



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JACKSON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

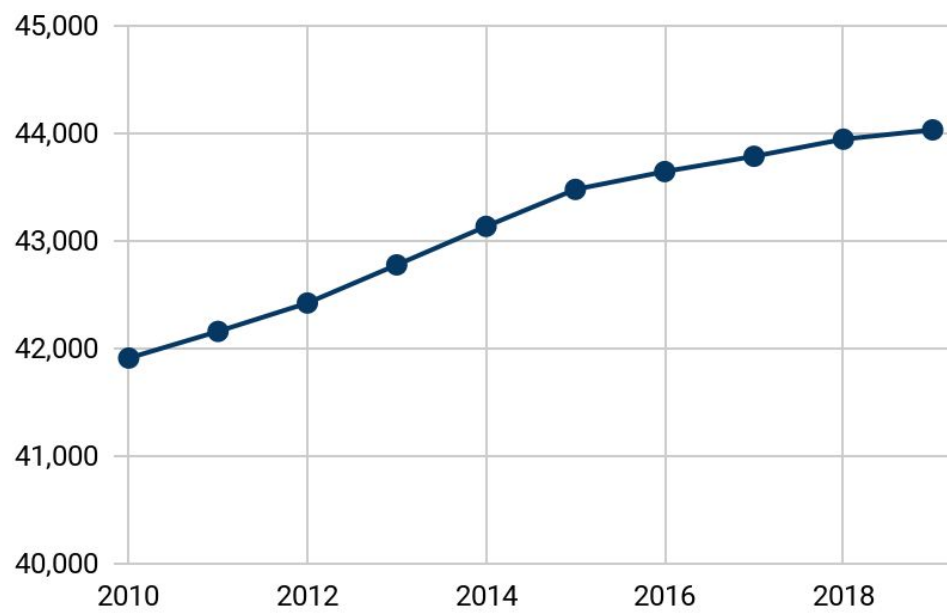
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

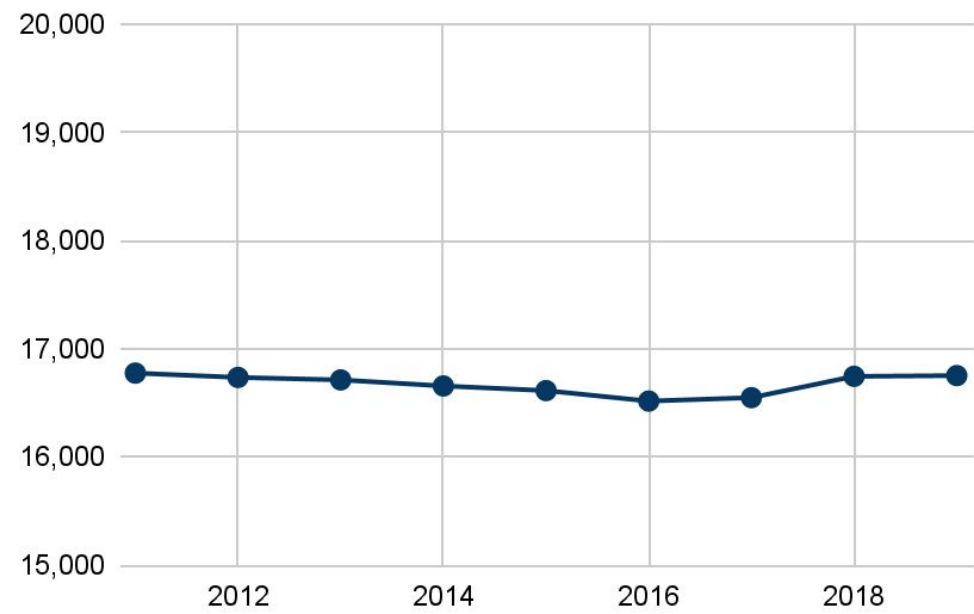
POPULATION | Jackson County's population has increased by 5.07% (2,000 people) between 2010-2019. In the same time period, the total number of households decreased by 0% (0 households).

Resident Population
Jackson County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Jackson County | 2010-2019

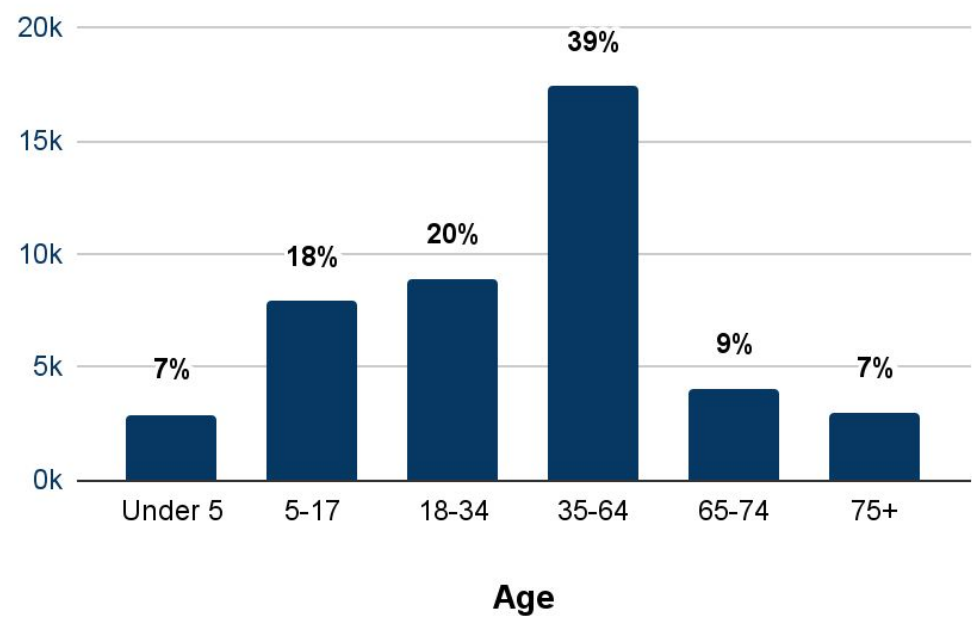


Source: FRED, U.S. Census Bureau

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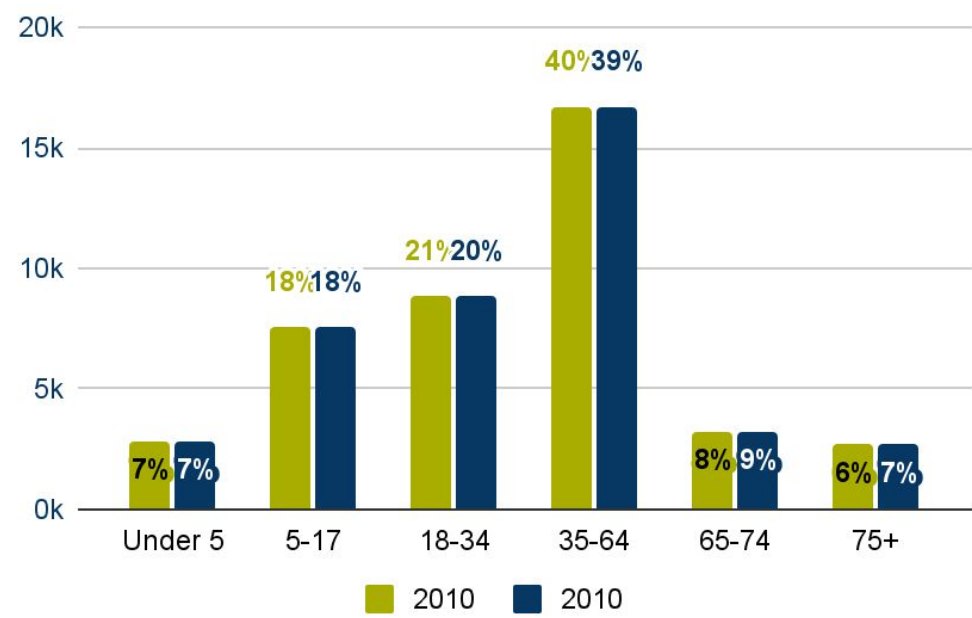
AGE | 16% of people in Jackson County are above the age of 65, while 24% are below 18.

Population by Age
Jackson County | 2019



Source: ACS 2019 5-year estimates

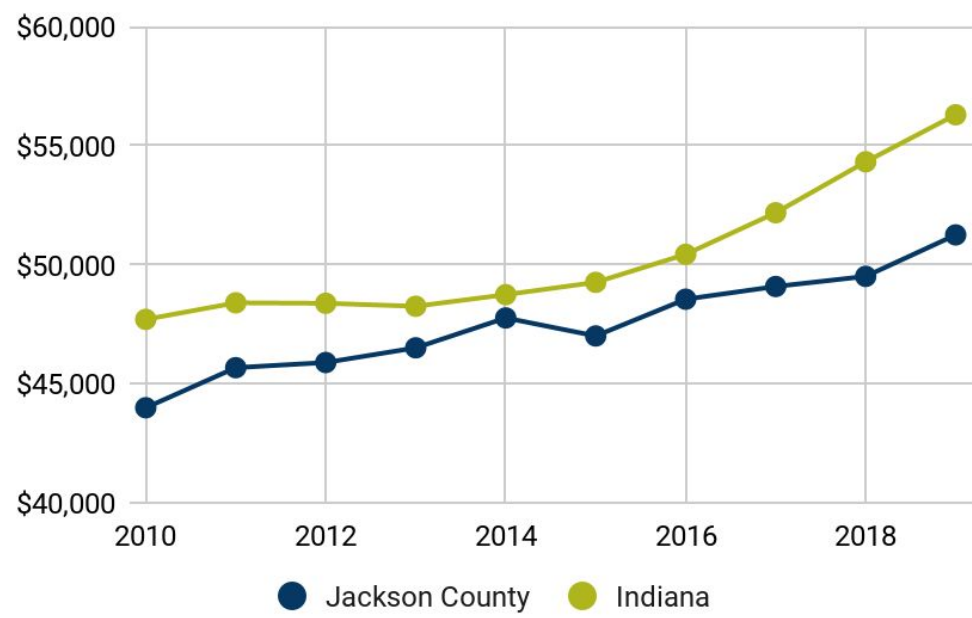
Change in Share of Population
Jackson County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

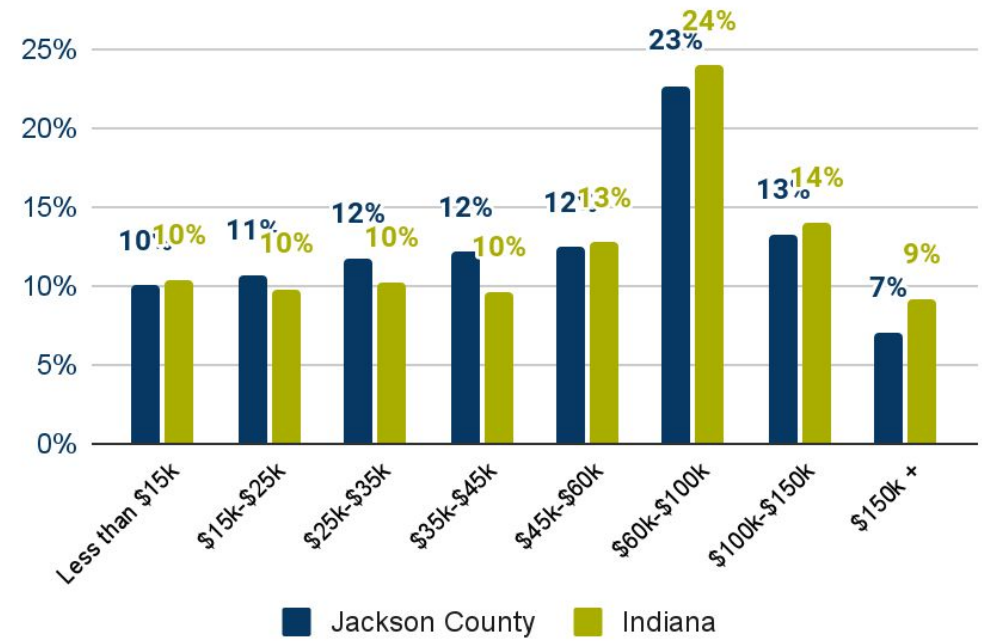
HOUSEHOLD INCOMES | Jackson County had a median income of \$51,250 in 2019, up 17% since 2010. 32% of households have incomes below \$35,000, while 20% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Jackson County, State of Indiana | 2019



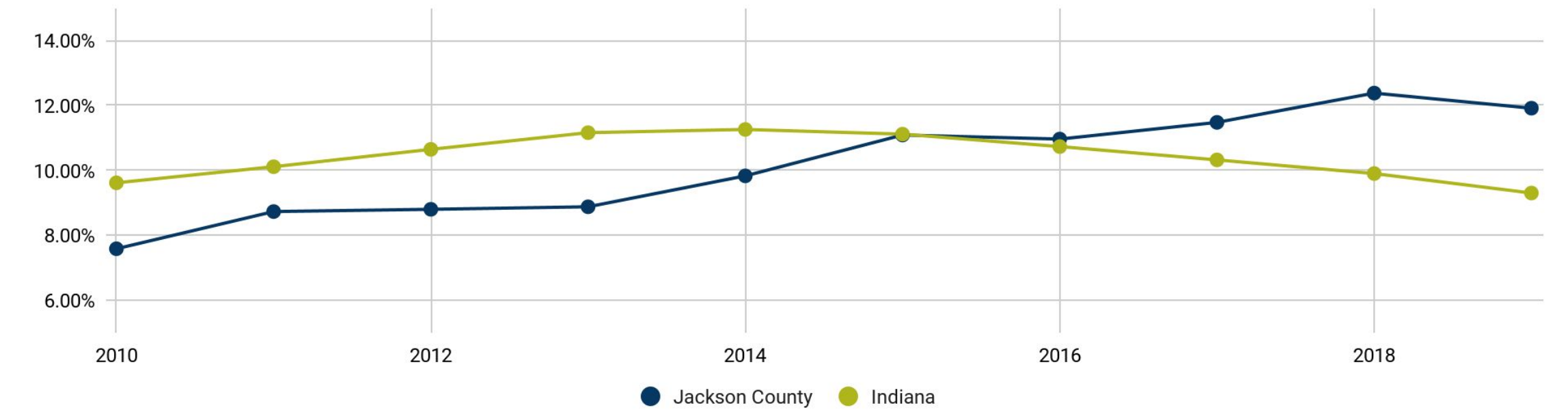
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 11.9% of families live in poverty conditions in Jackson County, up 4.3 points from 7.6% in 2010.

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

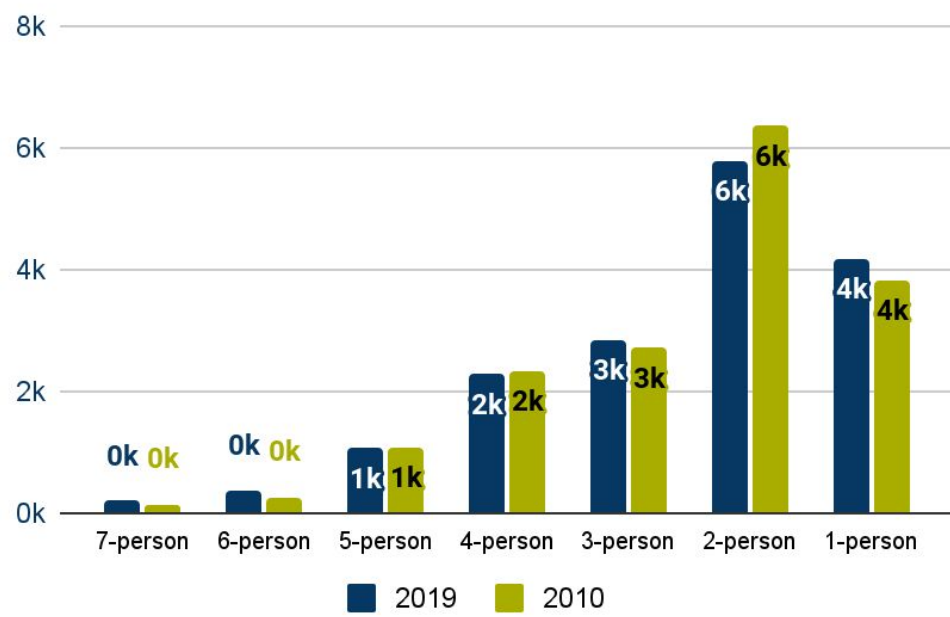


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

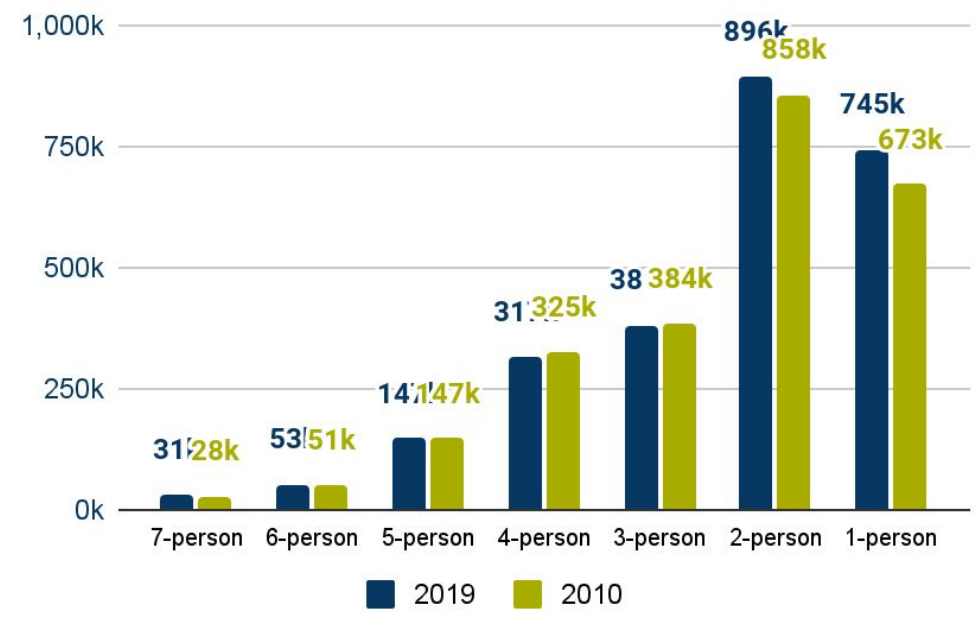
HOUSEHOLD SIZE | The average household size is 2.58, compared to 2.52 statewide. The Jackson County average household has grown by 0.1 persons since 2010.

Household Size
Jackson 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

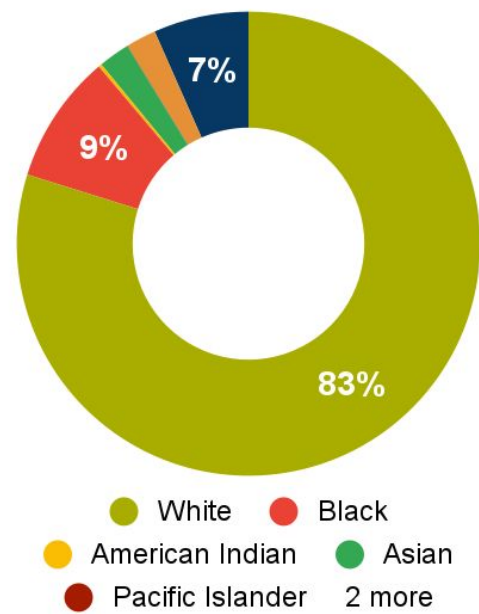
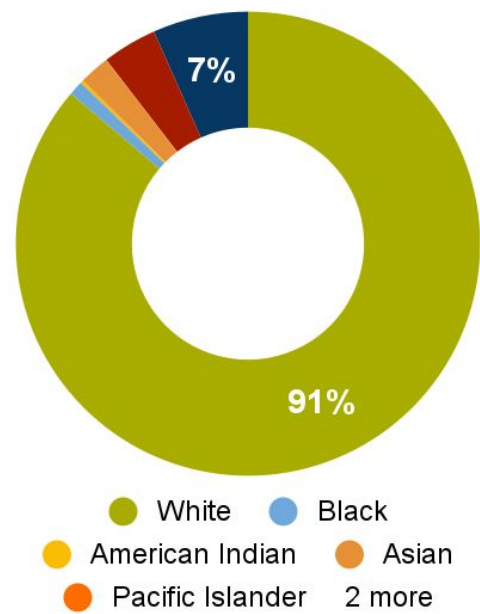
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Jackson County is 91% white, 1% Black, 7% Hispanic/Latino, 2% Asian, and 4% other.

Racial Distribution

Jackson County | 2019

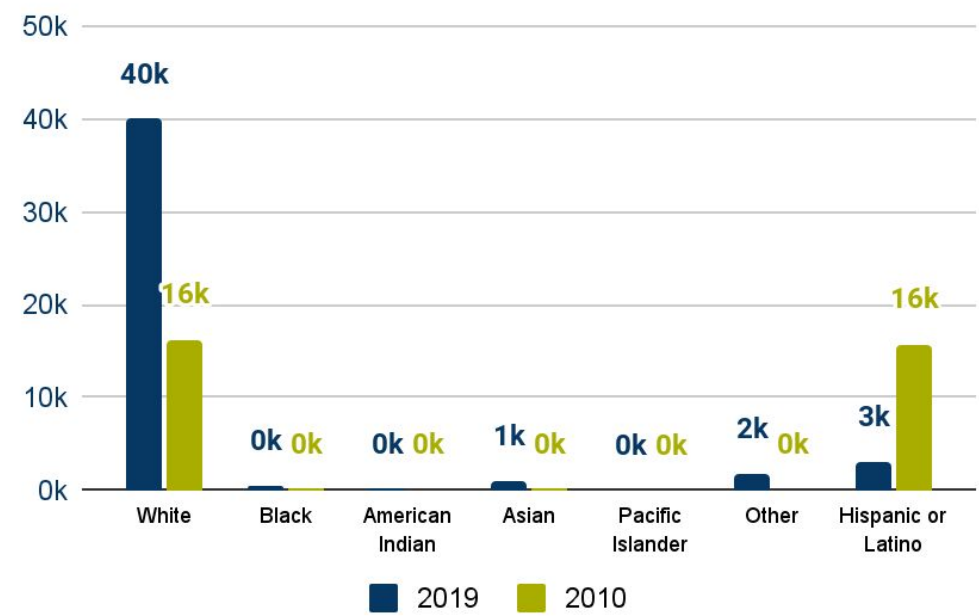
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial Distribution

Jackson County | 2010, 2019

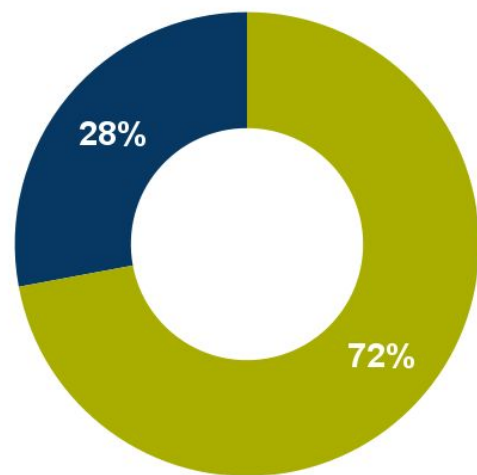


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 28% of households (4,681 households) in Jackson County were renters, while 72% are (12,072 households) owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

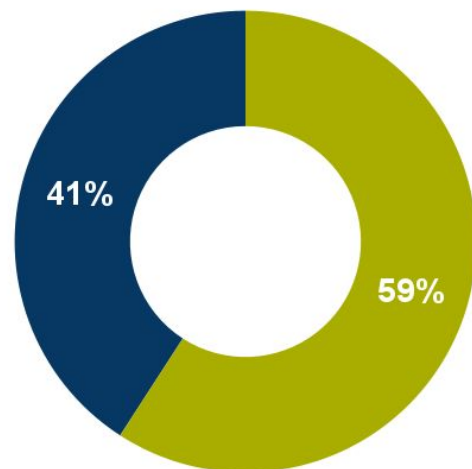
Jackson County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

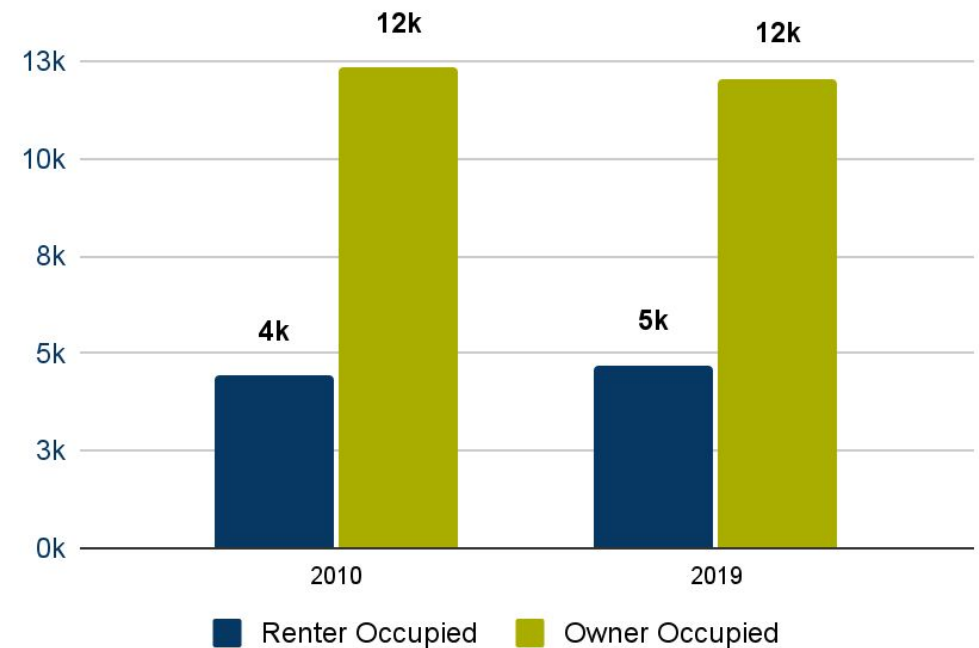
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Jackson County | 2010-2019



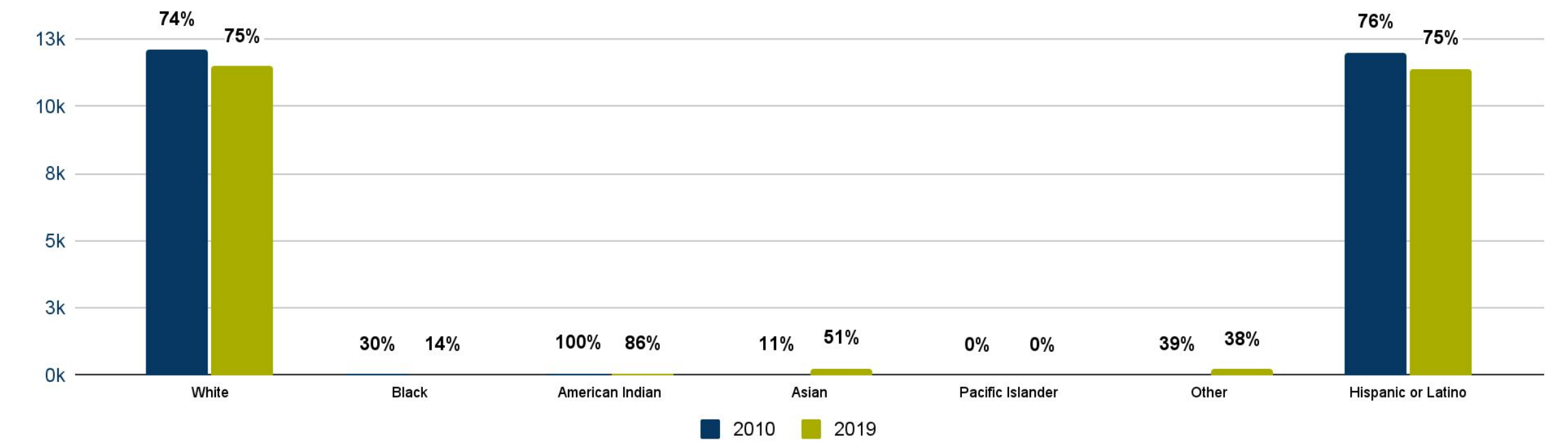
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 72%, among non-Hispanic White households' homeownership is 75%, 14% for Black households, and 75% for Hispanic or Latino households.

Homeownership by Race
Jackson County | 2010, 2019

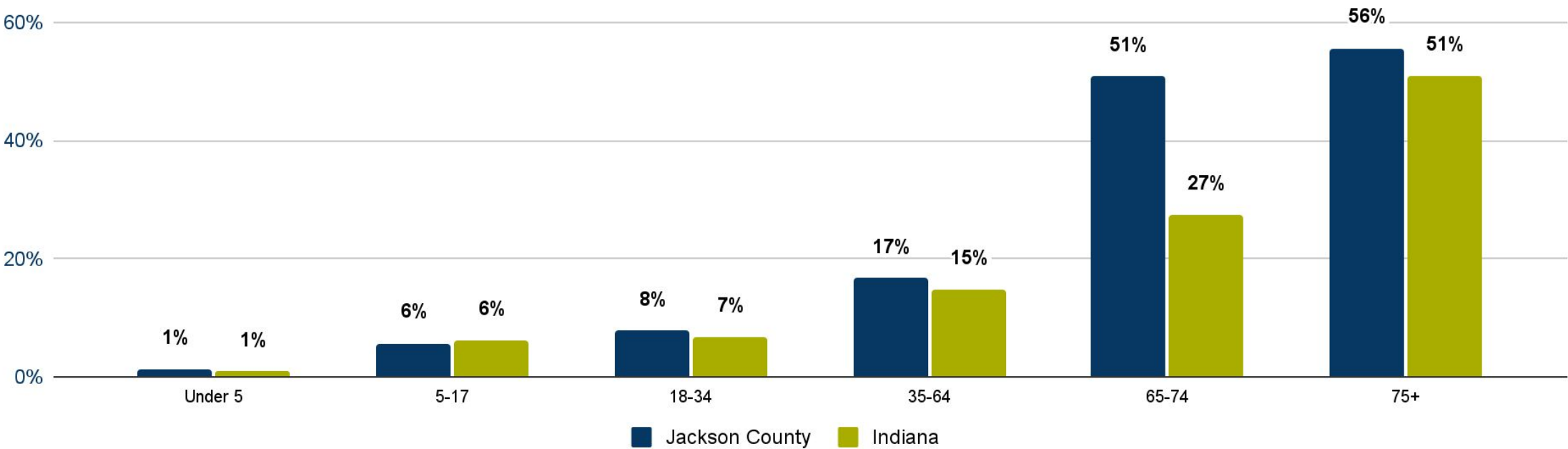


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 17% of people in Jackson County live with a disability. For people above 65, the share increases to 53%.

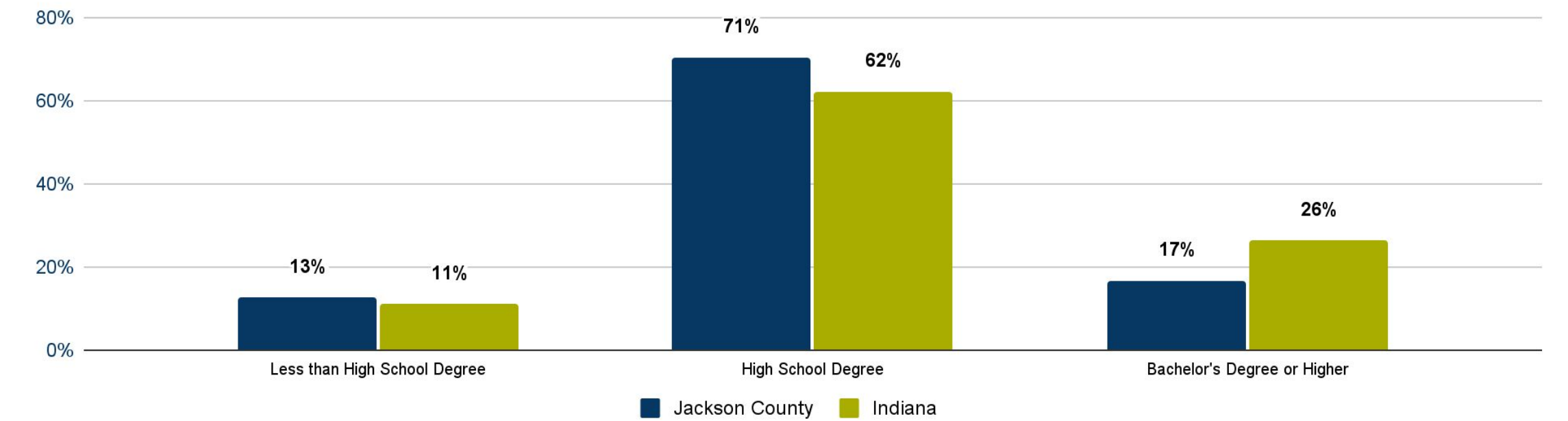
Share of the Population with a Disability by Age
Jackson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Jackson County, 71% of the population has at least a high school degree and 17% of the population has at least a Bachelor's degree.

Educational Attainment
Jackson County, Indiana | 2019



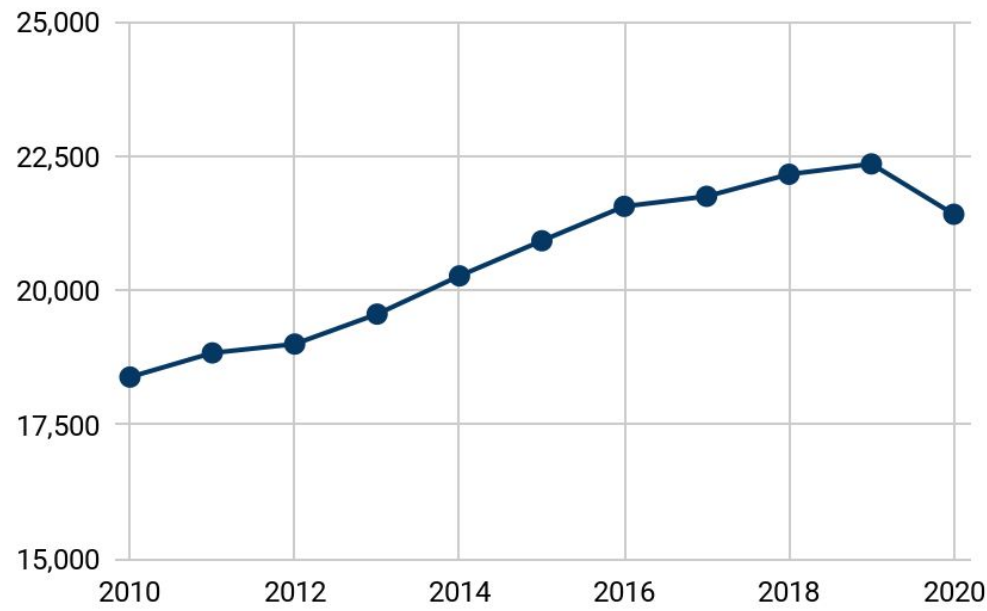
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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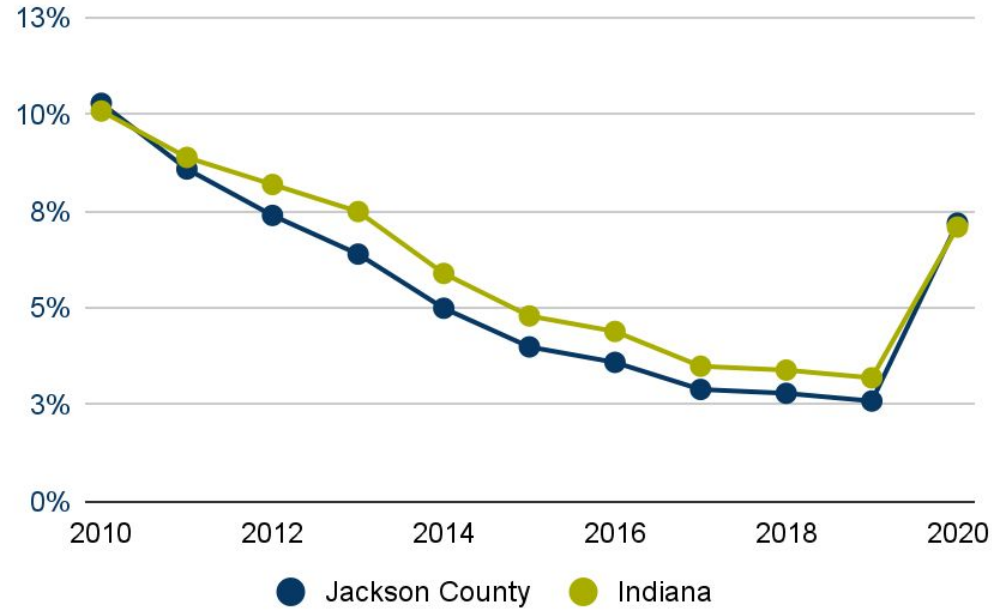
EMPLOYMENT BASE | There are currently 21,000 employed persons in Jackson County, up by 16% since 2010. The unemployment rate in 2020 was 7.20%, up 4.6 points from 2019.

Total Employment
Jackson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

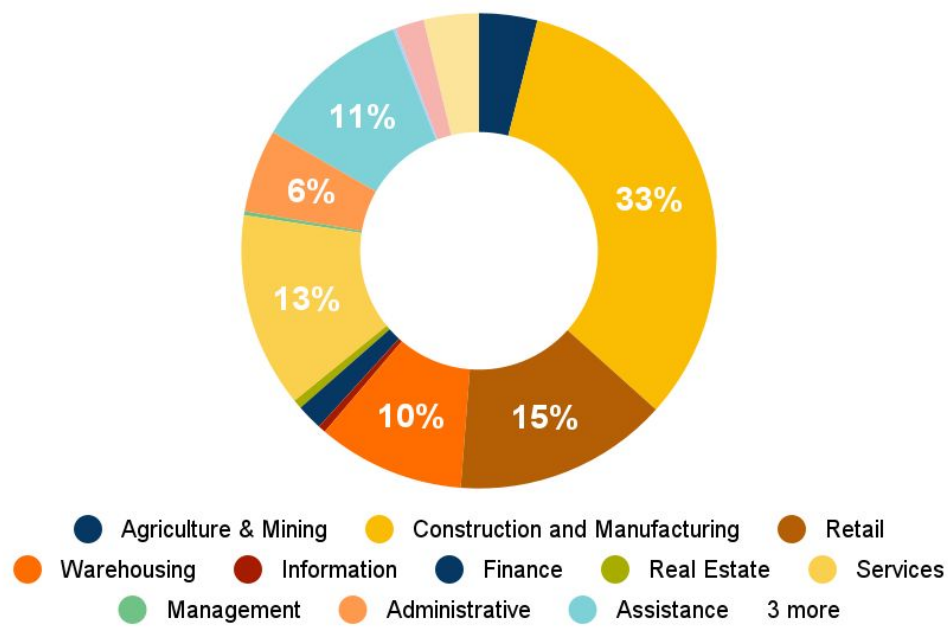
Unemployment Rate
Jackson County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Jackson County, accounting for 30% of all jobs, followed by Retail Trade (11% of all jobs).

Total Jobs by All Industries
Jackson County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$42,975
- 2. Trade, transportation, and utilities | \$44,817
- 3. Goods-producing | \$58,186
- 4. Financial activities | \$55,235
- 5. Professional and business services | \$48,940

Source: BLS

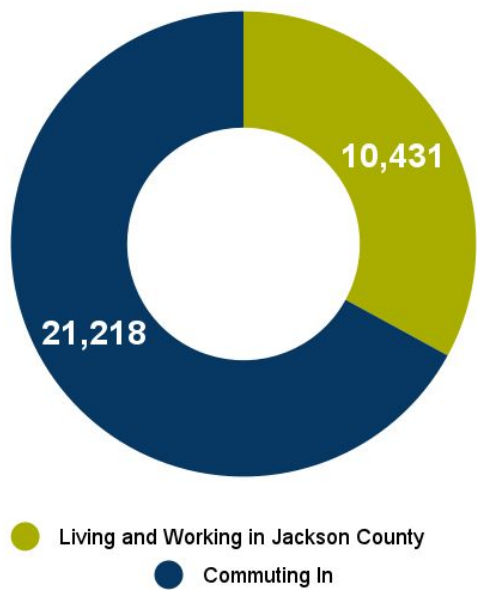
Top 5 Employers

- 1. Aisin Usa Mfg Inc (Seymour)
- 2. Schneck Medical Ctr (Seymour)
- 3. Valeo Sylvania Llc (Seymour)
- 4. Walmart Distribution Ctr (Seymour)
- 5. Pet Supplies Plus Distribution (Seymour)

Source: BLS

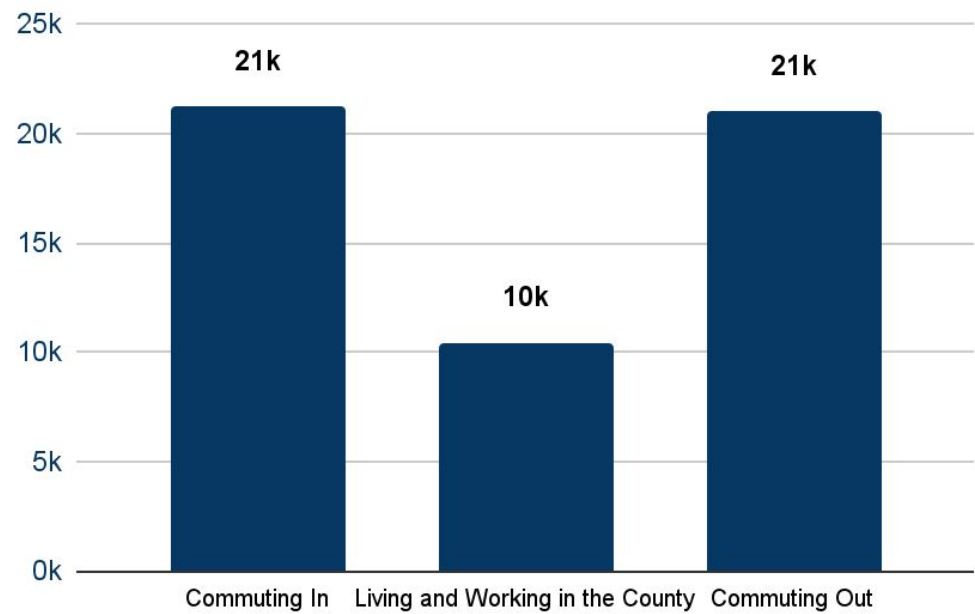
COMMUTER INFLOW / OUTFLOW | 21,000 commuters come into Jackson County for their jobs, while 21,000 employees travel outside for their jobs.

Employment Inflow
Jackson County | 2018



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

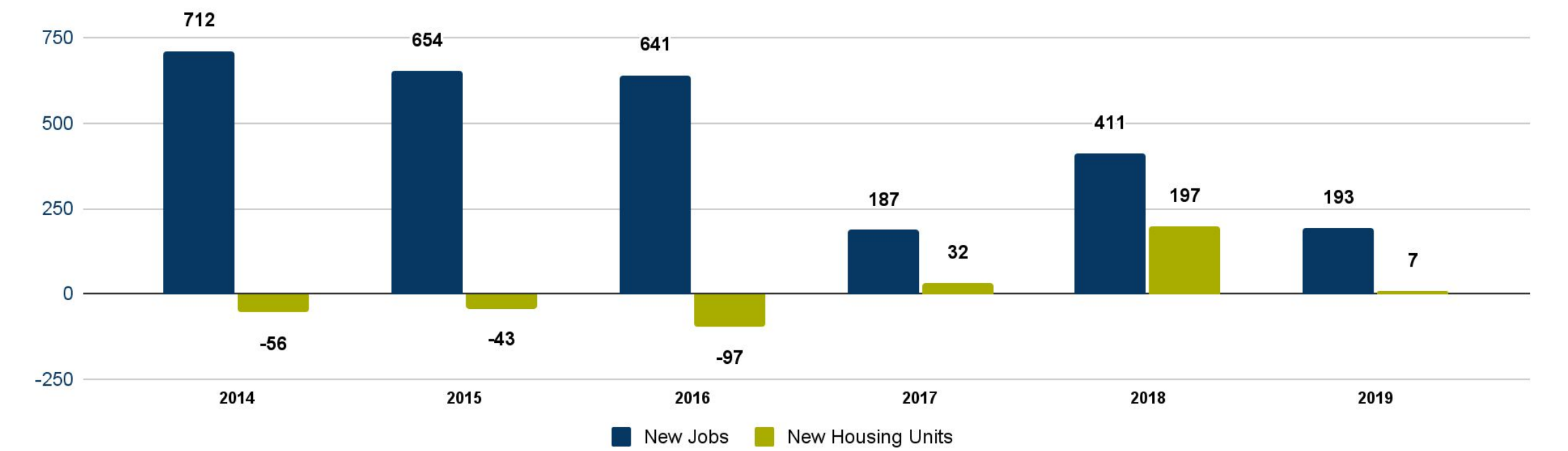
Commuting Patterns
Jackson County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2798 between 2014-2019 and 40, or 1 units for every 100 jobs created.

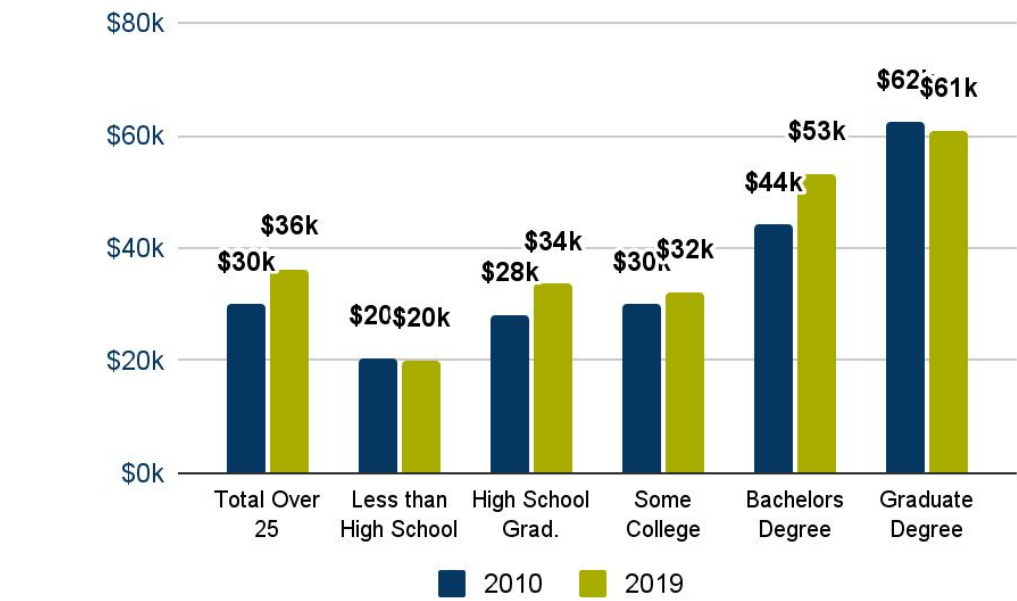
Job Growth and Housing Production
Jackson County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

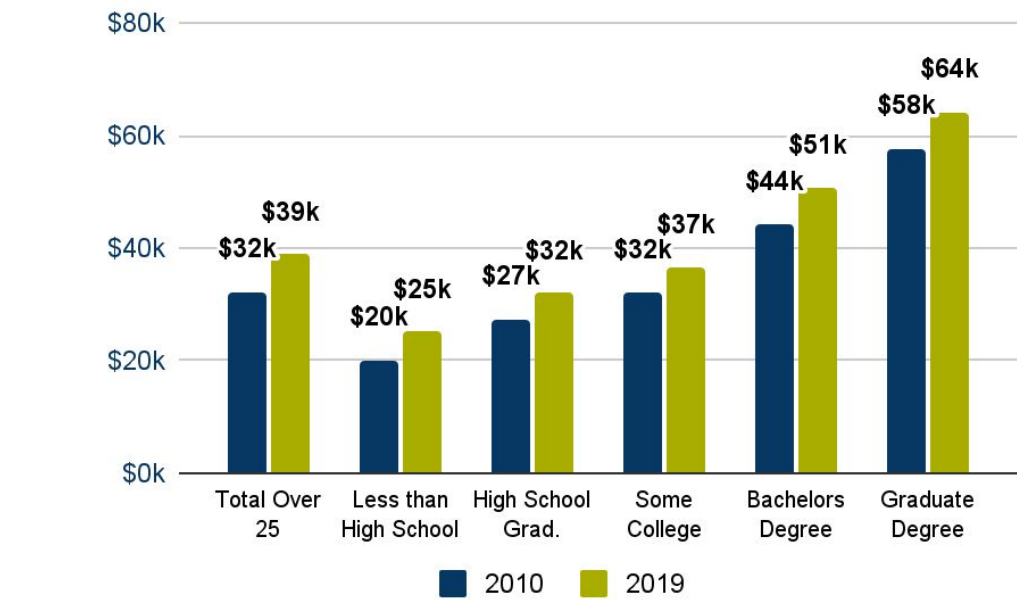
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 21% since 2010 for the total population and increased 20% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Jackson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

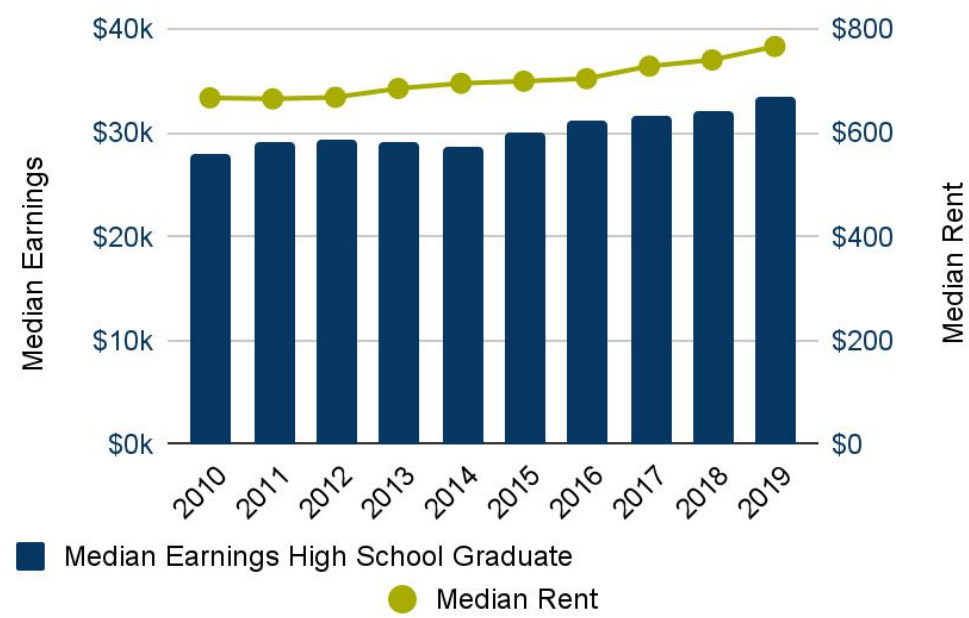
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

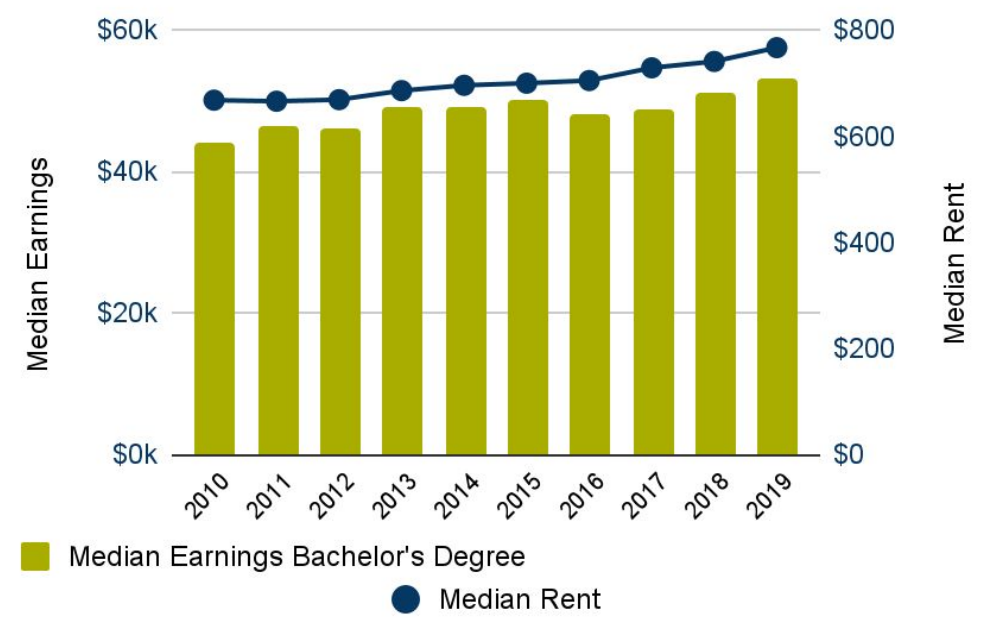
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 14.8% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

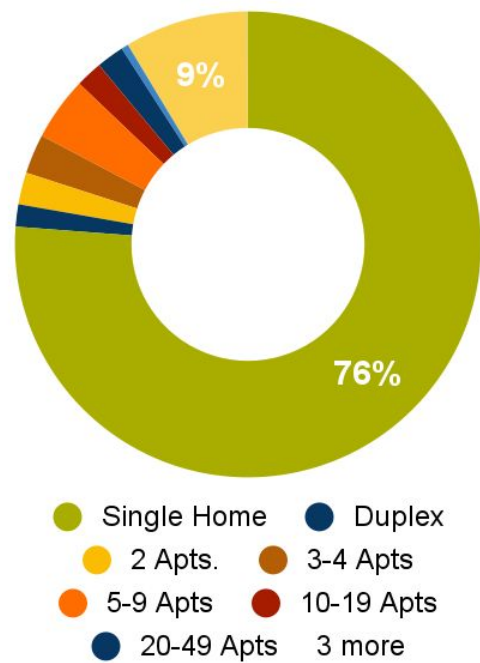
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HOUSING TRENDS

HOUSING TYPOLOGY | 76% of homes in Jackson County are single-family, while 15% are multifamily. The share of multifamily housing has increased by 255 homes since 2010.

Housing Typology

Jackson County | 2019



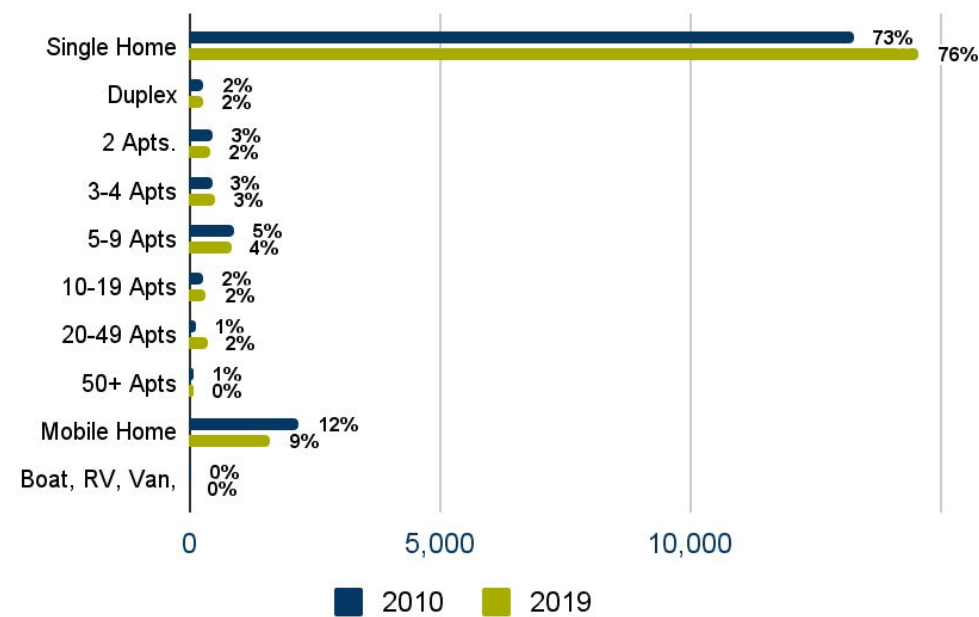
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Jackson County | 2010, 2019

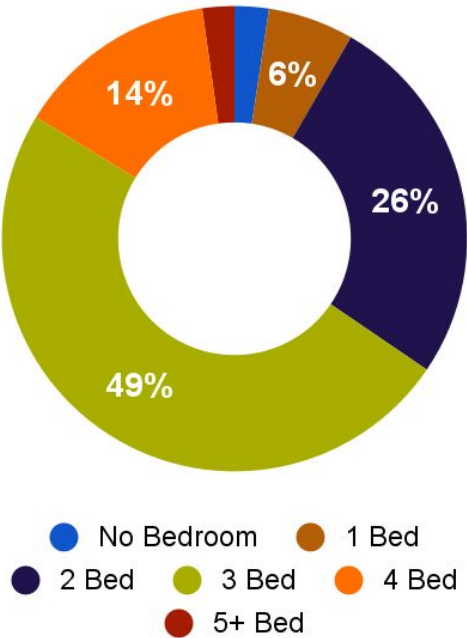


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Jackson County are 2.58, with 65% of units 3 bedroom or more.

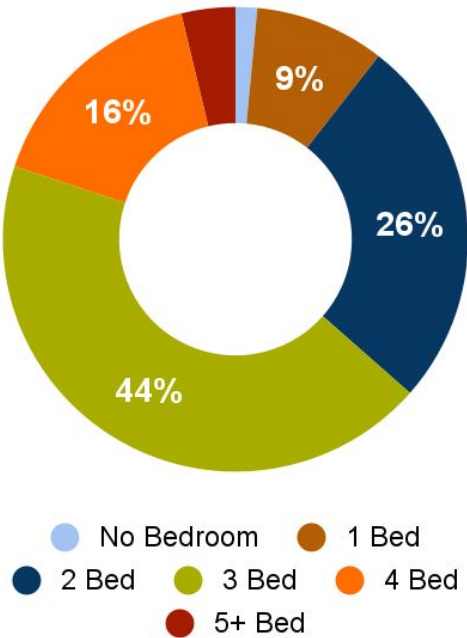
Housing Stock by Bedrooms

Jackson County | 2019



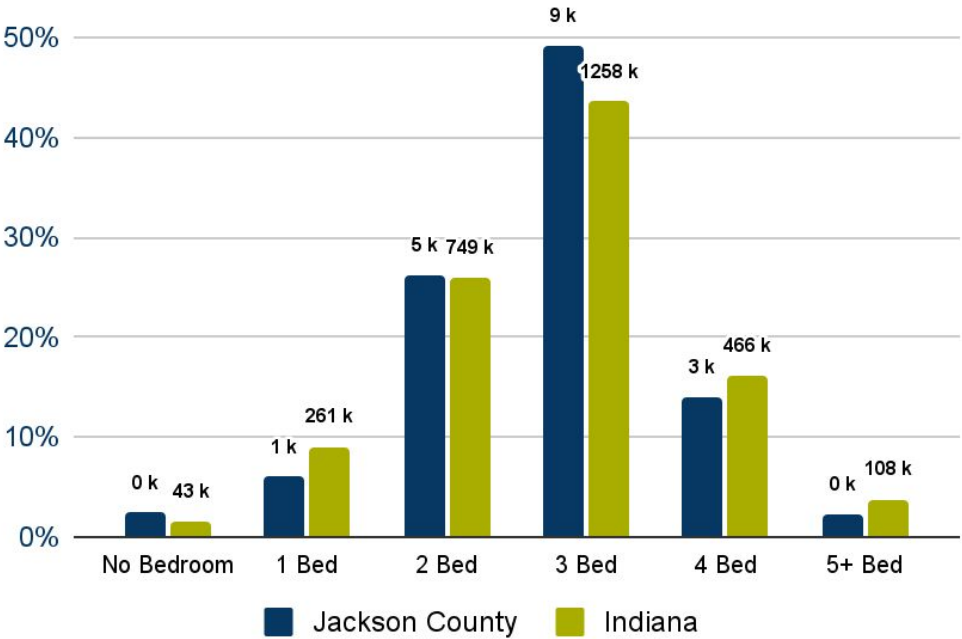
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

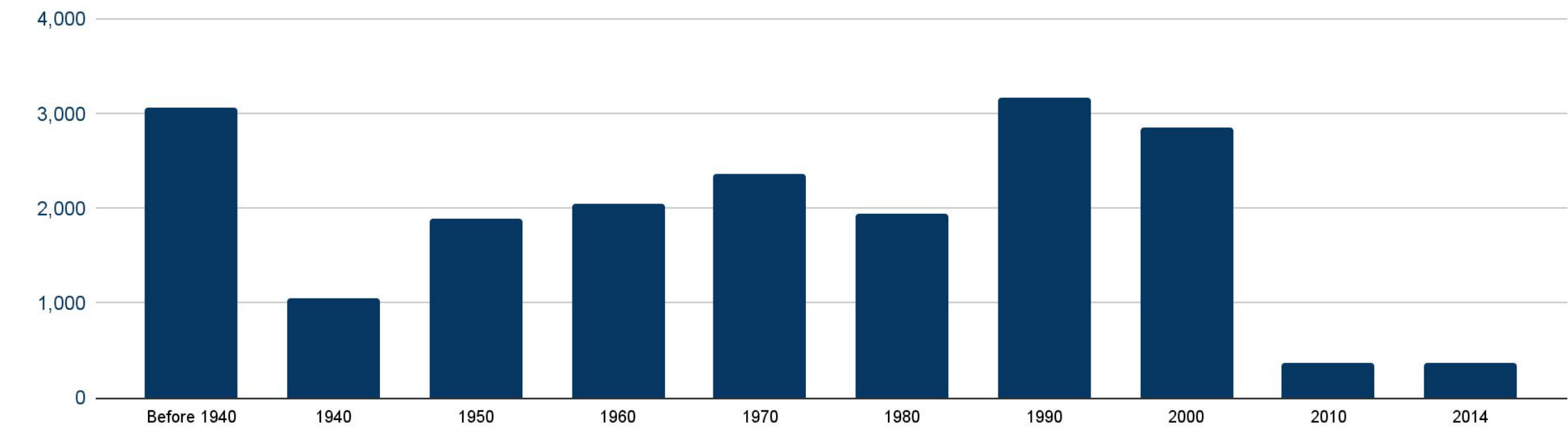
Jackson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 81% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Jackson County | 2019

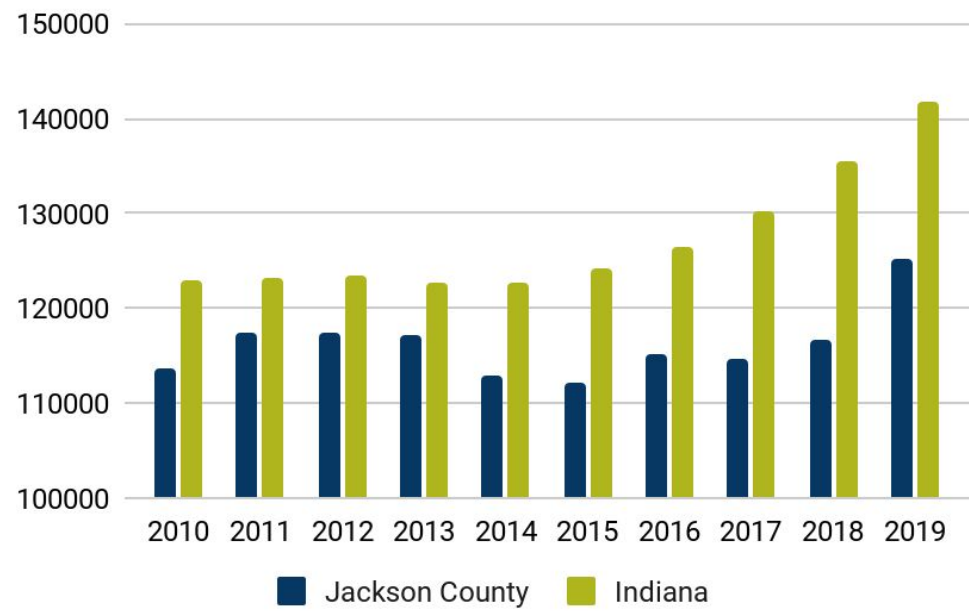


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

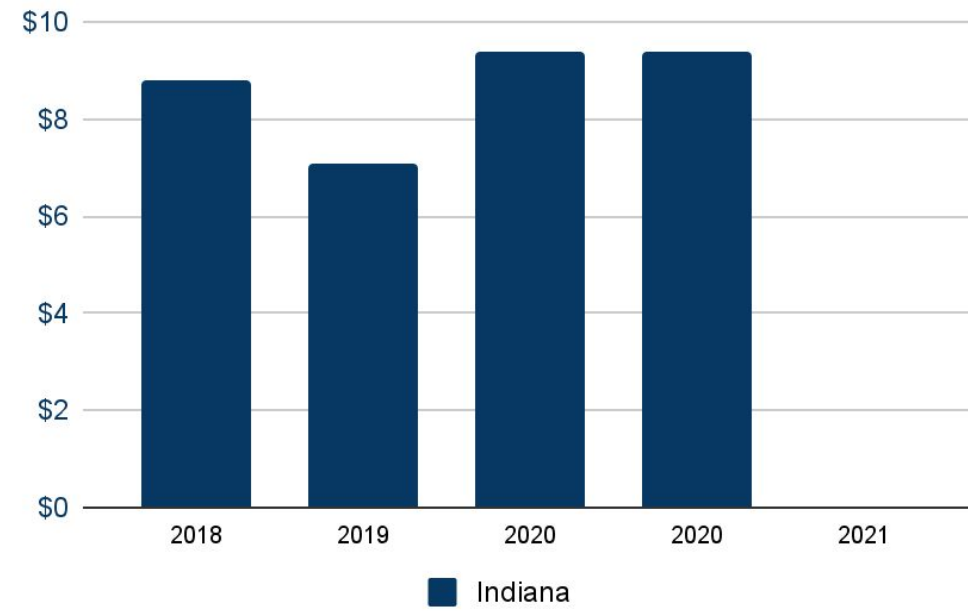
MEDIAN LISTING PRICE | Homes in Jackson County have a median listing price of \$125,300, compared to \$141,700 statewide. Home prices have increased by 10% since 2010.

Median Listing Price
Jackson County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



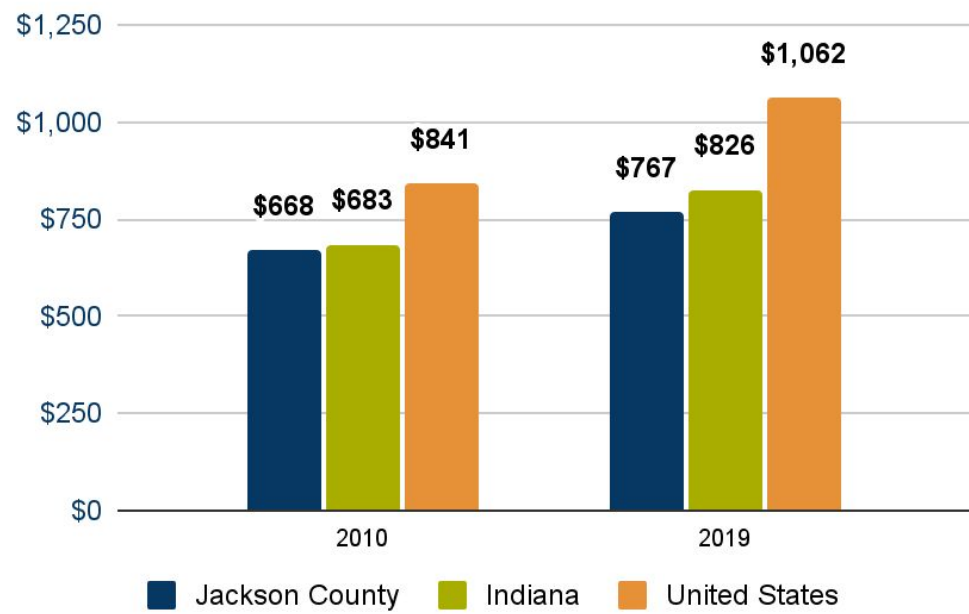
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

MEDIAN RENTS | Median rents have increased by 15% since 2010, with average rents at \$767.

Median Rent

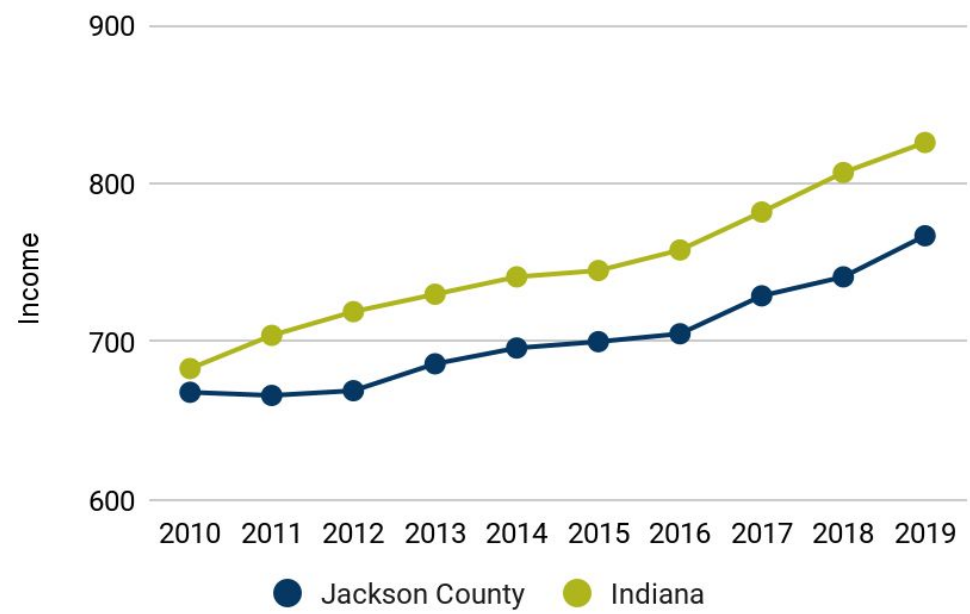
Jackson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

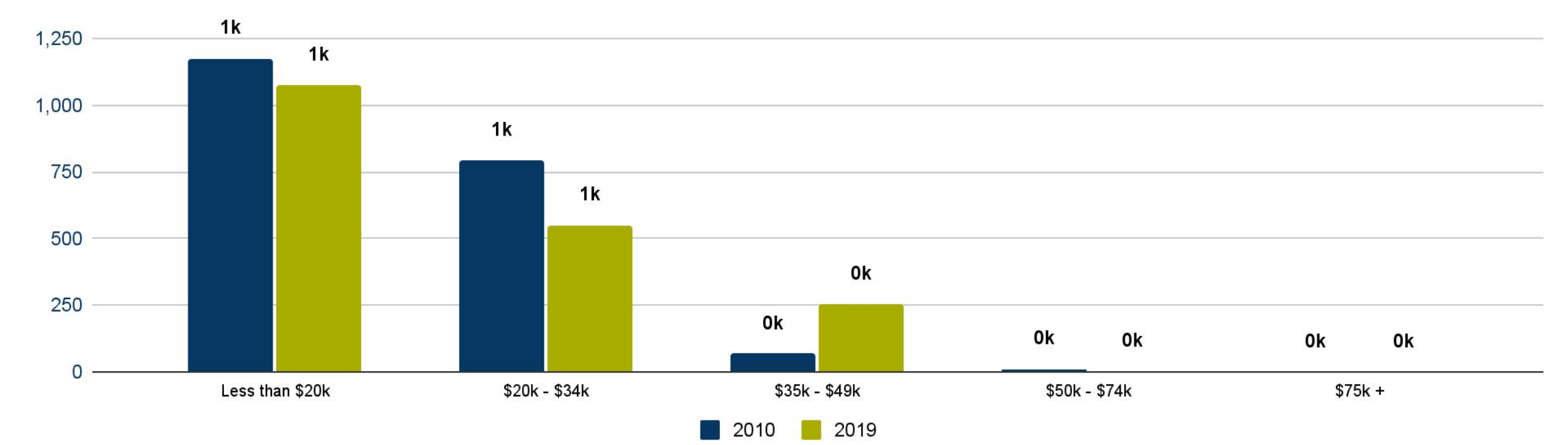
Jackson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of households are housing cost burdened in Jackson County, down -12% since 2010. 62% of households earning below \$50,000 are housing cost burdened.

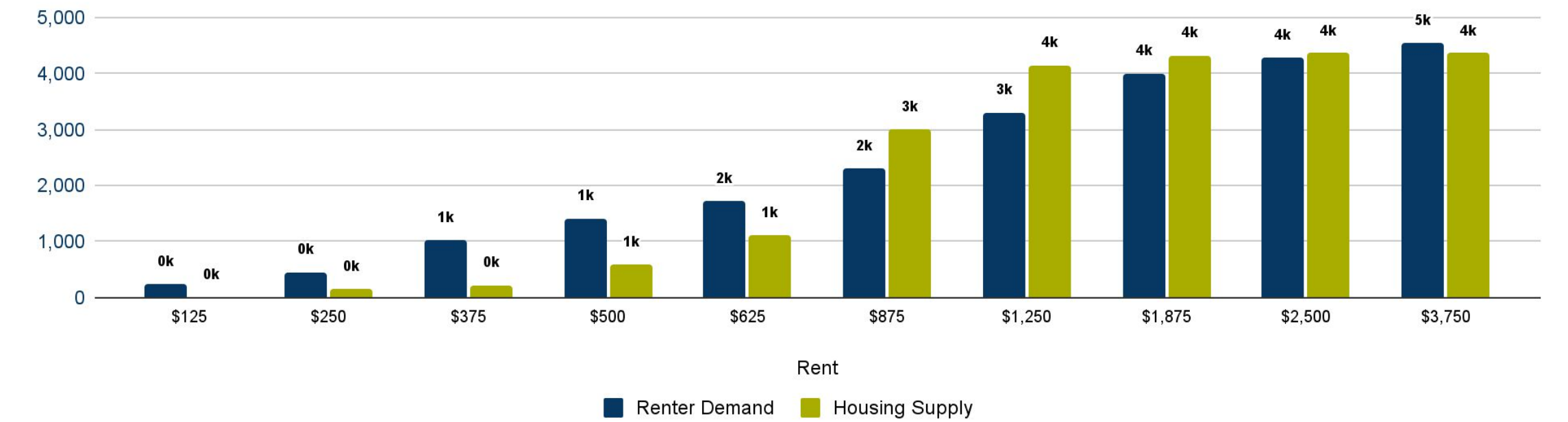
Renter Housing Cost Burden
Jackson County, Indiana | 2010 - 2019



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
Jackson County, Indiana | 2010-2019

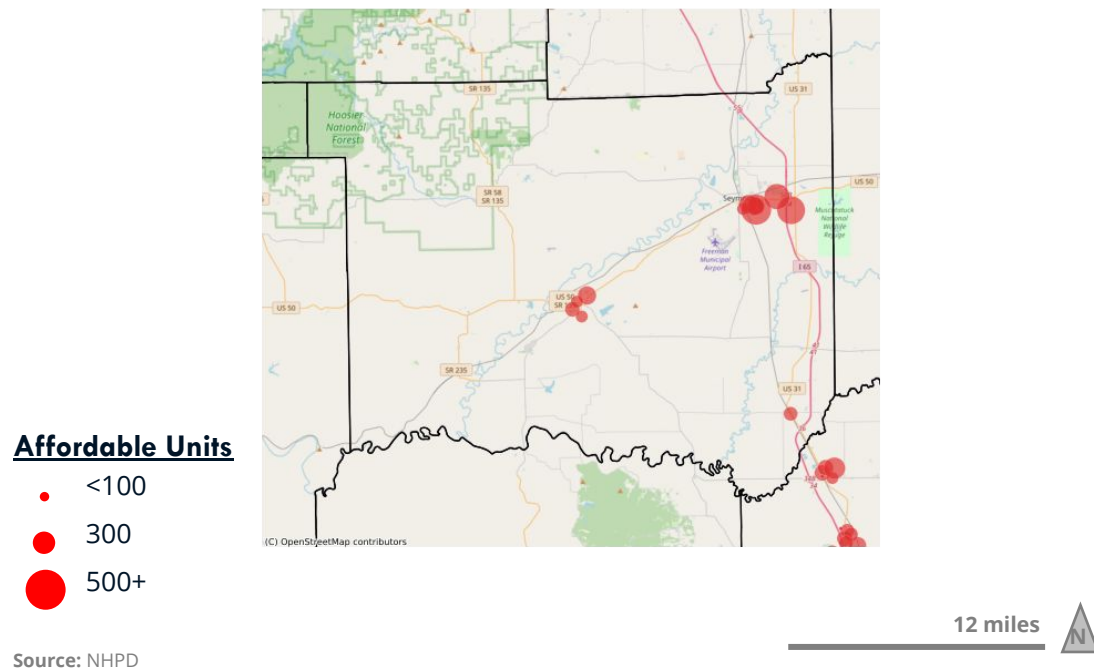


Source: ACS 2010-2019 5-year estimates

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

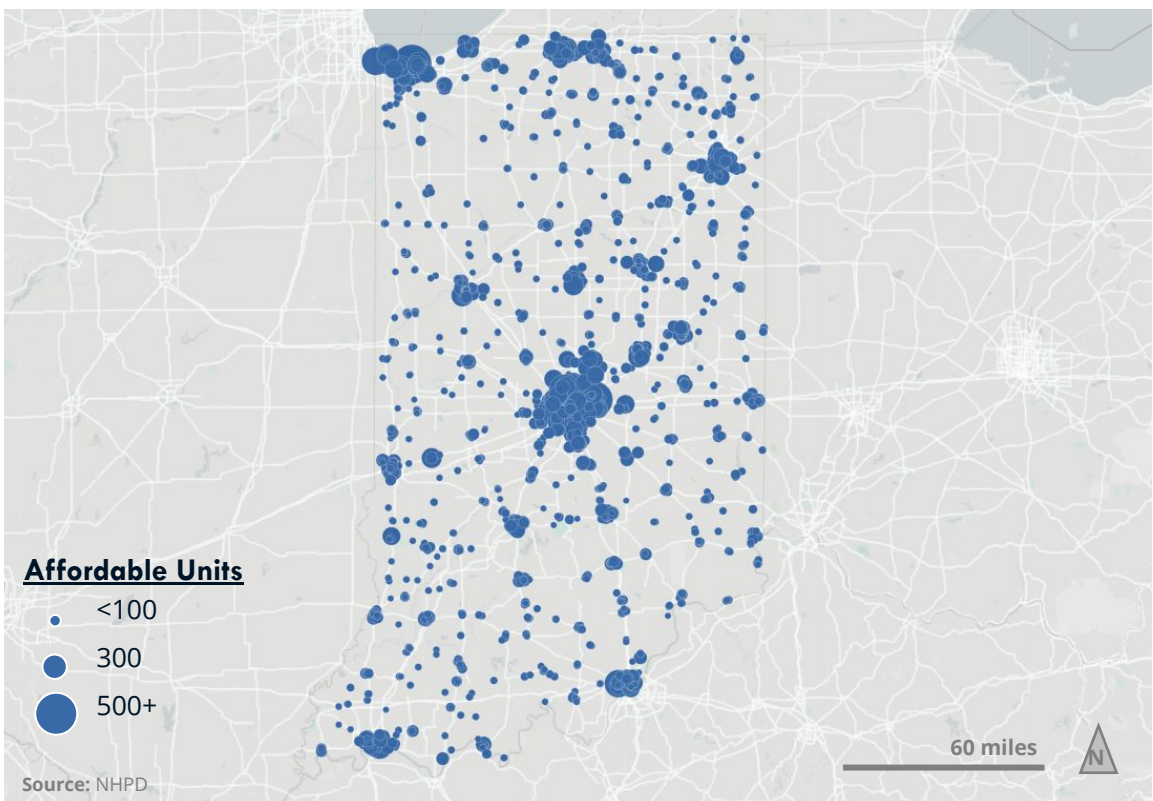
Affordable Housing Inventory

Jackson County | 2020



Affordable Housing Inventory

State of Indiana | 2020

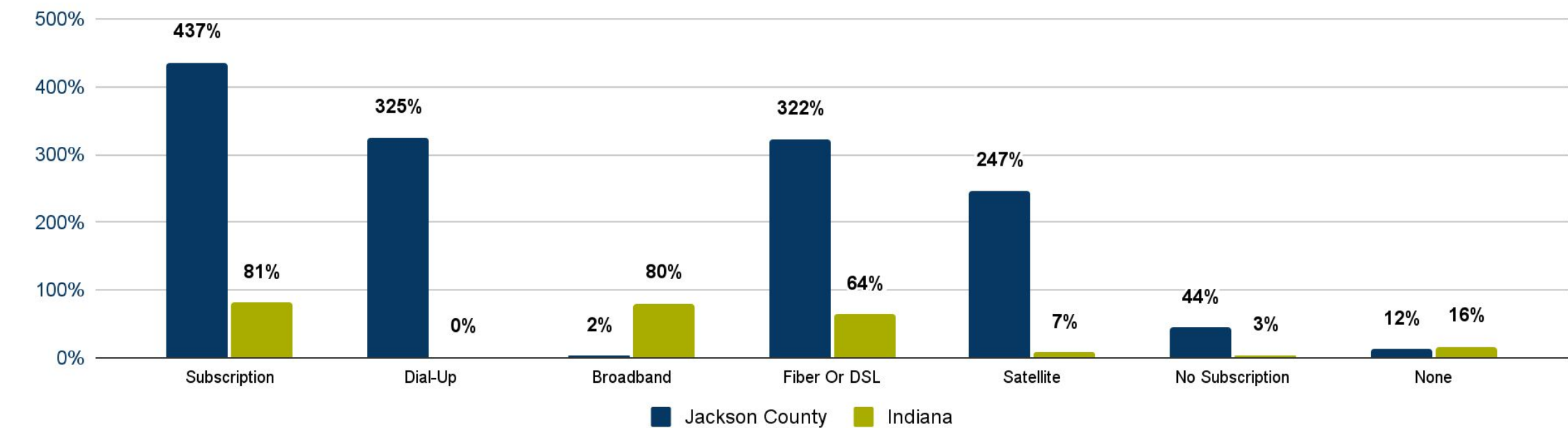


WORKING DRAFT

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

Broadband Access Jackson County | 2017-2020



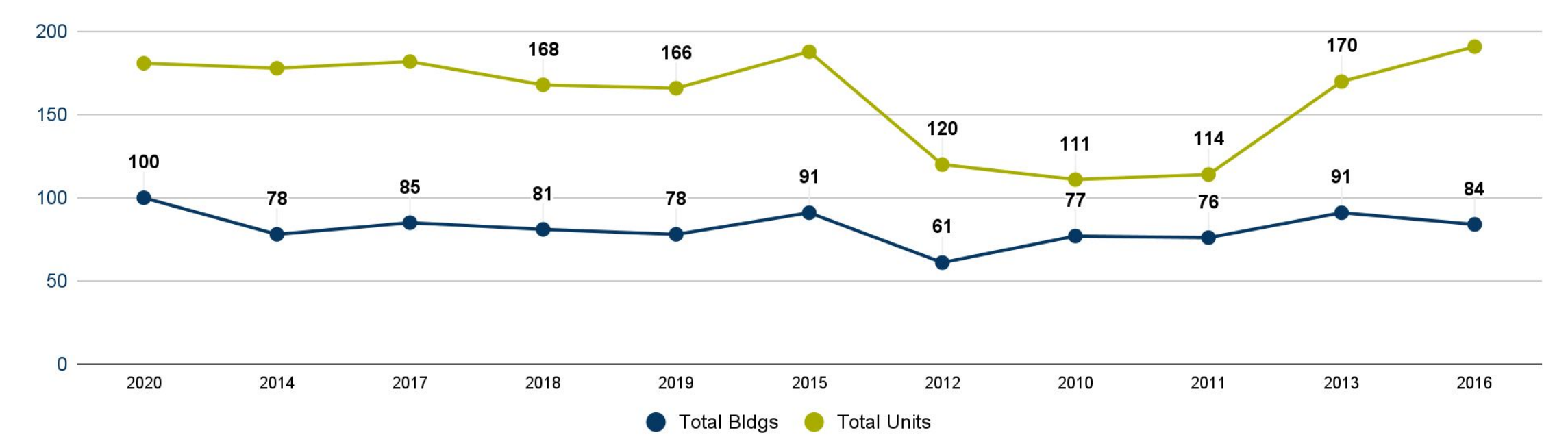
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 84 new housing starts in 2016 in Jackson County, with 902 total building permits authorized since 2020.

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



Source: St. Louis Fed.

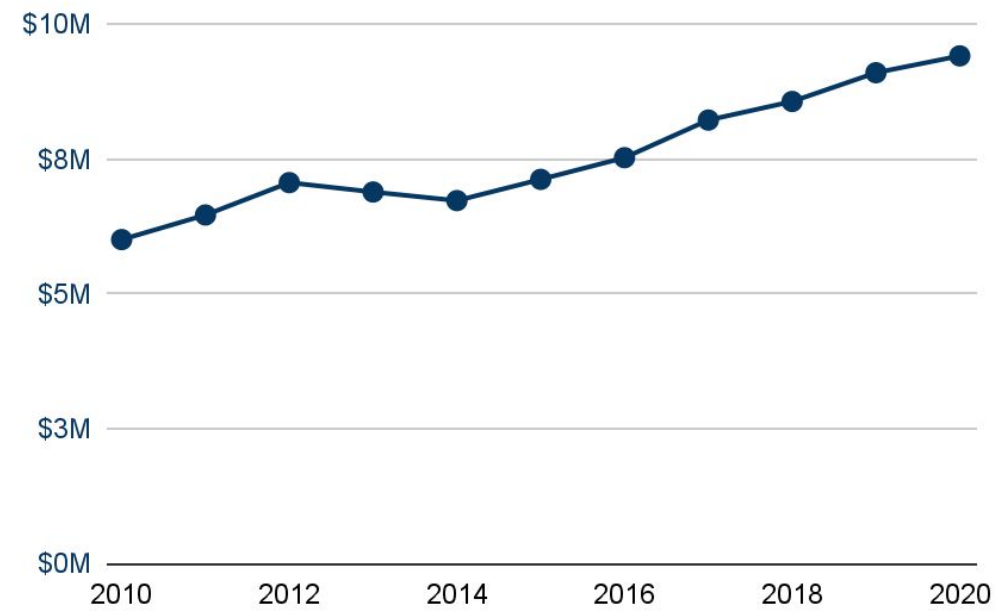
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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