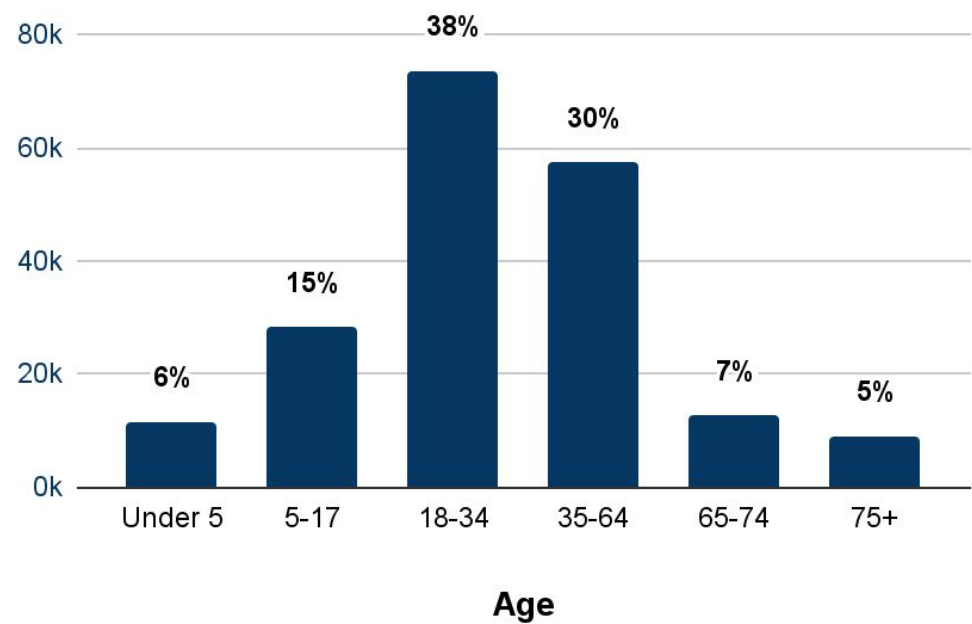
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

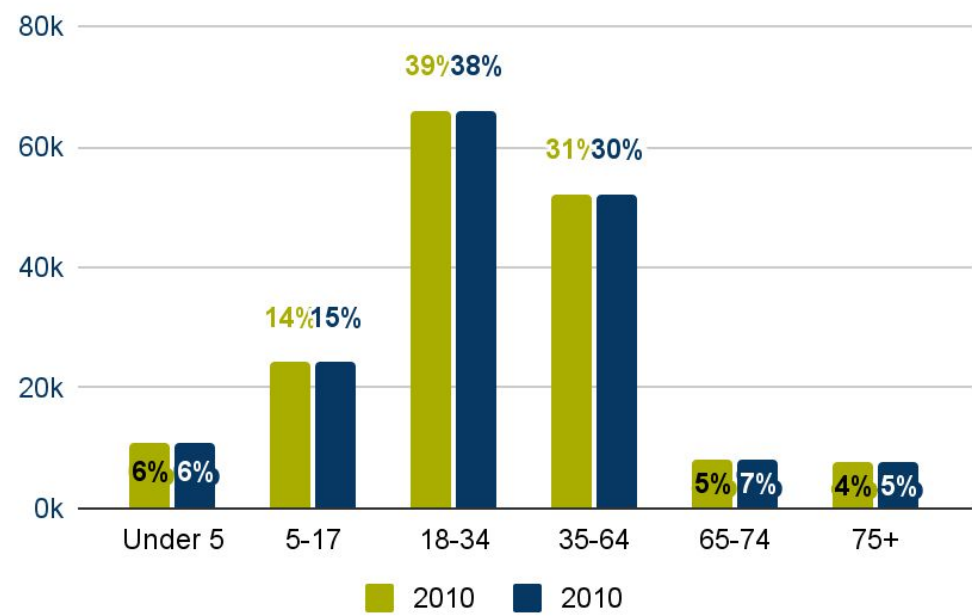
AGE | 11% of people in Tippecanoe County are above the age of 65, while 21% are below 18.

Population by Age
Tippecanoe County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Tippecanoe County | 2010, 2019

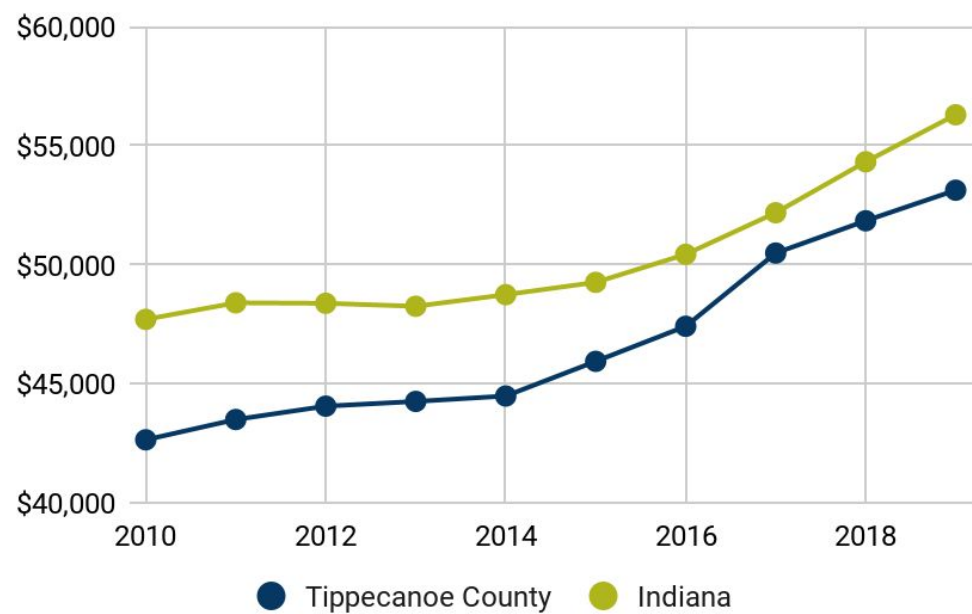


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Tippecanoe County had a median income of \$53,130 in 2019, up 25% since 2010. 34% of households have incomes below \$35,000, while 22% have incomes above \$100,000.

Median Income

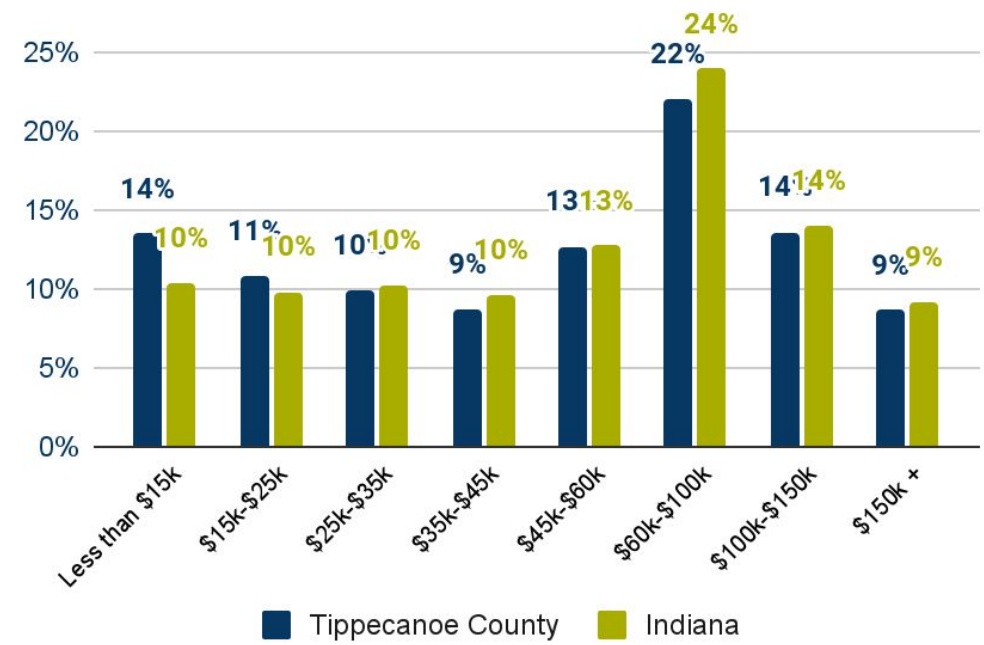
Tippecanoe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Tippecanoe County, State of Indiana | 2019



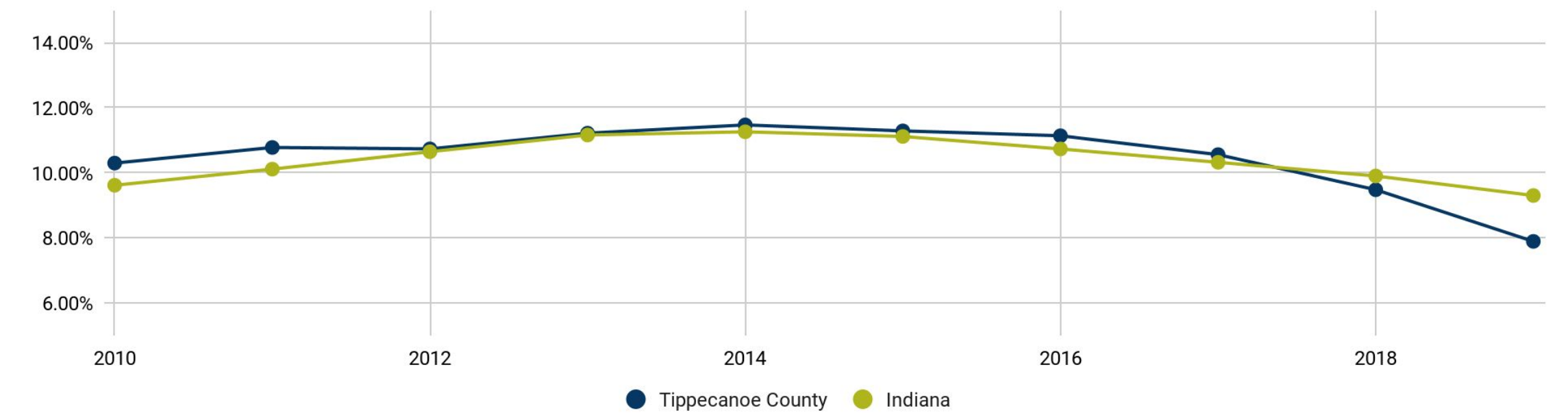
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 7.9% of families live in poverty conditions in Tippecanoe County, down 2.4 points from 10.3% in 2010.

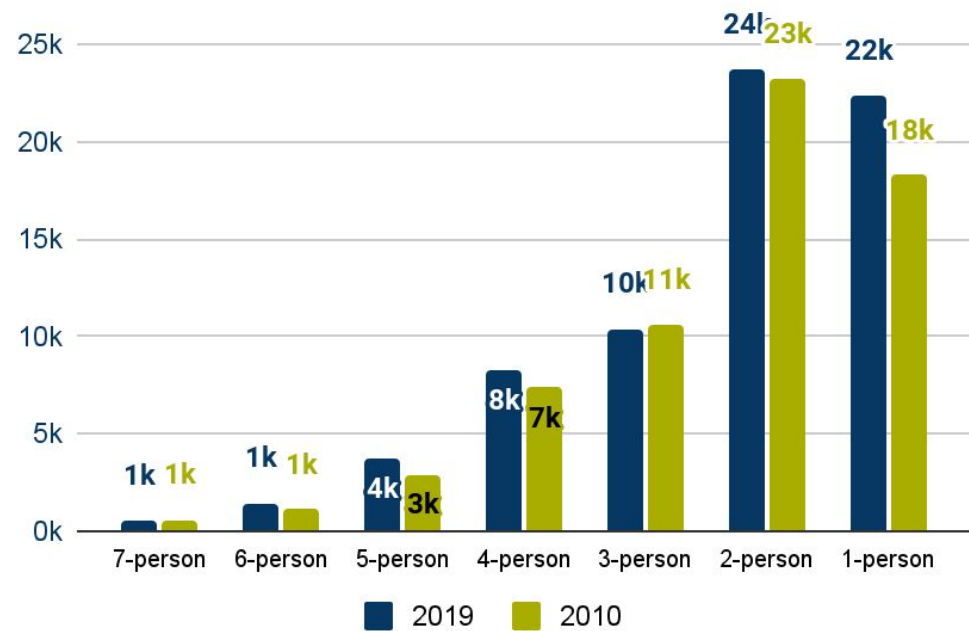
Family Poverty Rate
Tippecanoe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

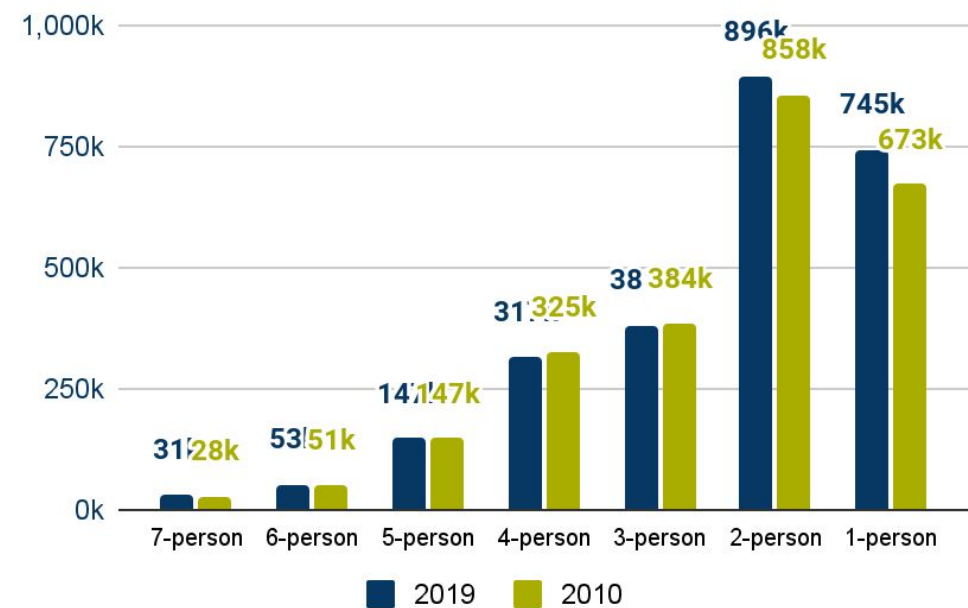
HOUSEHOLD SIZE | The average household size is 2.48, compared to 2.52 statewide. The Tippecanoe County average household has grown by 0.09 persons since 2010.

Household Size
Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

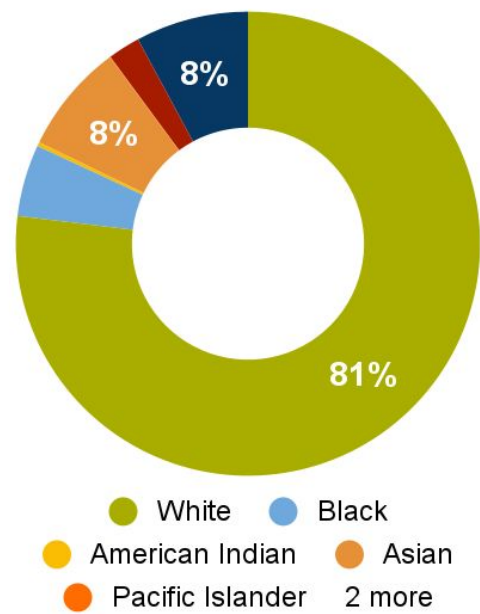
WORKING DRAFT

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RACIAL COMPOSITION | The currently racial distribution of households in Tippecanoe County is 81% white, 5% Black, 8% Hispanic/Latino, 8% Asian, and 2% other.

Racial Distribution

Tippecanoe County | 2019



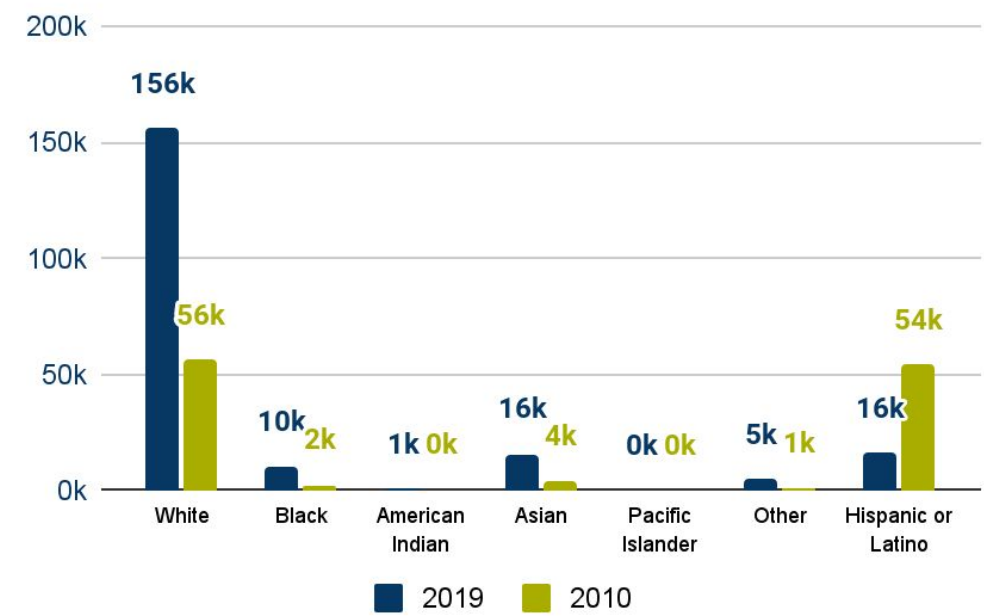
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

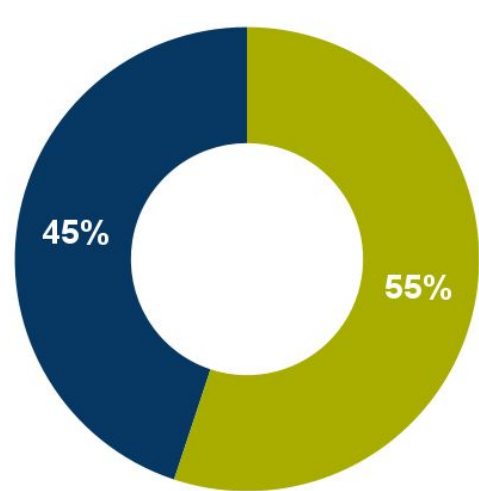
WORKING DRAFT

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

HOUSING TENURE | In 2019, 45% of households (31,678 households) in Tippecanoe County were renters, while 55% are (38,848 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

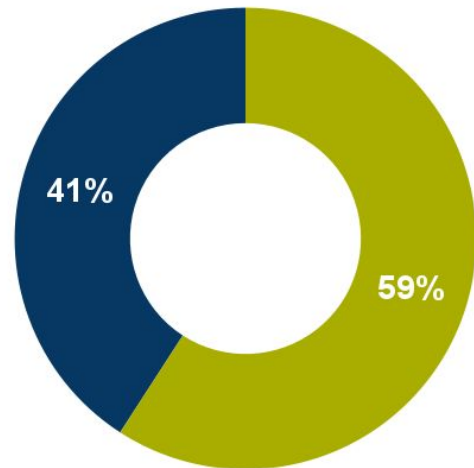
Tippecanoe County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

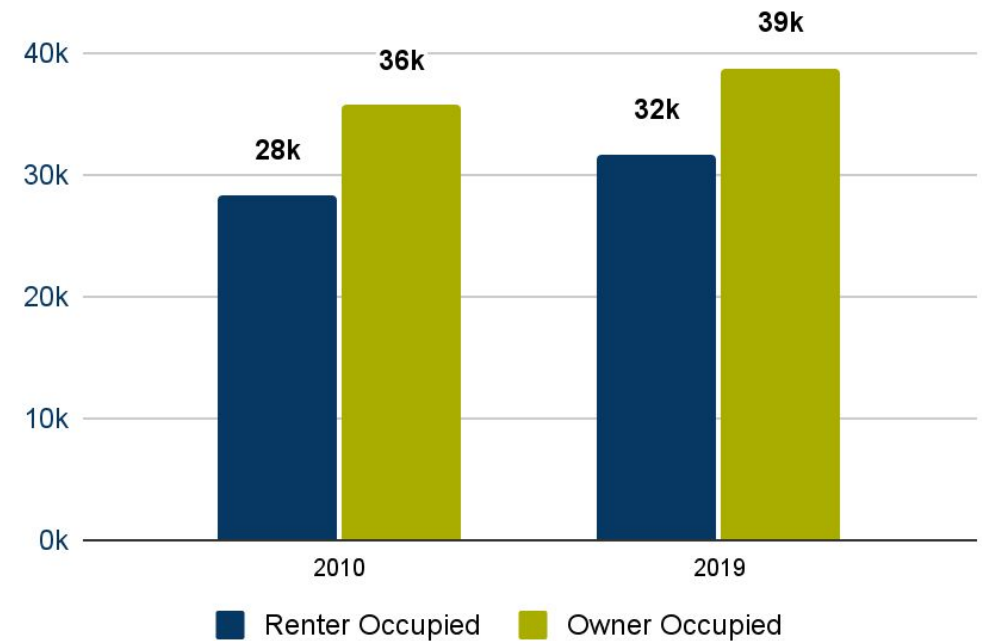
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Tippecanoe County | 2010-2019



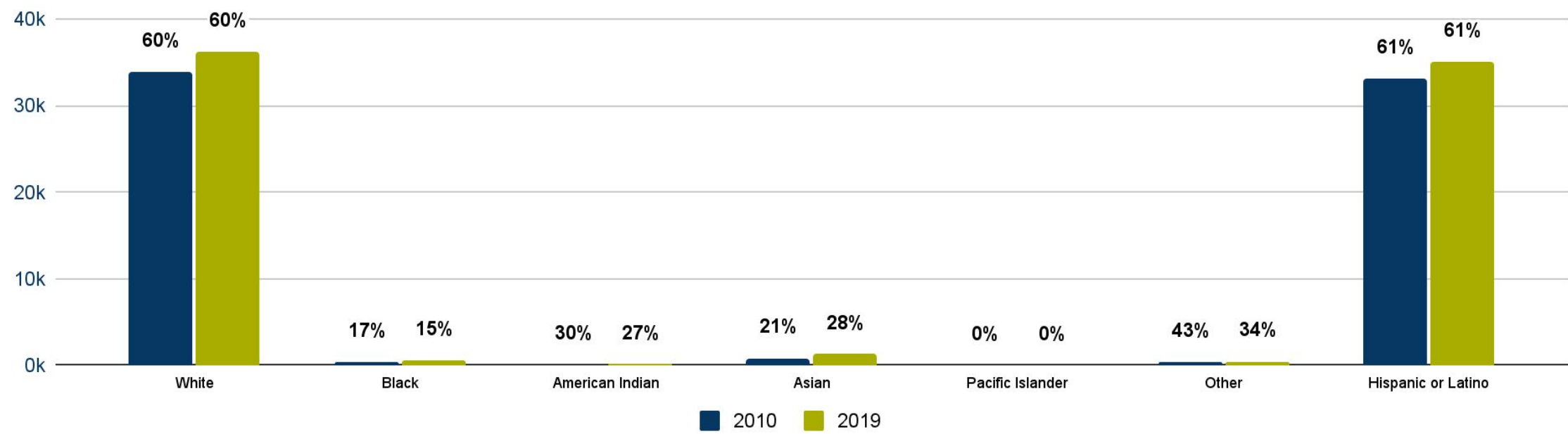
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 55%, among non-Hispanic White households' homeownership is 60%, 15% for Black households, and 61% for Hispanic or Latino households.

Homeownership by Race
Tippecanoe County | 2010, 2019

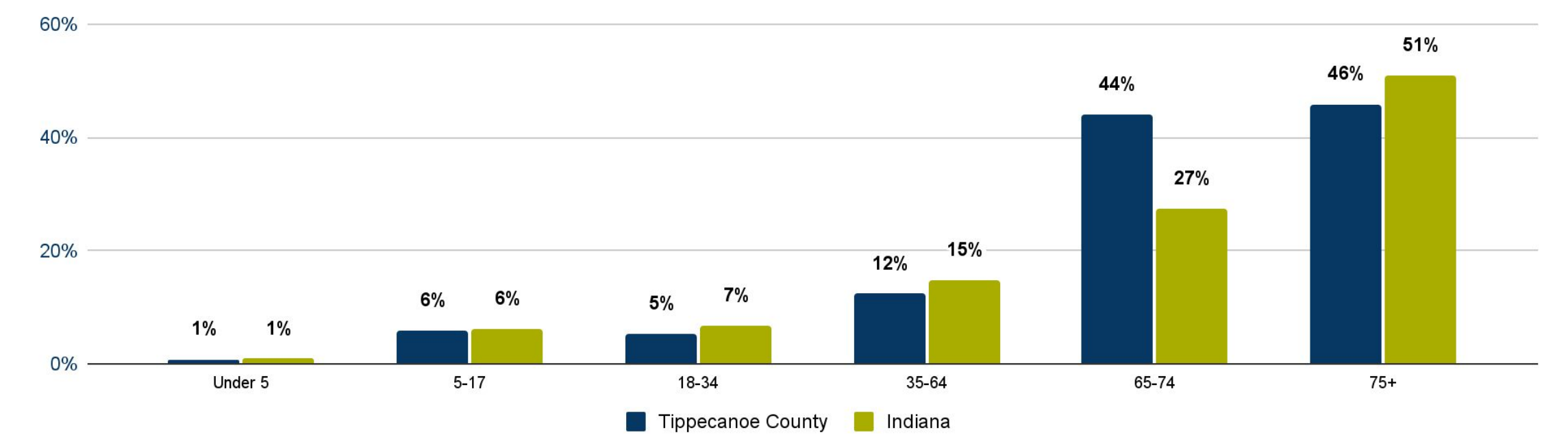


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 11% of people in Tippecanoe County live with a disability. For people above 65, the share increases to 45%.

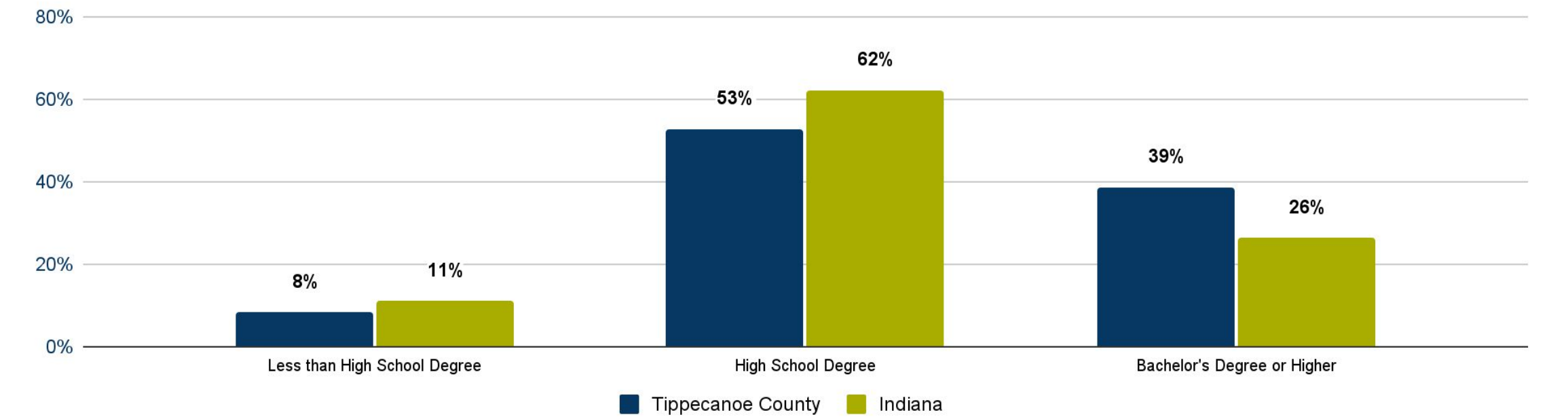
Share of the Population with a Disability by Age
Tippecanoe County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Tippecanoe County, 53% of the population has at least a high school degree and 39% of the population has at least a Bachelor's degree.

Educational Attainment
Tippecanoe County, Indiana | 2019



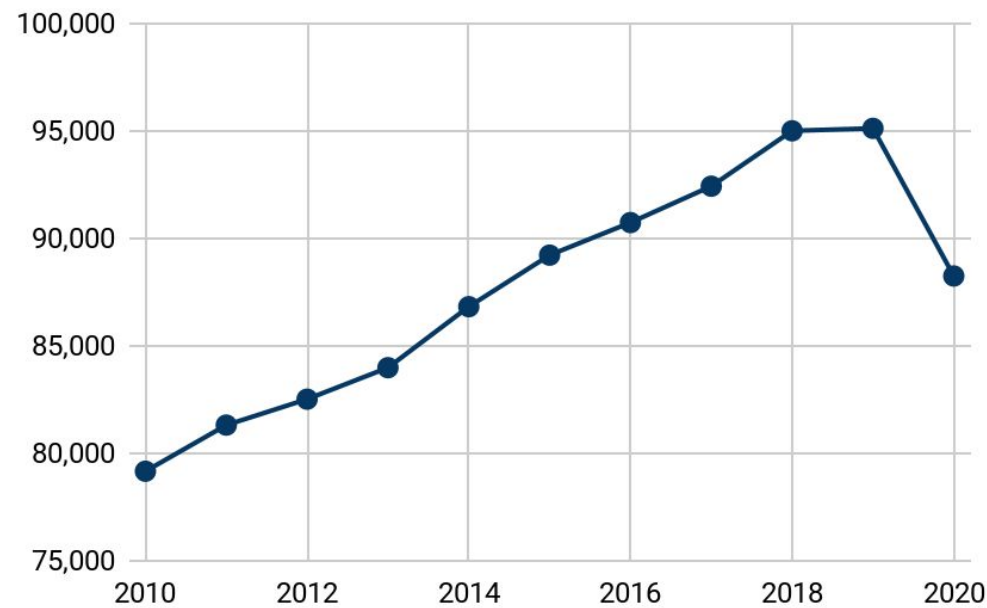
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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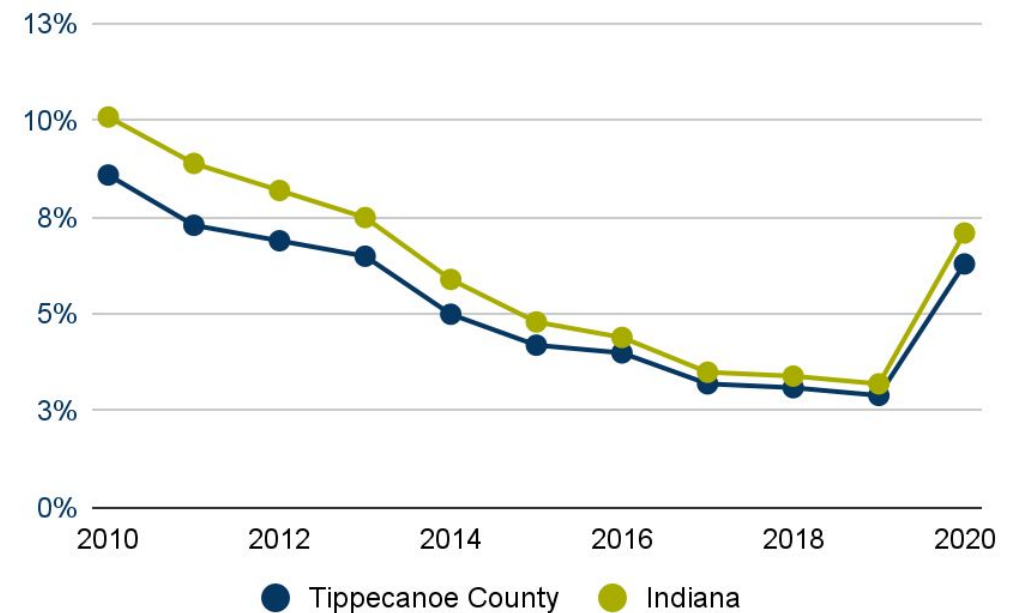
EMPLOYMENT BASE | There are currently 88,000 employed persons in Tippecanoe County, up by 11% since 2010. The unemployment rate in 2020 was 6.30%, up 3.4 points from 2019.

Total Employment
Tippecanoe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Tippecanoe County, Indiana | 2010-2019

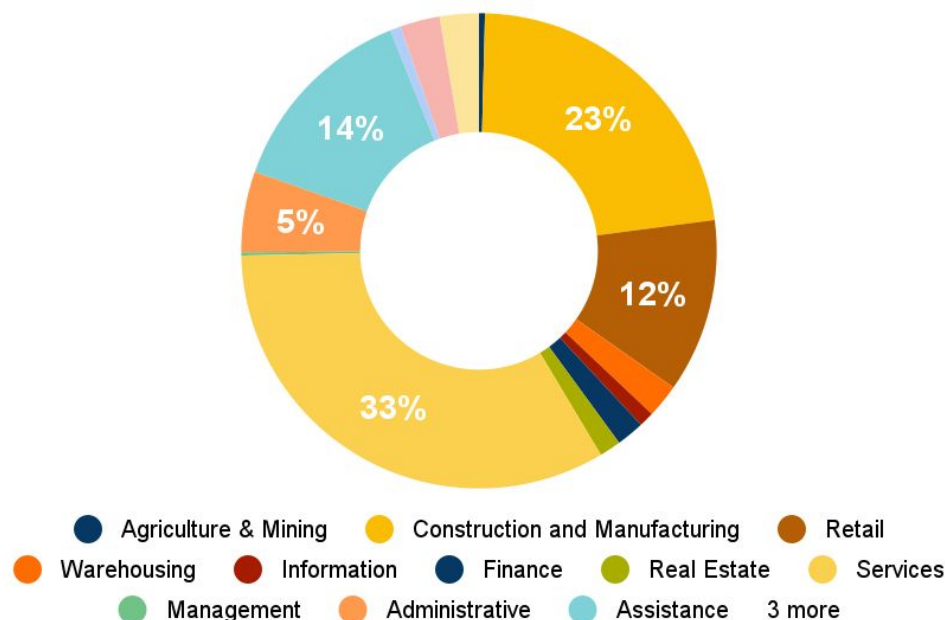


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Educational Services accounts for the plurality of jobs in Tippecanoe County, accounting for 20% of all jobs, followed by Manufacturing (19% of all jobs).

Total Jobs by All Industries
Tippecanoe County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$40,199**
2. Trade, transportation, and utilities | **\$37,301**
3. Professional and business services | **\$49,645**
4. Leisure and hospitality | **\$17,242**
5. Goods-producing | **\$67,603**

Source: BLS

Top 5 Employers

1. Purdue University West Lfyt (West Lafayette)
2. Subaru Of In Automotive Inc (Lafayette)
3. Oerlikon Balzers (Lafayette)
4. Caterpillar Inc (Lafayette)
5. Iu Health Arnett Hospital (Lafayette)

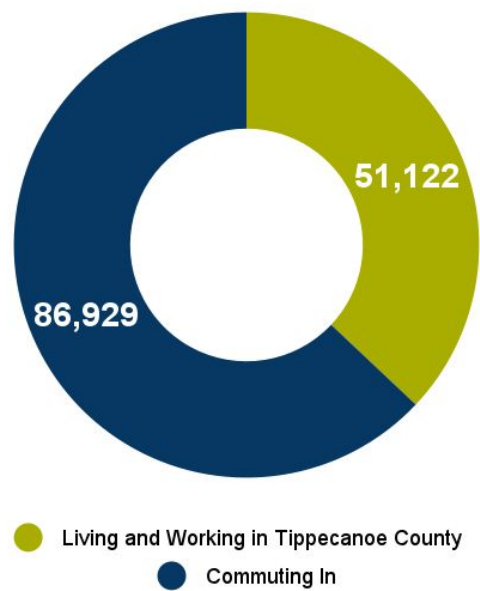
Source: BLS

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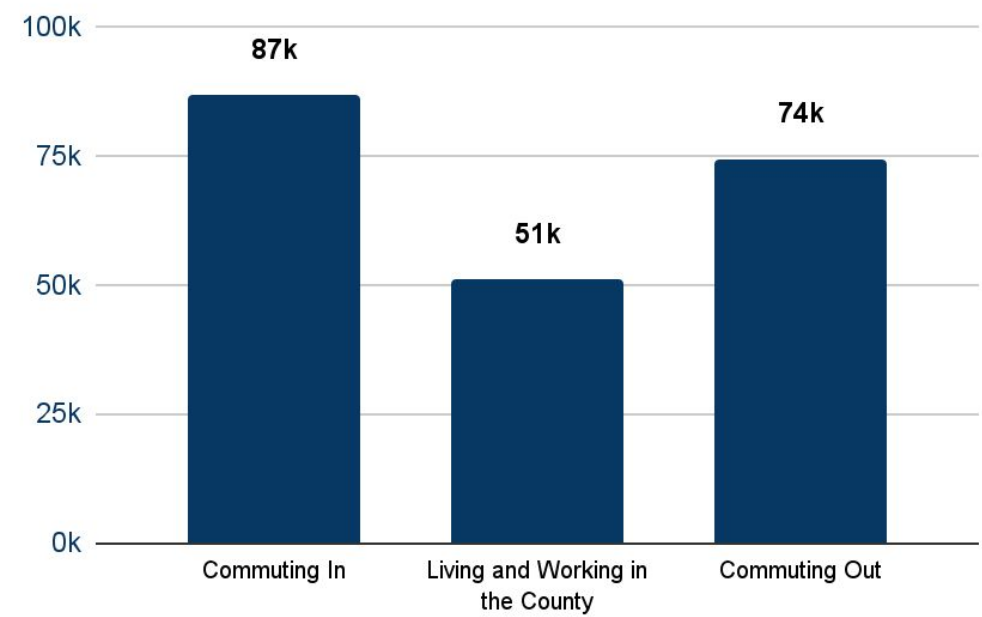
COMMUTER INFLOW / OUTFLOW | 87,000 commuters come into Tippecanoe County for their jobs, while 74,000 employees travel outside for their jobs.

Employment Inflow
Tippecanoe County | 2018



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

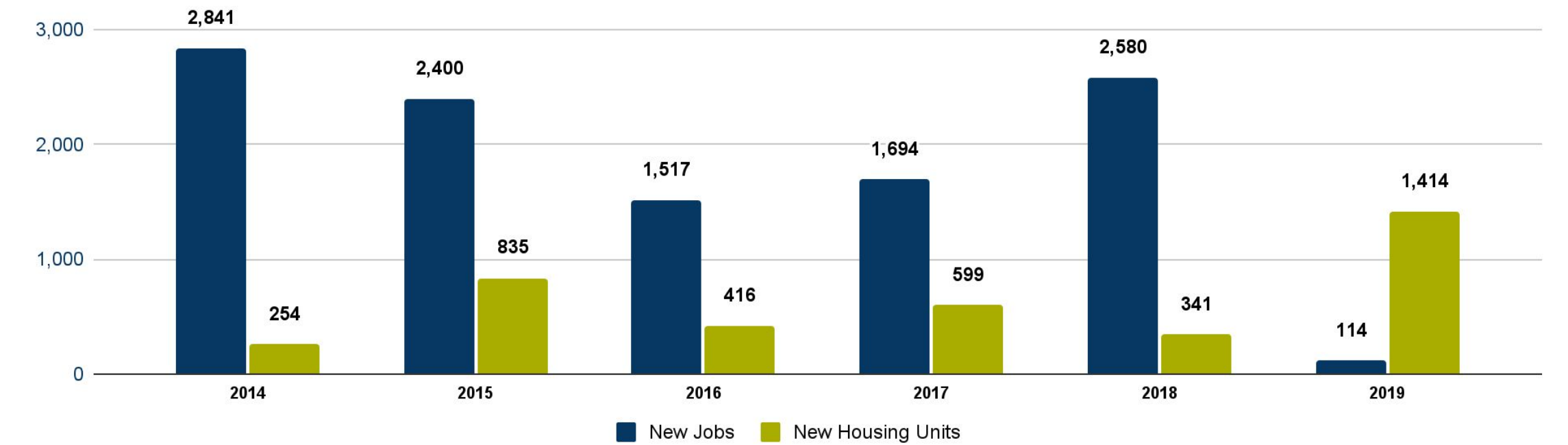
Commuting Patterns
Tippecanoe County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 11146 between 2014-2019 and 3859, or 35 units for every 100 jobs created.

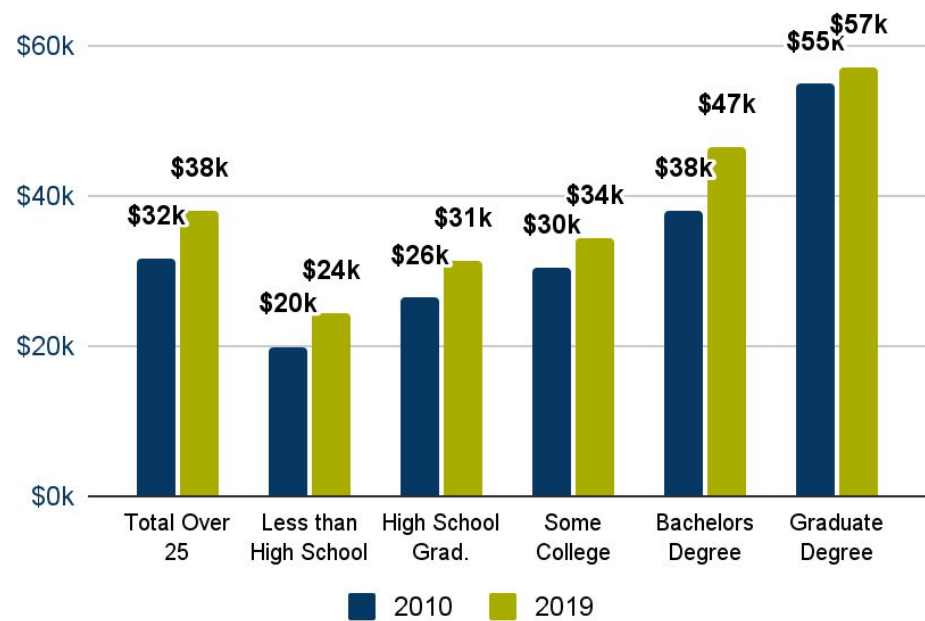
Job Growth and Housing Production
Tippecanoe County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

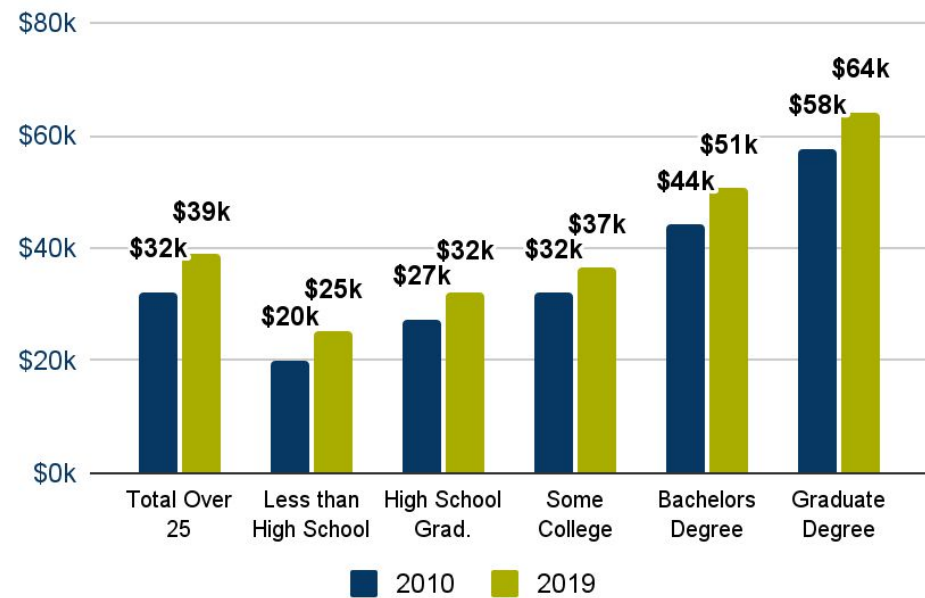
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 20% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

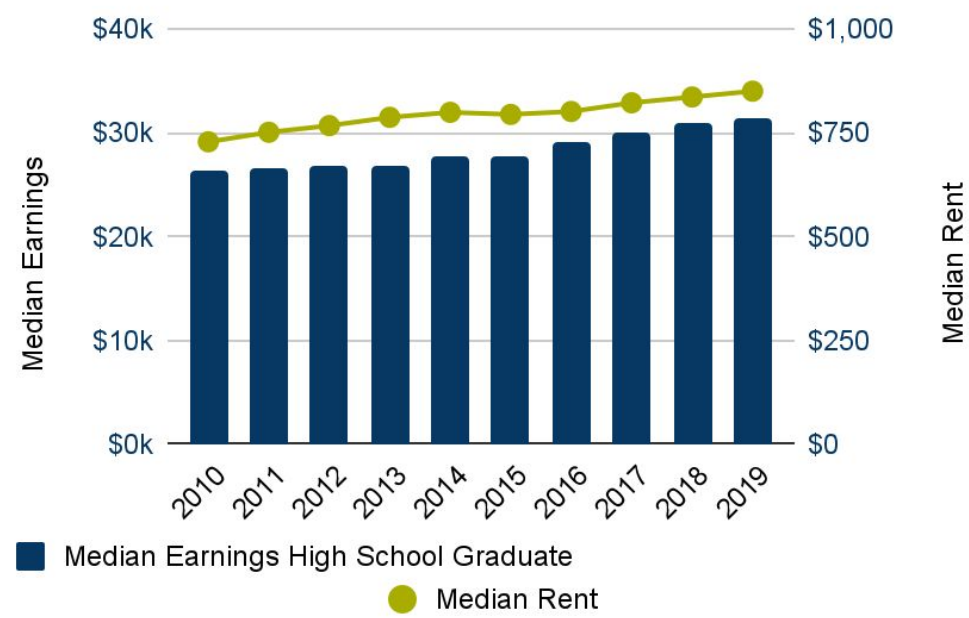
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 16.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

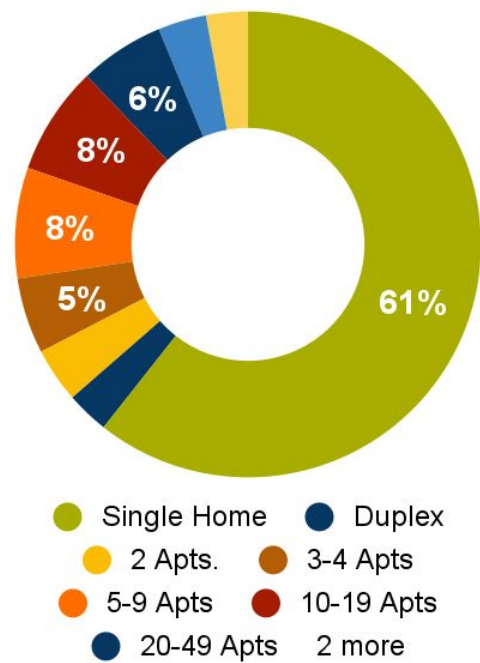
HOUSING TRENDS

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HOUSING TYPOLOGY | 61% of homes in Tippecanoe County are single-family, while 36% are multifamily. The share of multifamily housing has decreased by 1973 homes since 2010.

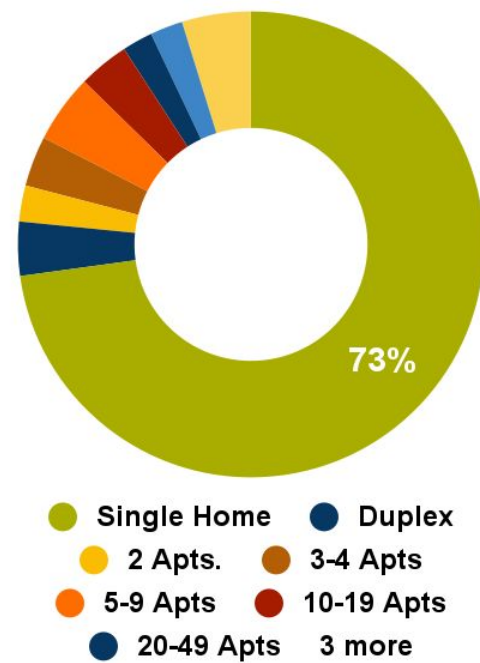
Housing Typology

Tippecanoe County | 2019



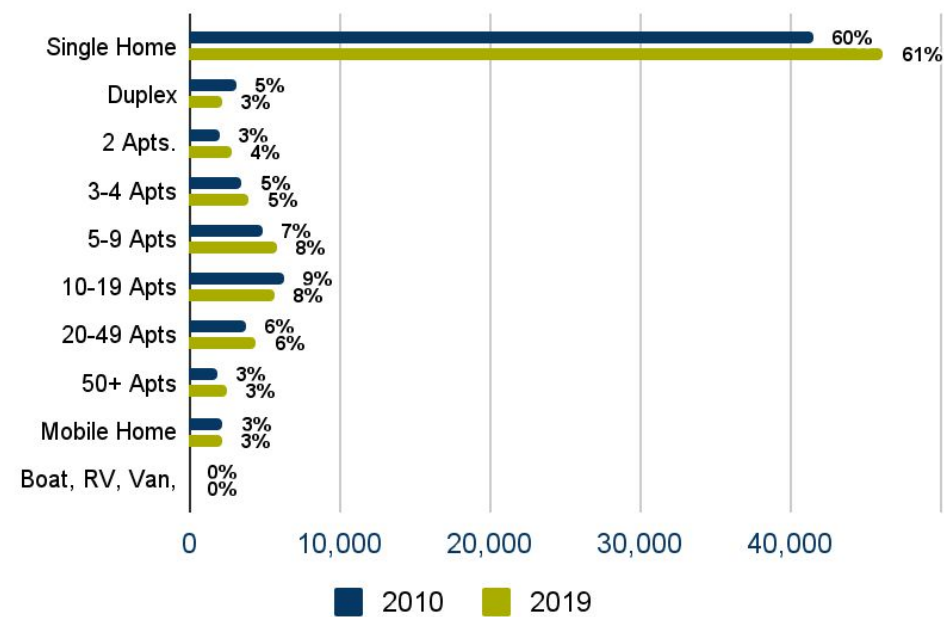
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Tippecanoe County | 2010, 2019

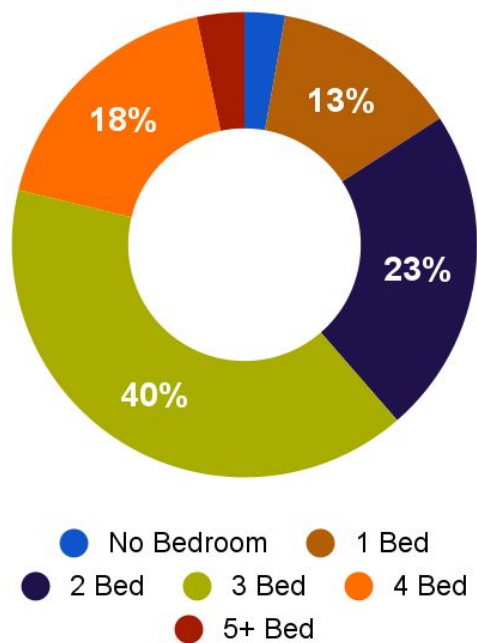


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Tippecanoe County are 2.48, with 61% of units 3 bedroom or more.

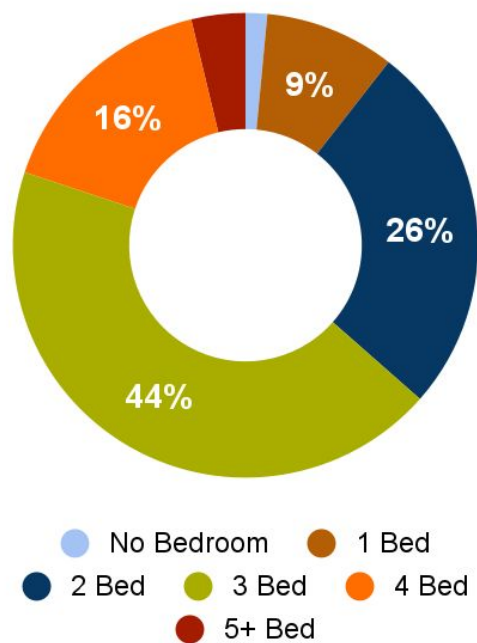
Housing Stock by Bedrooms

Tippecanoe County | 2019



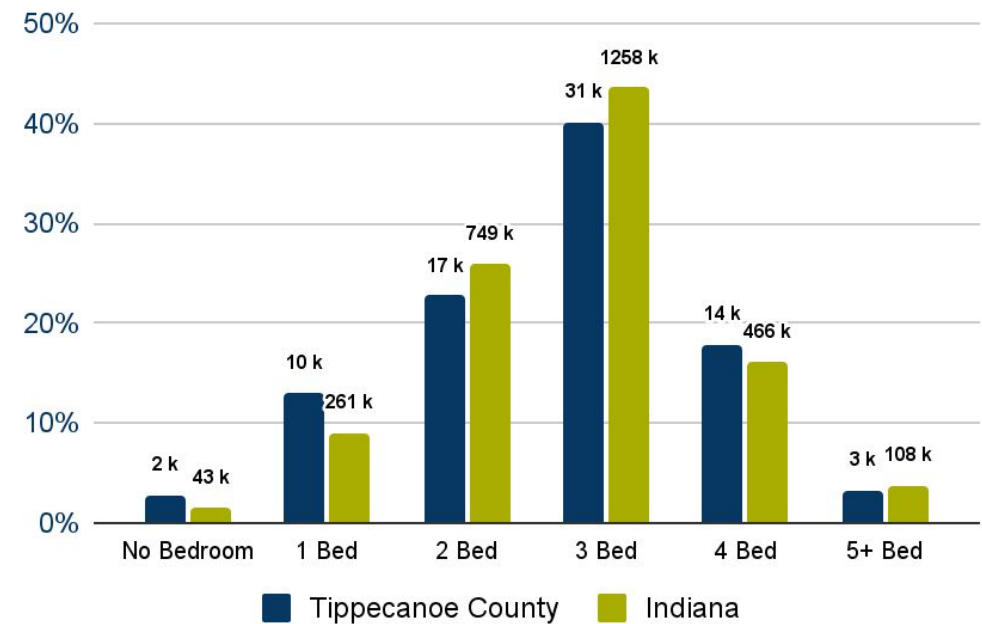
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

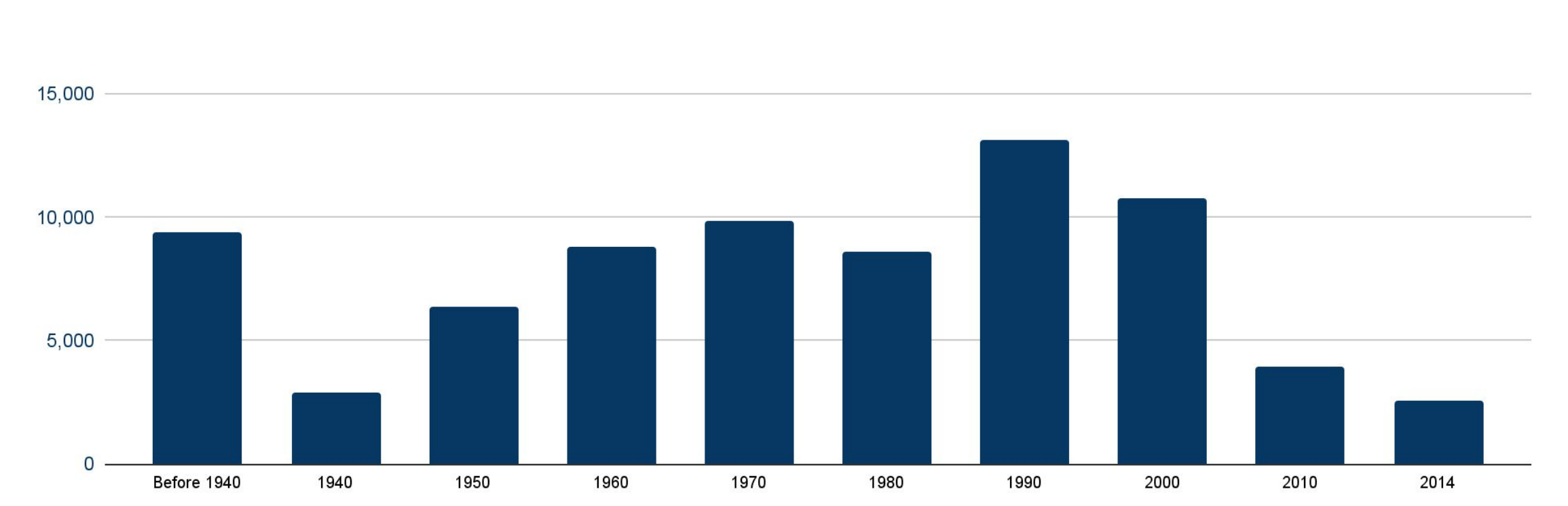
Tippecanoe County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 77% of homes were built before 1990, with most homes built in 2014.

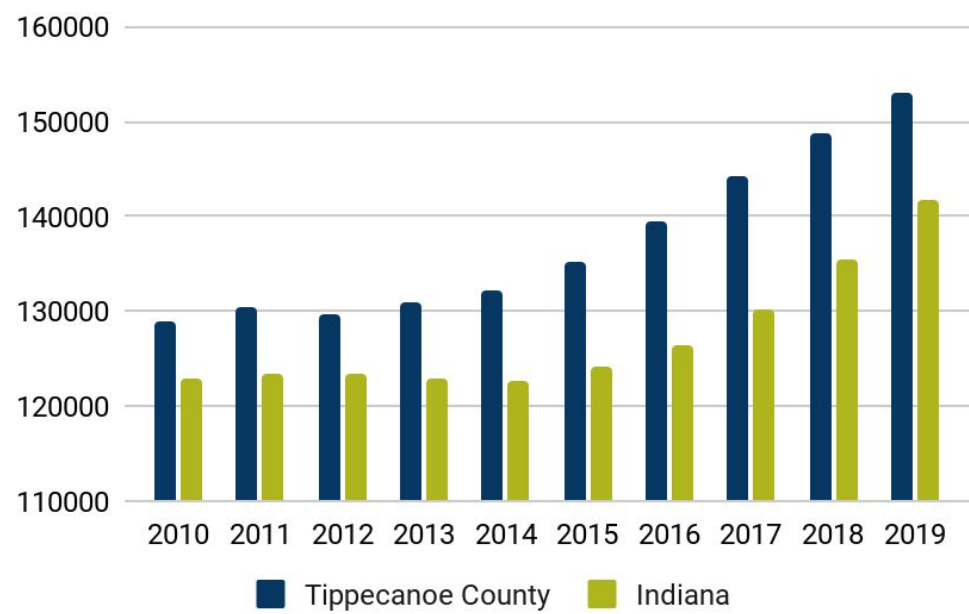
Homes by Year Built
Tippecanoe County | 2019



Source: ACS 2010-2019 5-year estimates

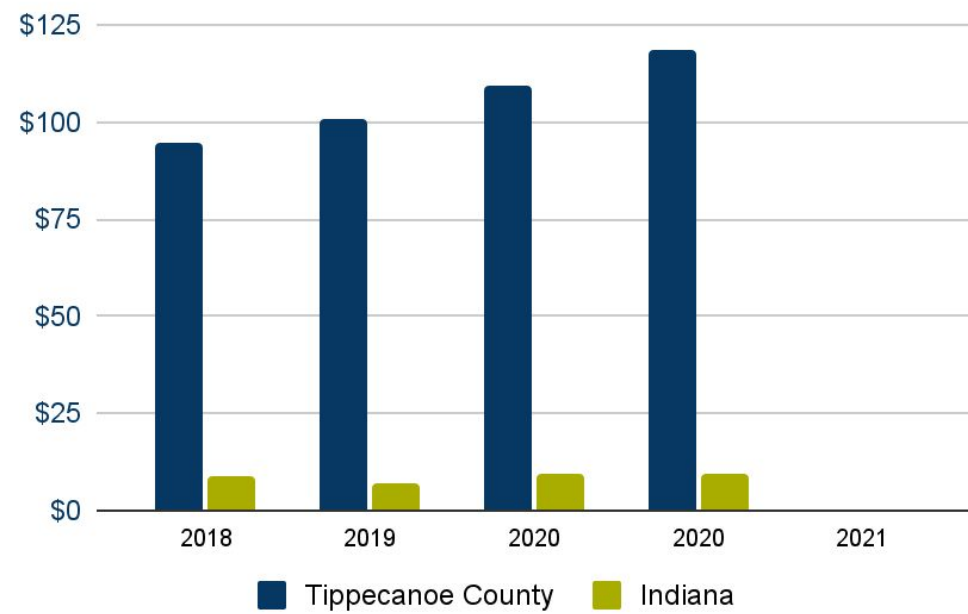
MEDIAN LISTING PRICE | Homes in Tippecanoe County have a median listing price of \$153,000, compared to \$141,700 statewide. Home prices have increased by 19% since 2010.

Median Listing Price
Tippecanoe County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



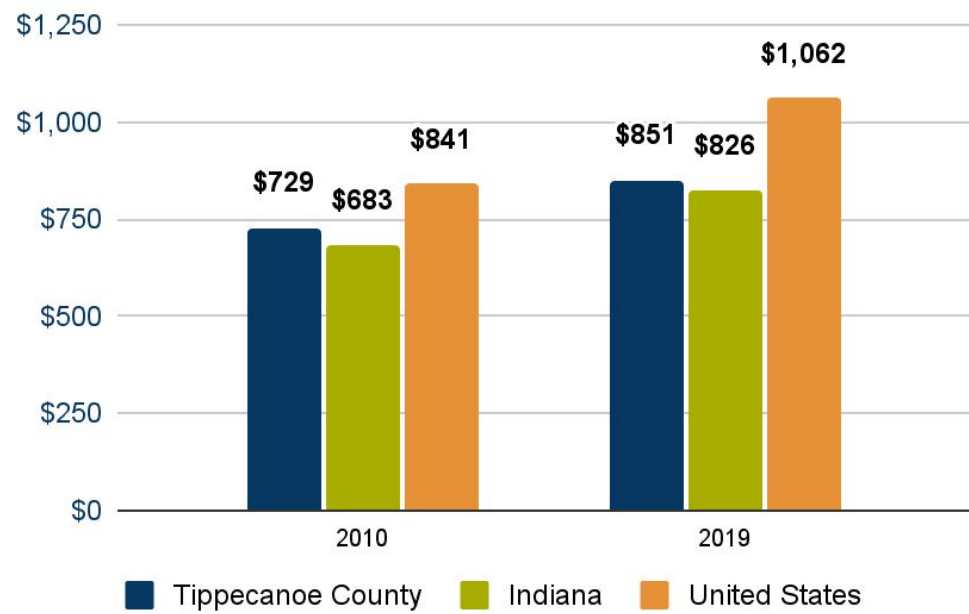
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$851.

Median Rent

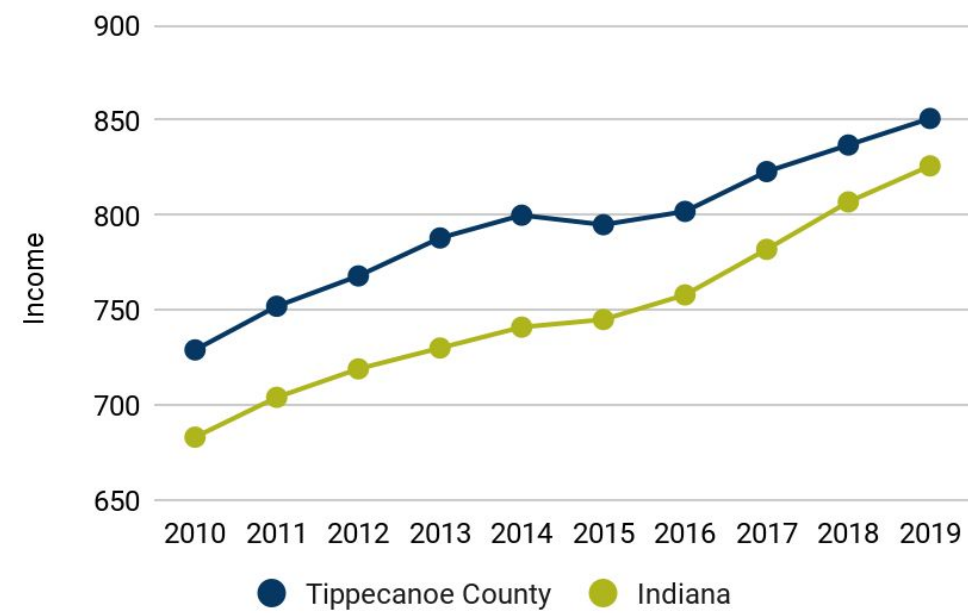
Tippecanoe County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Tippecanoe County, Indiana | 2010 - 2019



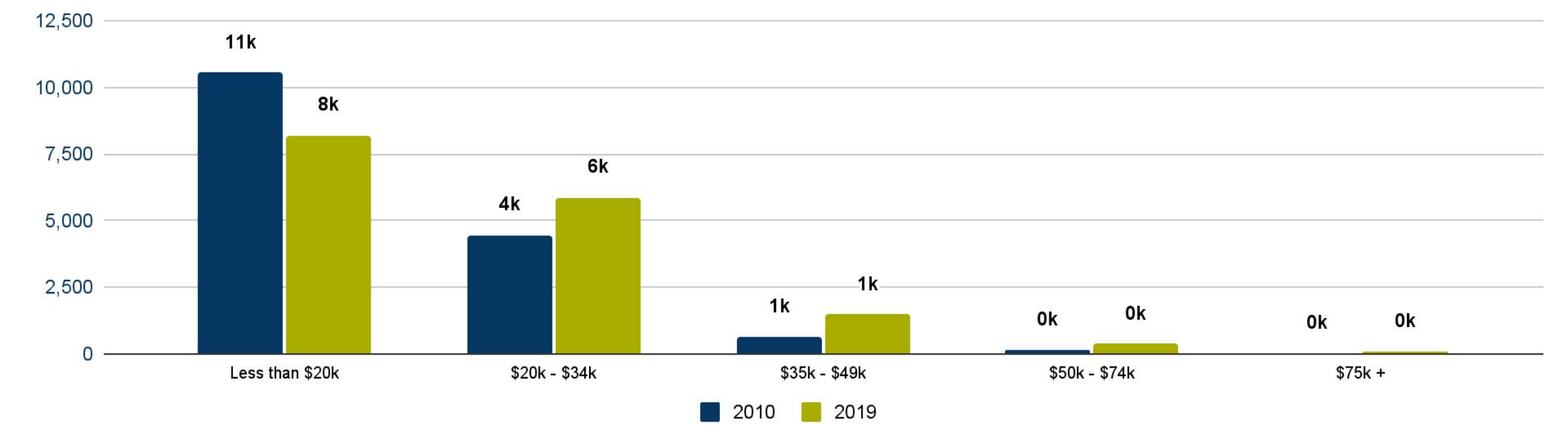
Source: ACS 2010-2019 5-year estimates

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

COST BURDEN | 54% of households are housing cost burdened in Tippecanoe County, down -10% since 2010. 72% of households earning below \$50,000 are housing cost burdened.

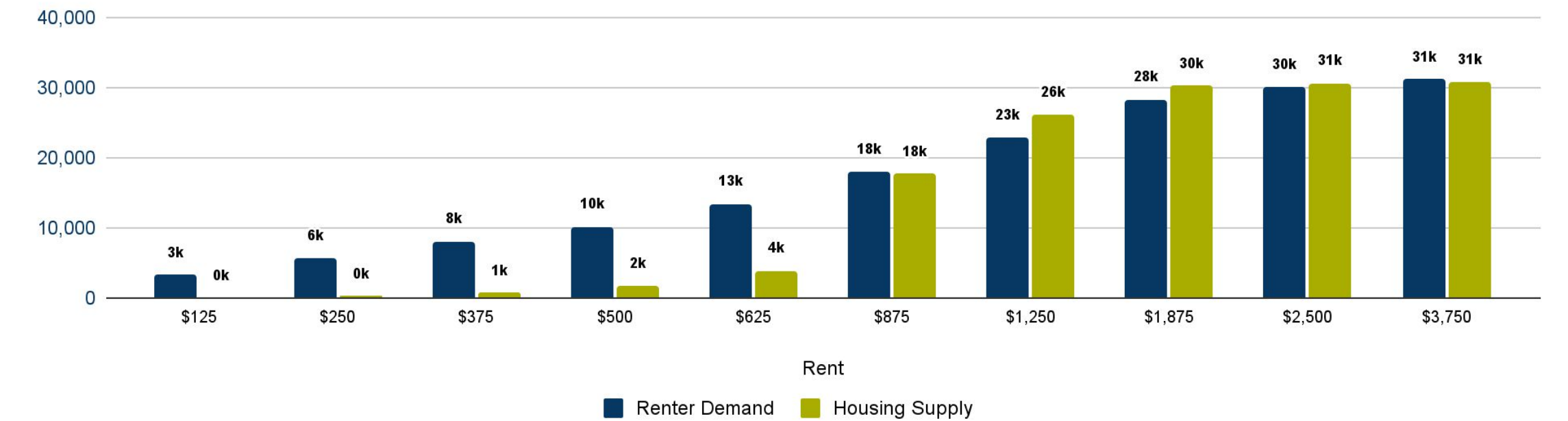
Renter Housing Cost Burden
Tippecanoe County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 31 000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Tippecanoe County, Indiana | 2010-2019

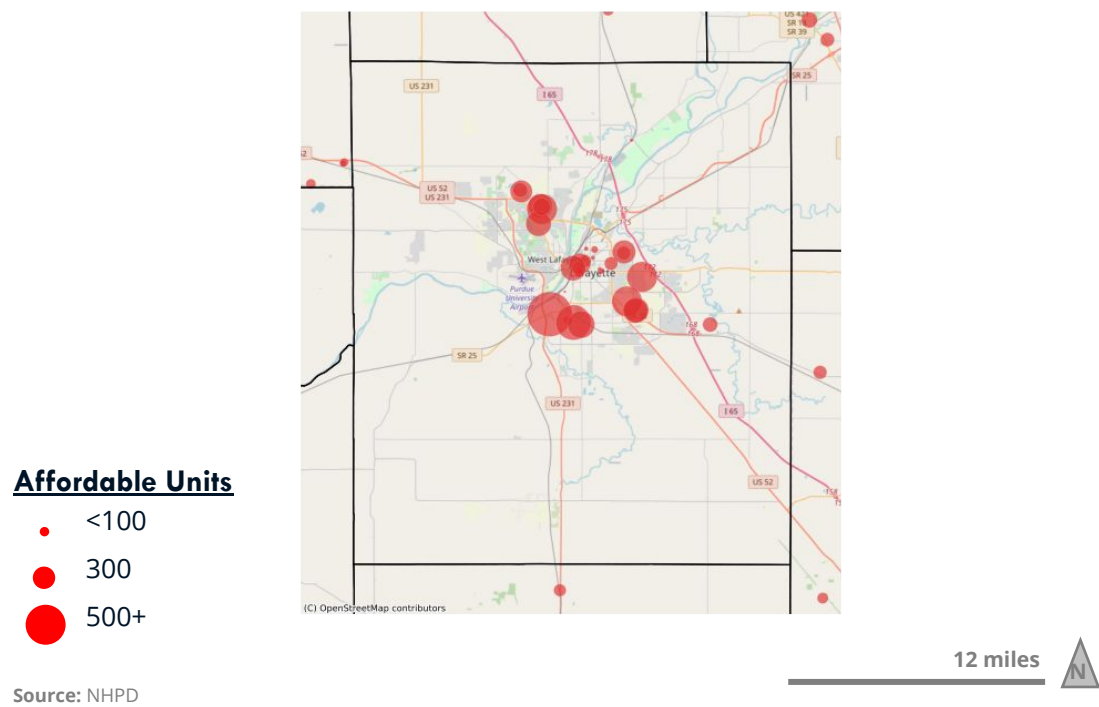


Source: ACS 2010-2019 5-year estimates

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

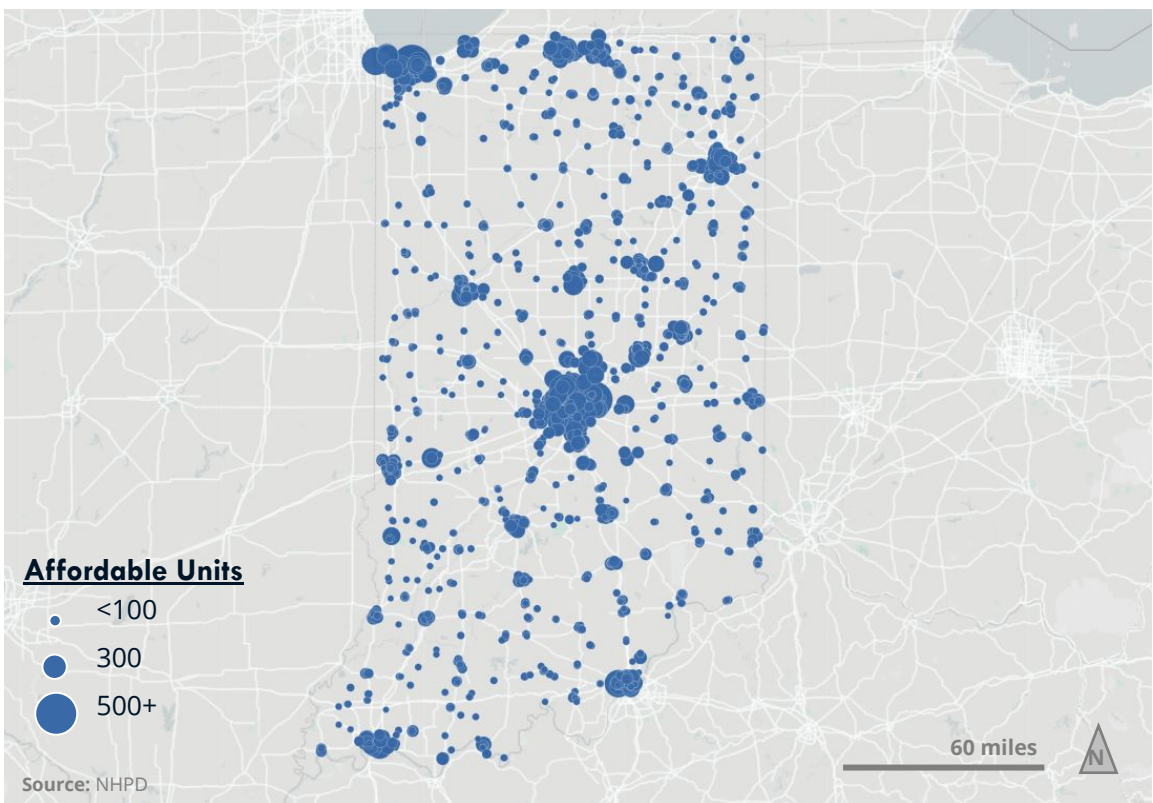
Affordable Housing Inventory

Tippecanoe County | 2020



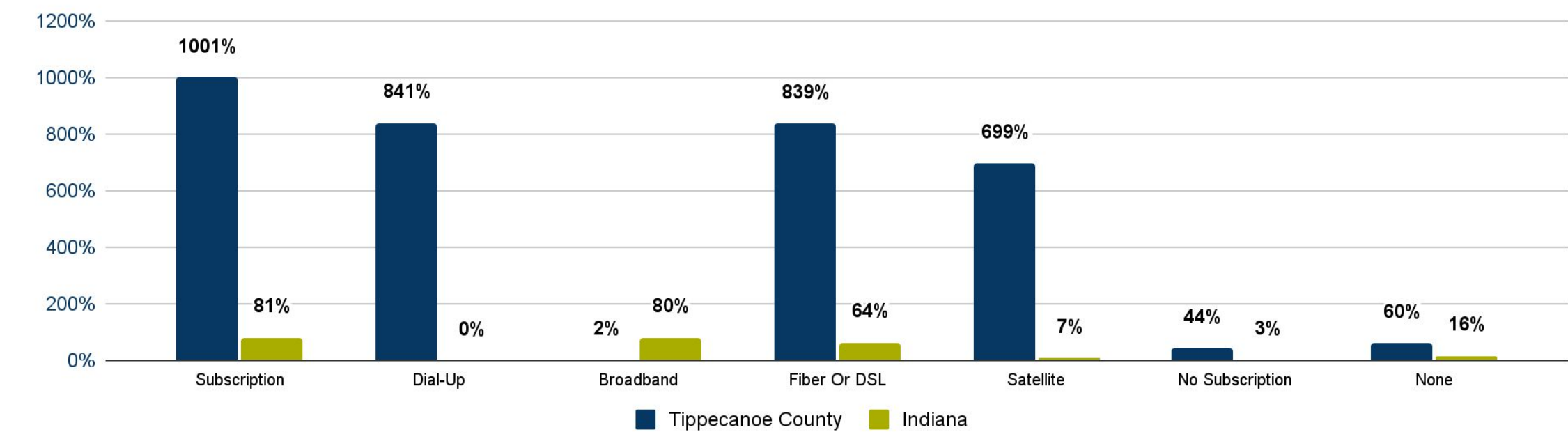
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access Tippecanoe County | 2017-2020



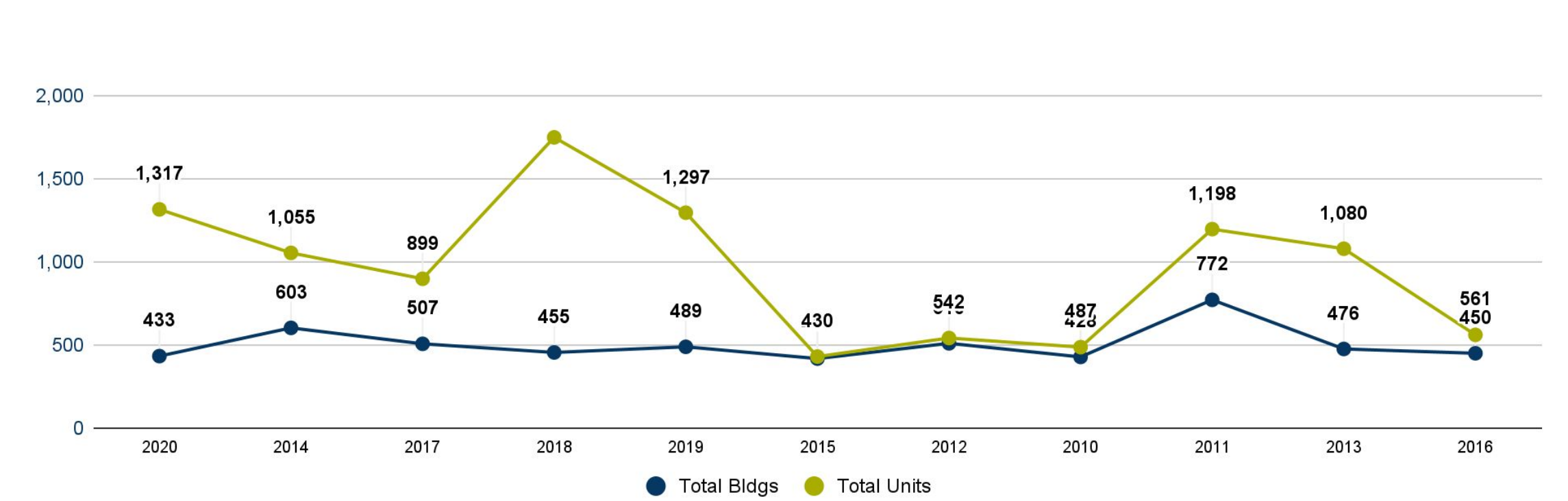
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 450 new housing starts in 2016 in Tippecanoe County, with 5,541 total building permits authorized since 2020.

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



Source: St. Louis Fed.

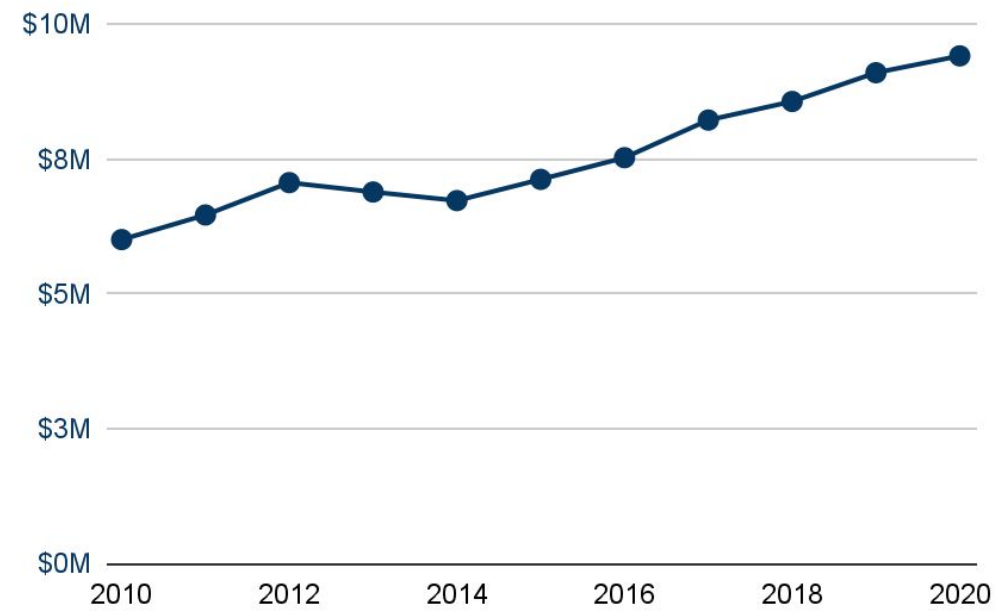
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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