



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JENNINGS COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

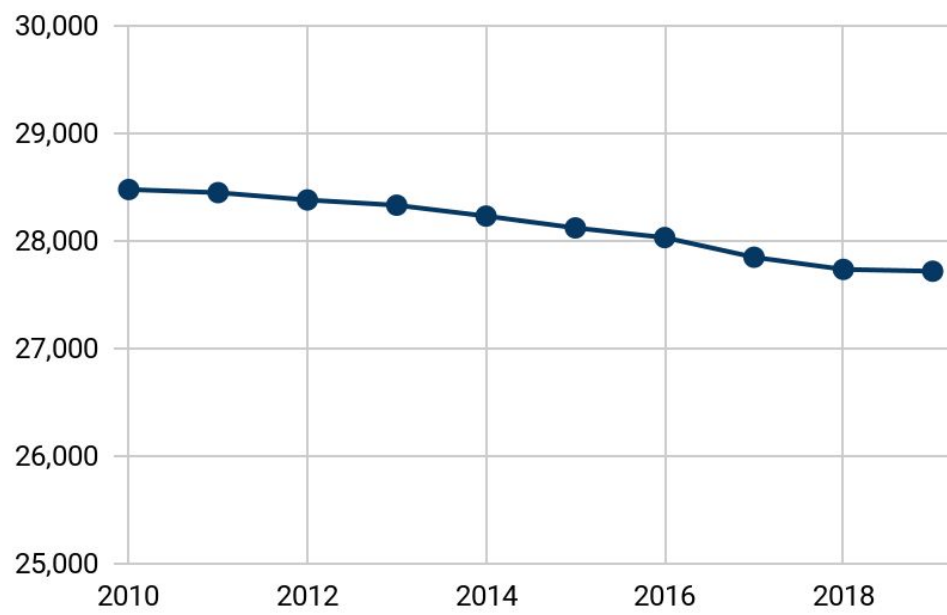
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

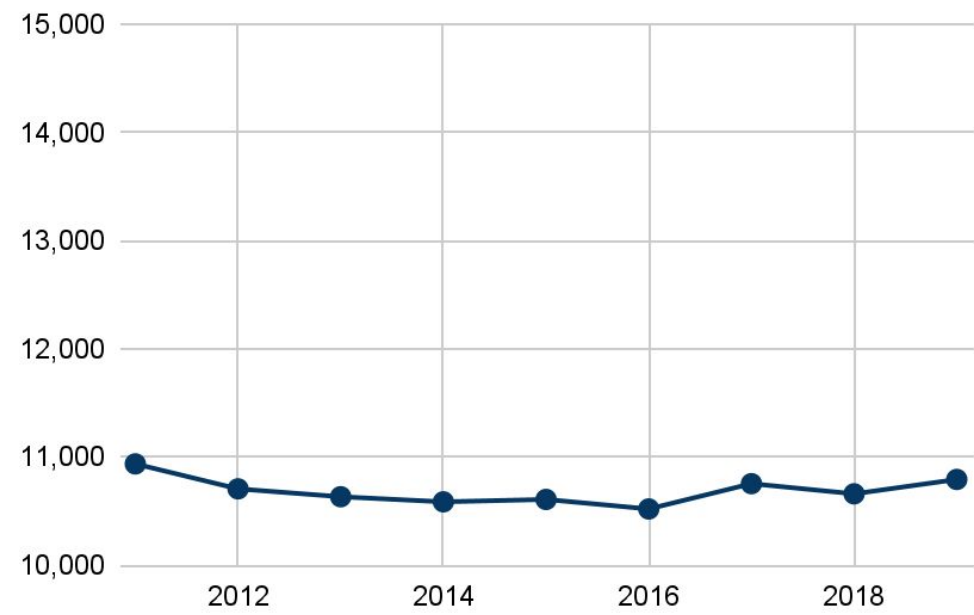
POPULATION | Jennings County's population has decreased by 2.67% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 2% (0 households).

Resident Population
Jennings County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Jennings County | 2010-2019

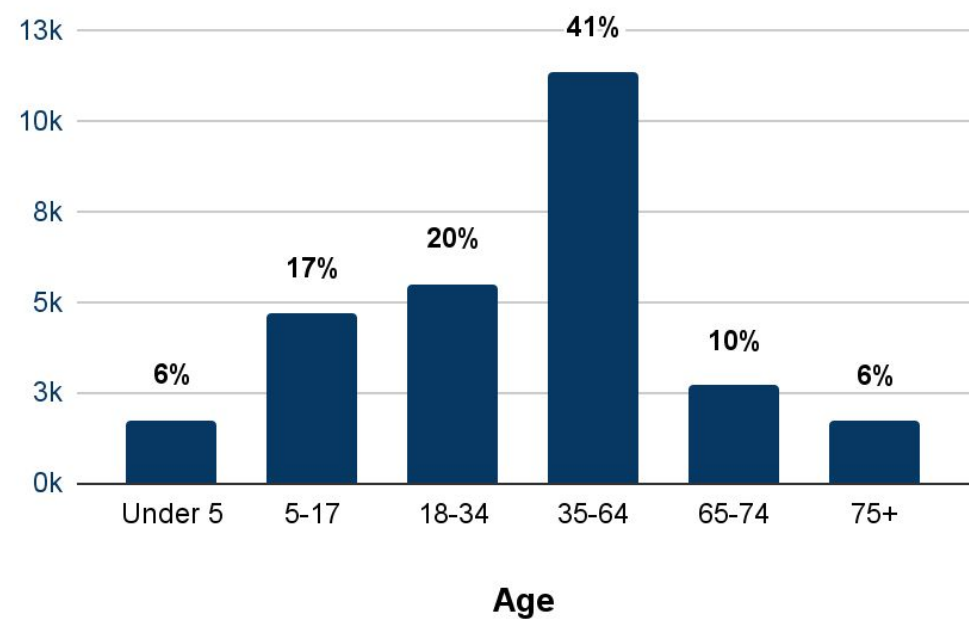


Source: FRED, U.S. Census Bureau

WORKING DRAFT

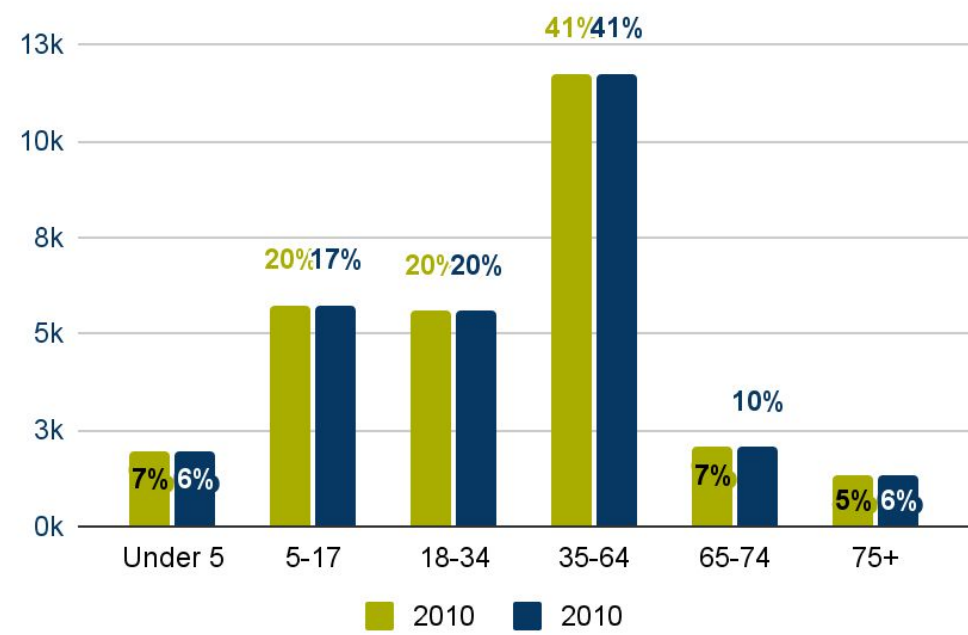
AGE | 16% of people in Jennings County are above the age of 65, while 23% are below 18.

Population by Age
Jennings County | 2019



Source: ACS 2019 5-year estimates

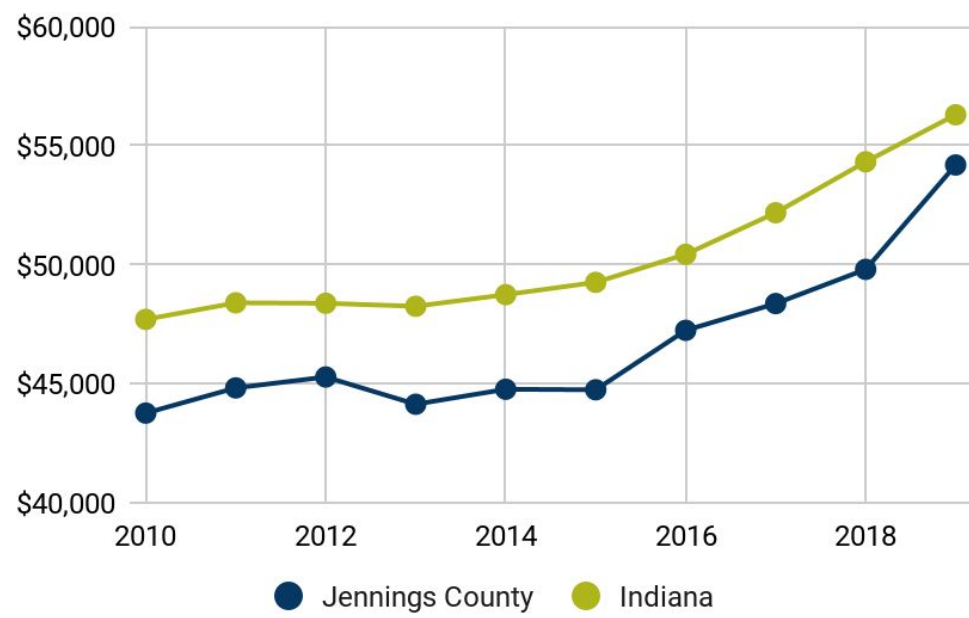
Change in Share of Population
Jennings County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

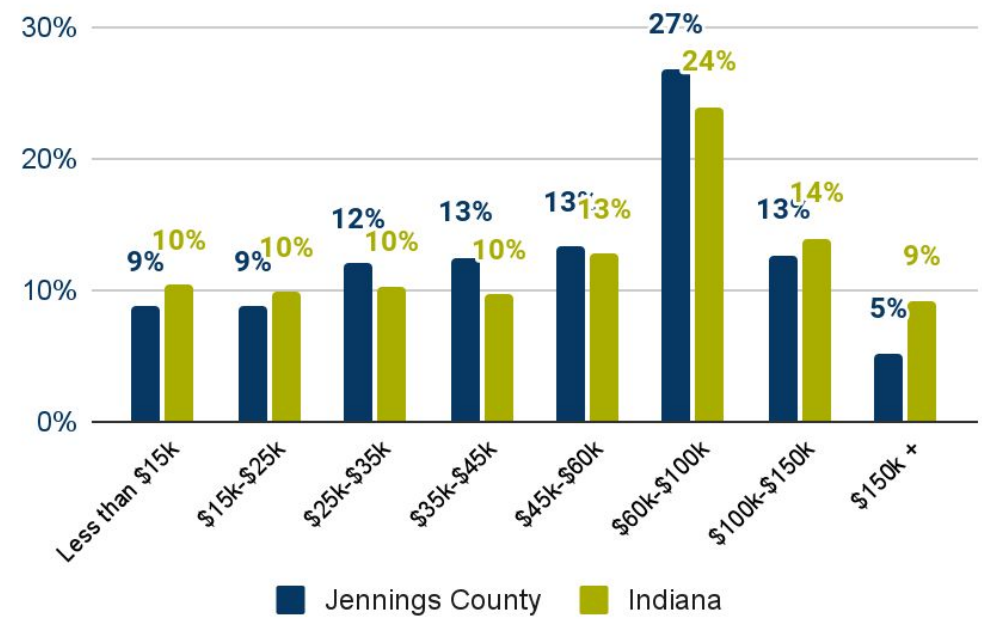
HOUSEHOLD INCOMES | Jennings County had a median income of \$54,191 in 2019, up 24% since 2010. 30% of households have incomes below \$35,000, while 18% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Jennings County, State of Indiana | 2019



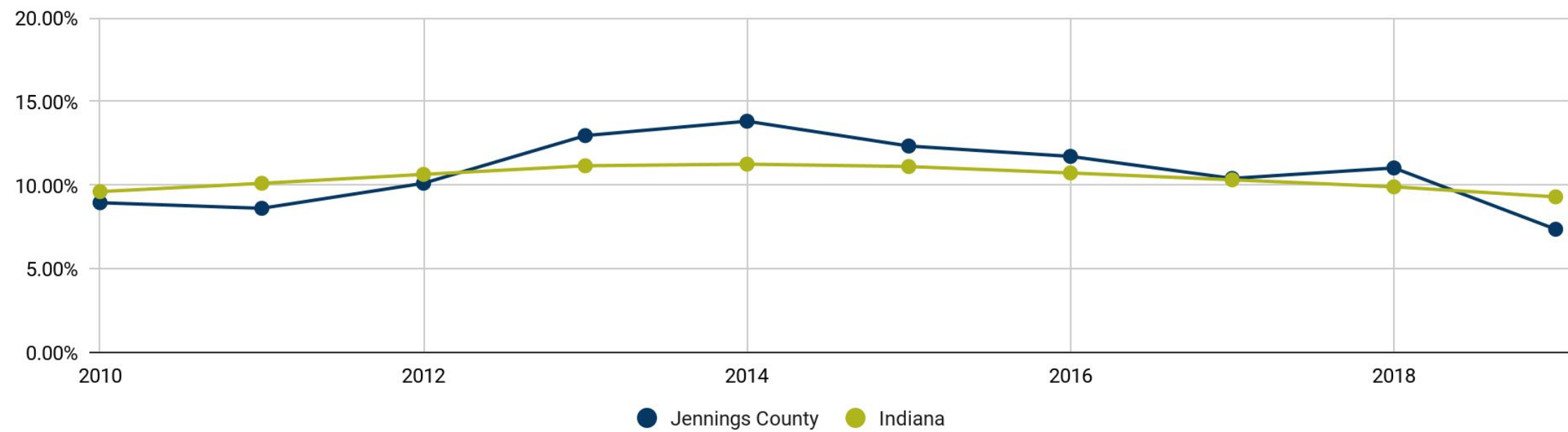
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 7.4% of families live in poverty conditions in Jennings County, down 1.6 points from 8.9% in 2010.

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

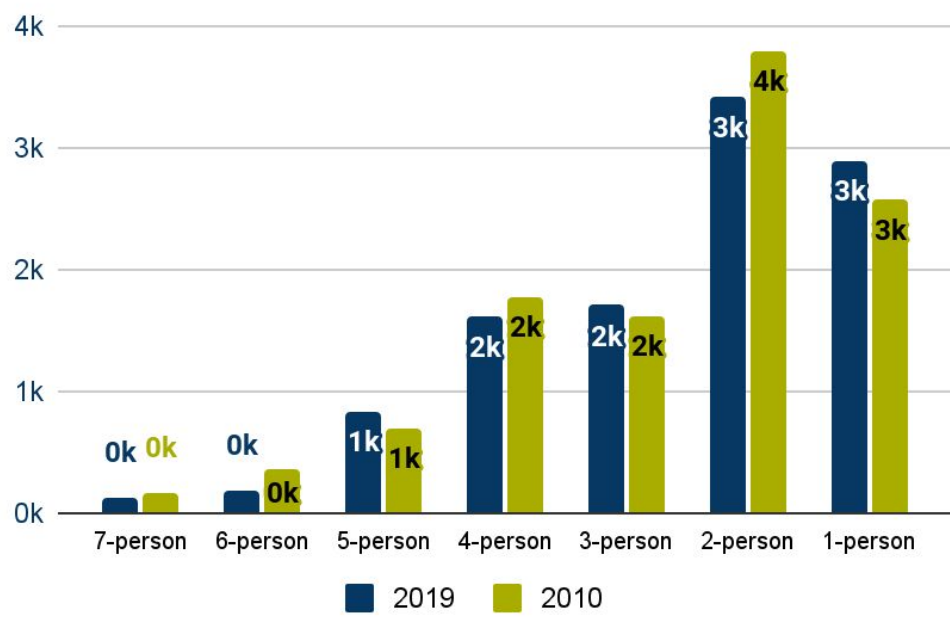


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

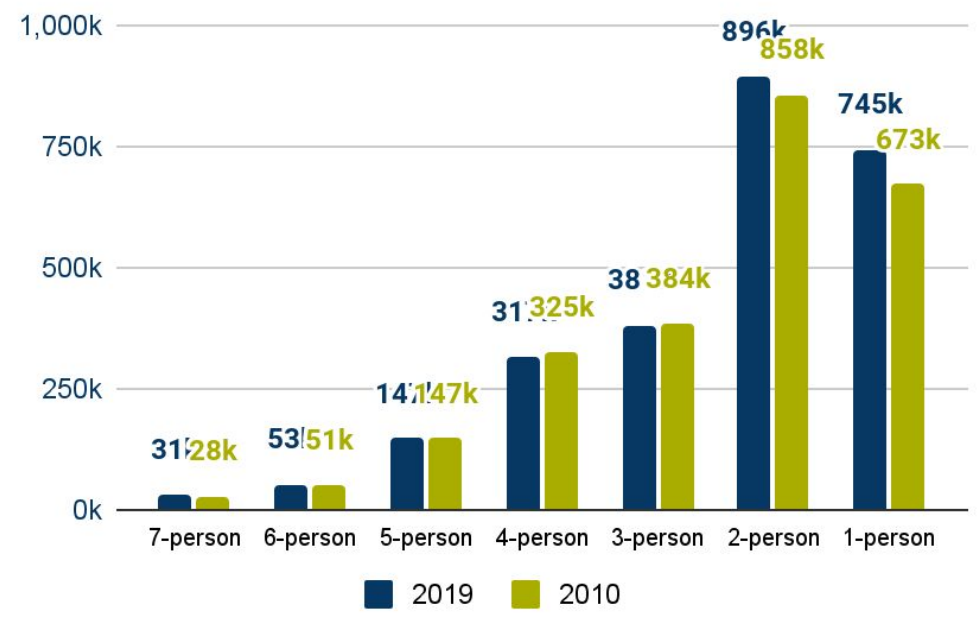
HOUSEHOLD SIZE | The average household size is 2.53, compared to 2.52 statewide. The Jennings County average household has shrunk by 0.02 persons since 2010.

Household Size
Jennings 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

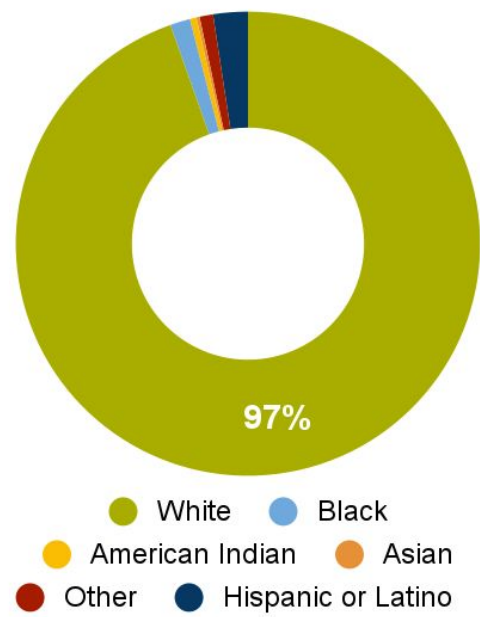
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Jennings County is 97% white, 1% Black, 2% Hispanic/Latino, 0% Asian, and 1% other.

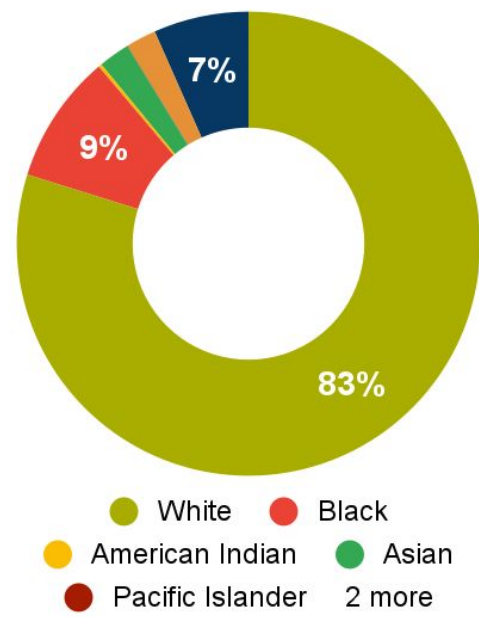
Racial Distribution

Jennings County | 2019

Indiana | 2019

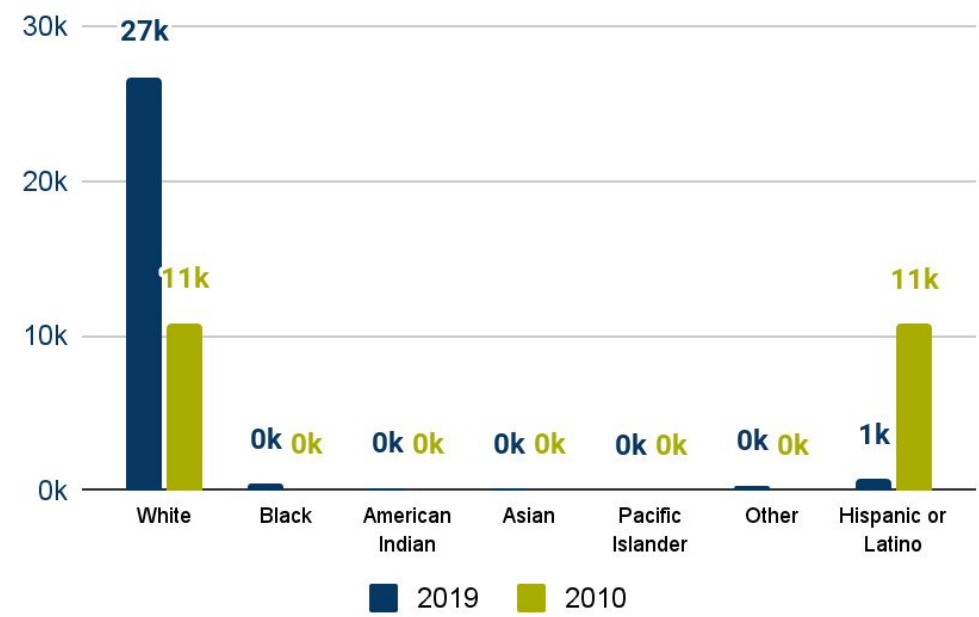


Source: ACS 2010-2019 5-year estimates



Household Racial Distribution

Jennings County | 2010, 2019



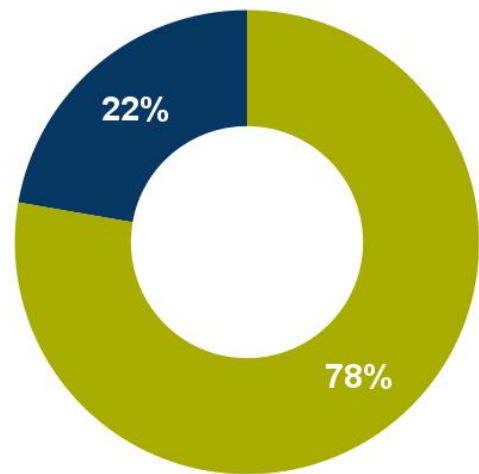
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 22% of households (2,402 households) in Jennings County were renters, while 78% are (8,390 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

Jennings County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

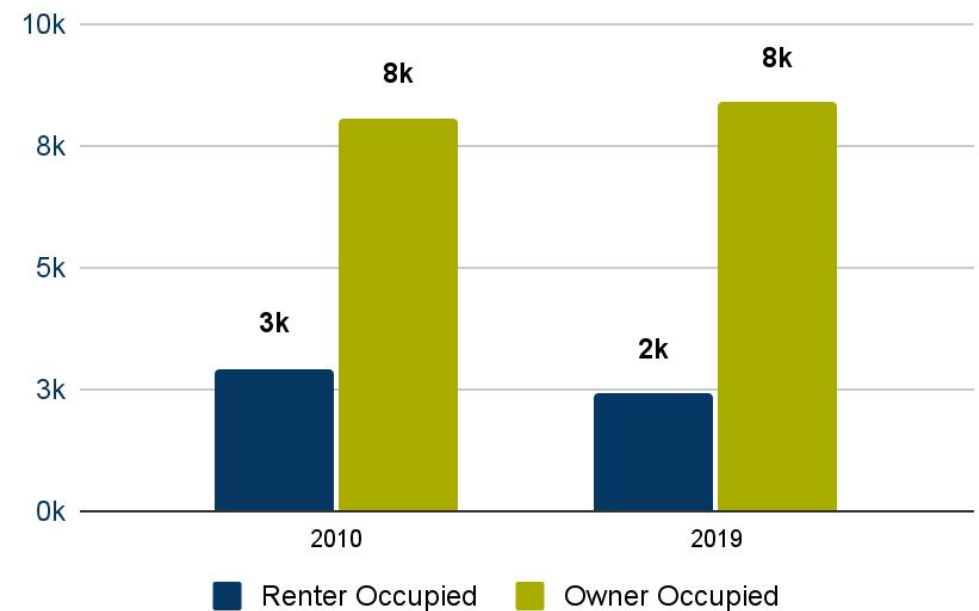
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Jennings County | 2010-2019



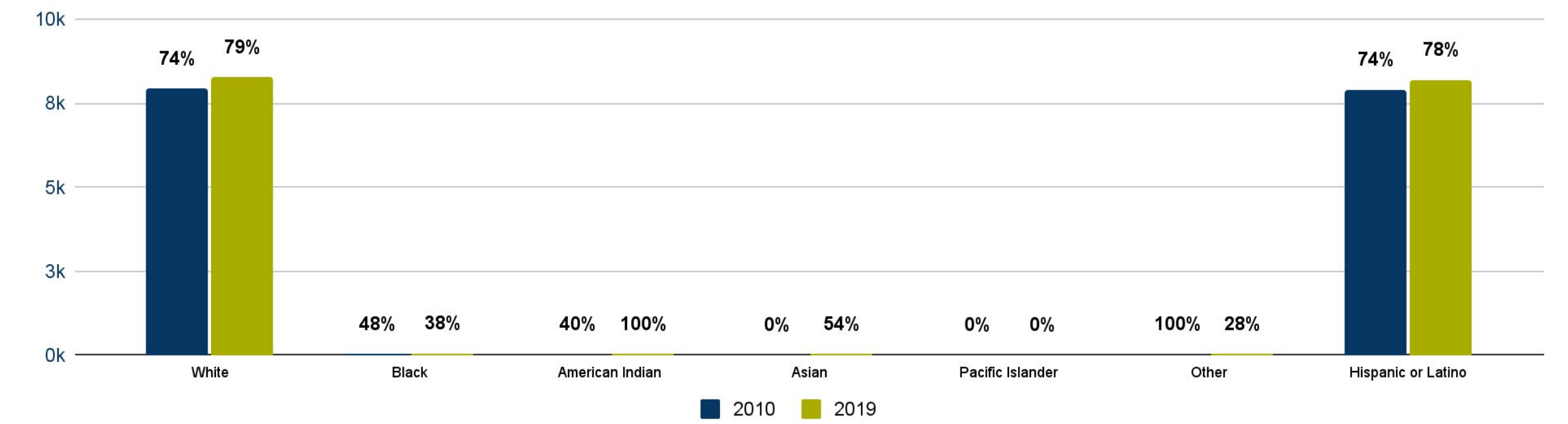
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 78%, among non-Hispanic White households' homeownership is 79%, 38% for Black households, and 78% for Hispanic or Latino households.

Homeownership by Race
Jennings County | 2010, 2019

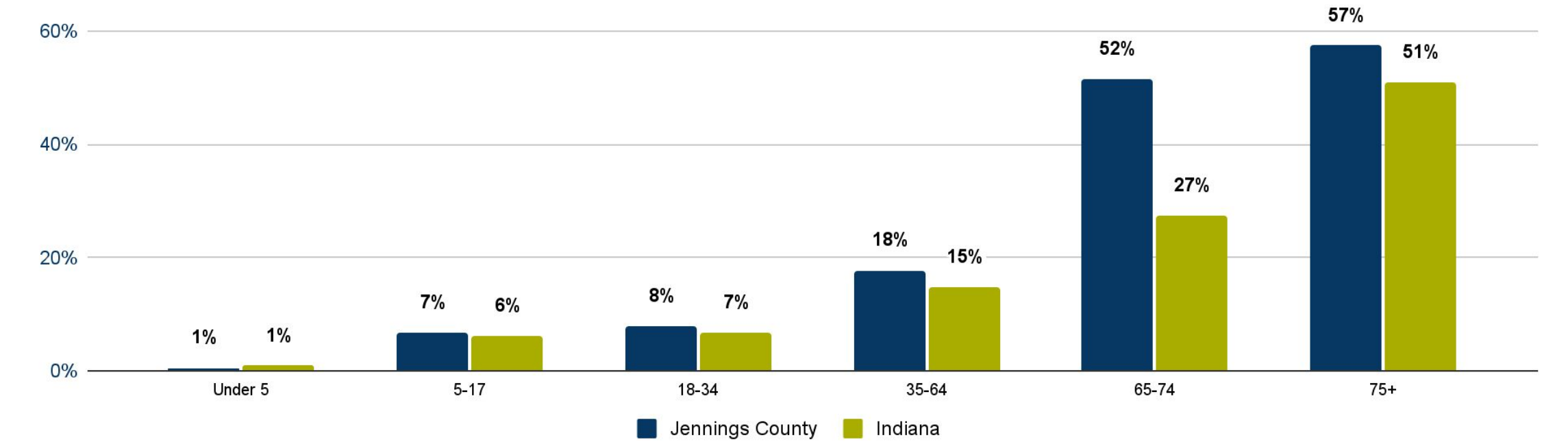


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 18% of people in Jennings County live with a disability. For people above 65, the share increases to 54%.

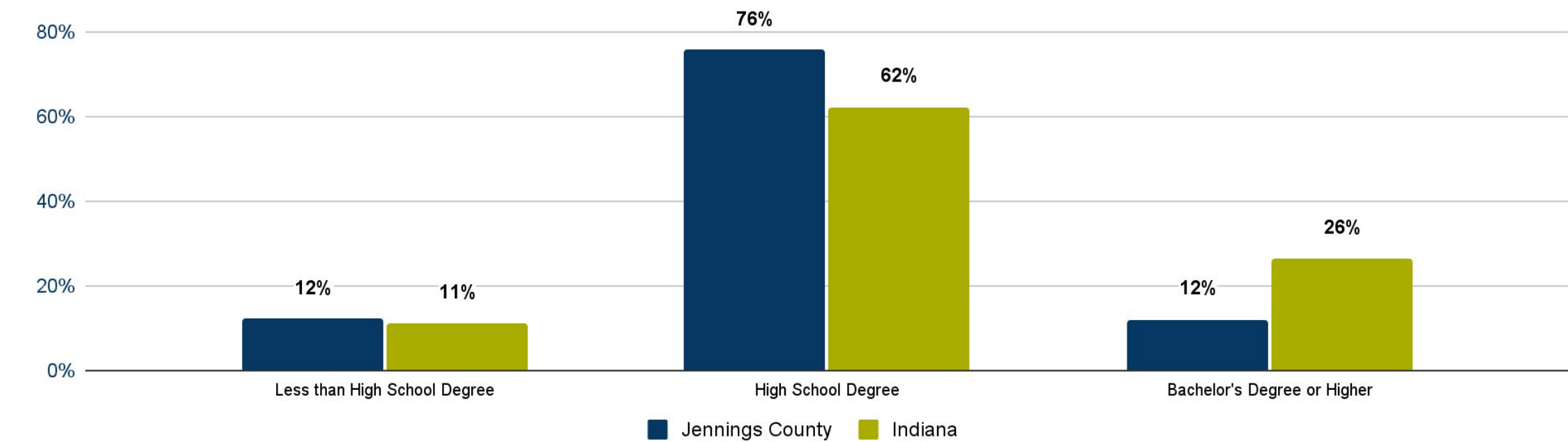
Share of the Population with a Disability by Age
Jennings County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Jennings County, 76% of the population has at least a high school degree and 12% of the population has at least a Bachelor's degree.

Educational Attainment
Jennings County, Indiana | 2019



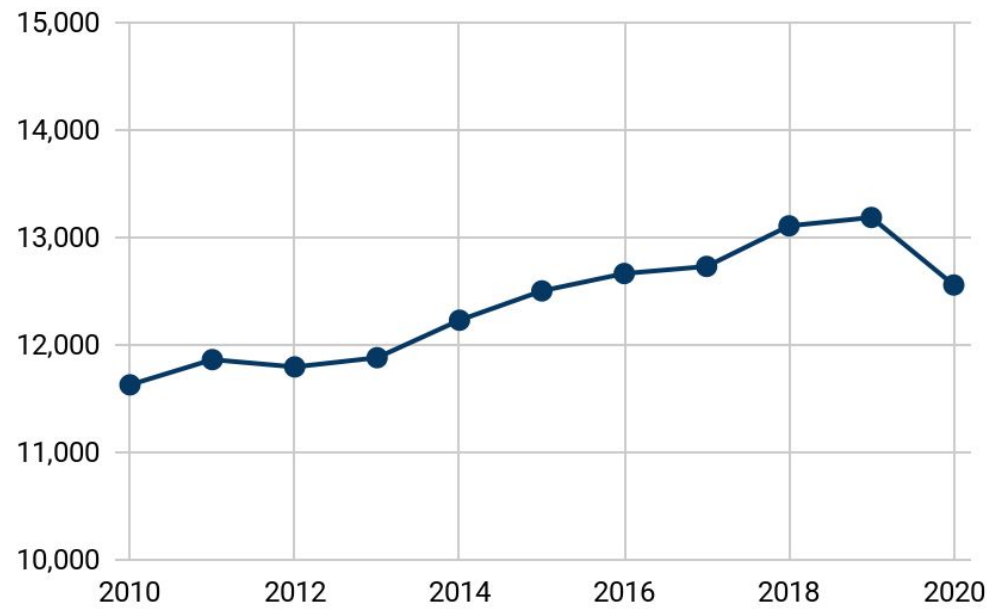
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

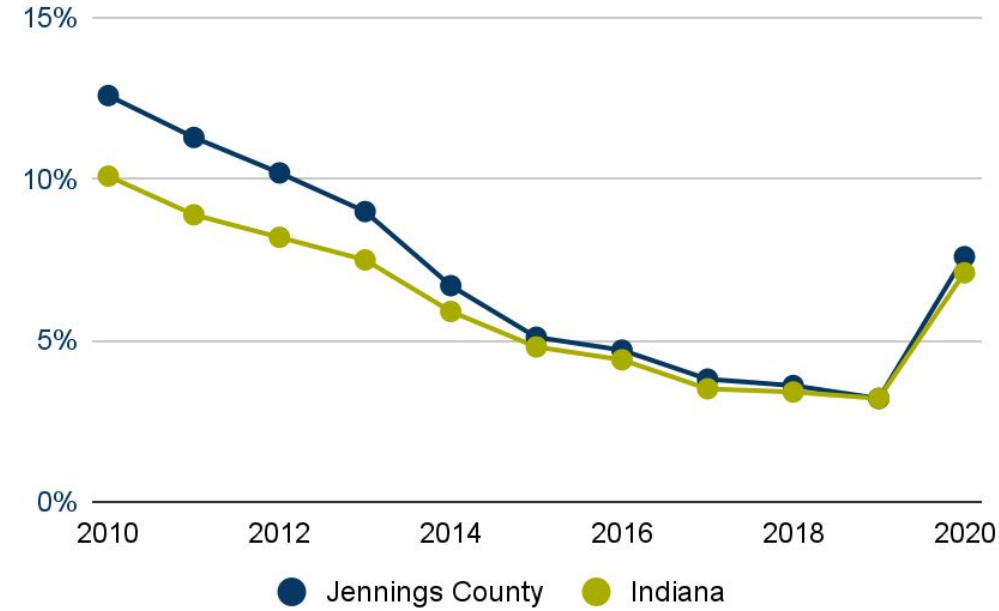
EMPLOYMENT BASE | There are currently 13,000 employed persons in Jennings County, up by 8% since 2010. The unemployment rate in 2020 was 7.60%, up 4.4 points from 2019.

Total Employment
Jennings County | 2010-2019



Source: ACS 2010-2019 5-year estimates

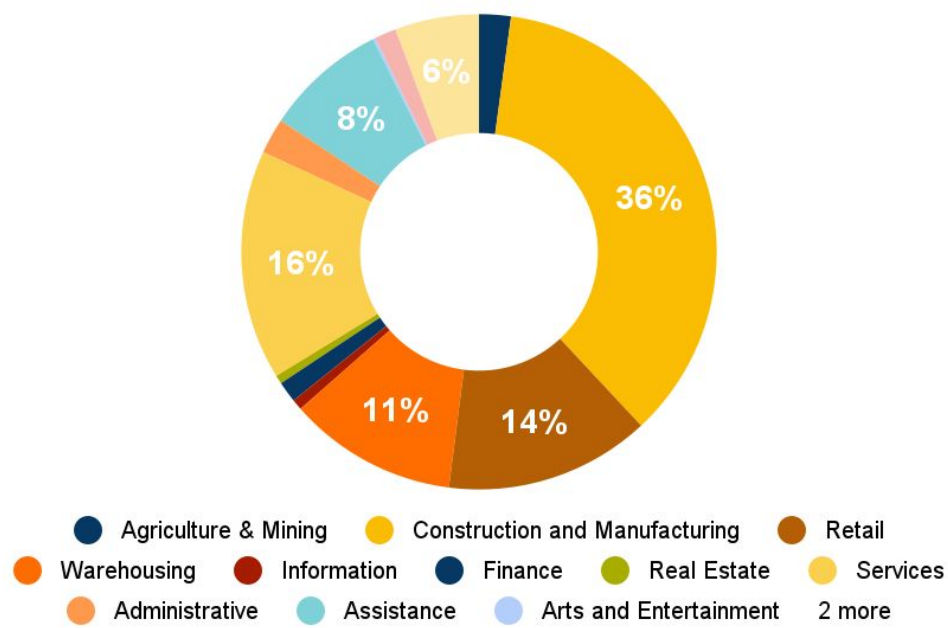
Unemployment Rate
Jennings County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Jennings County, accounting for 27% of all jobs, followed by Transportation and Warehousing (11% of all jobs).

Total Jobs by All Industries
Jennings County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$36,273
- 2. Trade, transportation, and utilities | \$38,967
- 3. Goods-producing | \$52,286
- 4. Education and health services | \$37,292
- 5. Construction | \$62,162

Source: BLS

Top 5 Employers

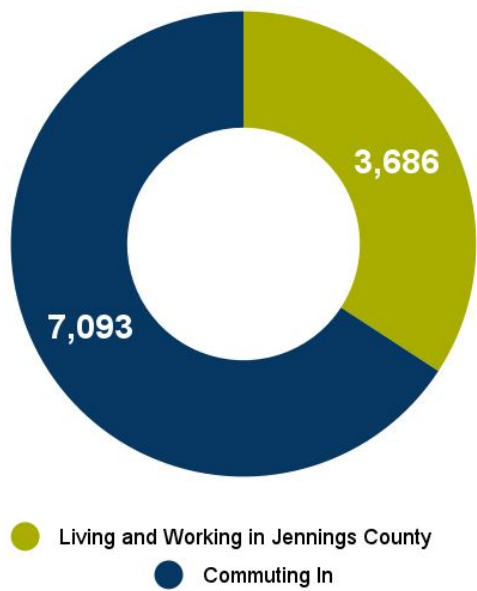
- 1. Lowe's Distribution Ctr (North Vernon)
- 2. North Vernon Ind Corp (North Vernon)
- 3. Hilex Poly (North Vernon)
- 4. Walmart Supercenter (North Vernon)
- 5. Decatur Plastic Products (North Vernon)

Source: BLS

WORKING DRAFT

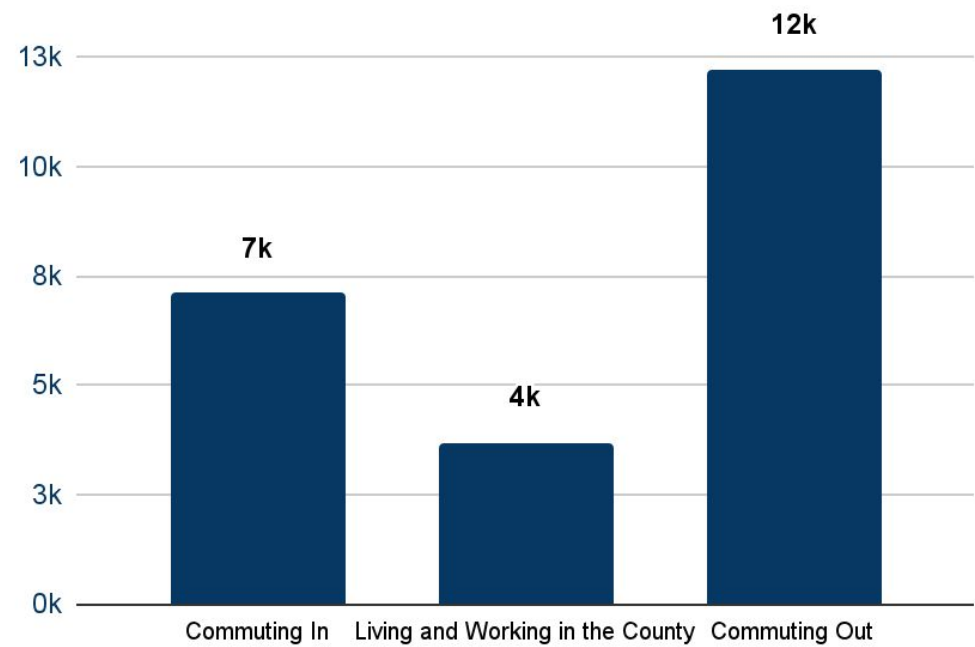
COMMUTER INFLOW / OUTFLOW | 7,000 commuters come into Jennings County for their jobs, while 12,000 employees travel outside for their jobs.

Employment Inflow
Jennings County | 2018



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

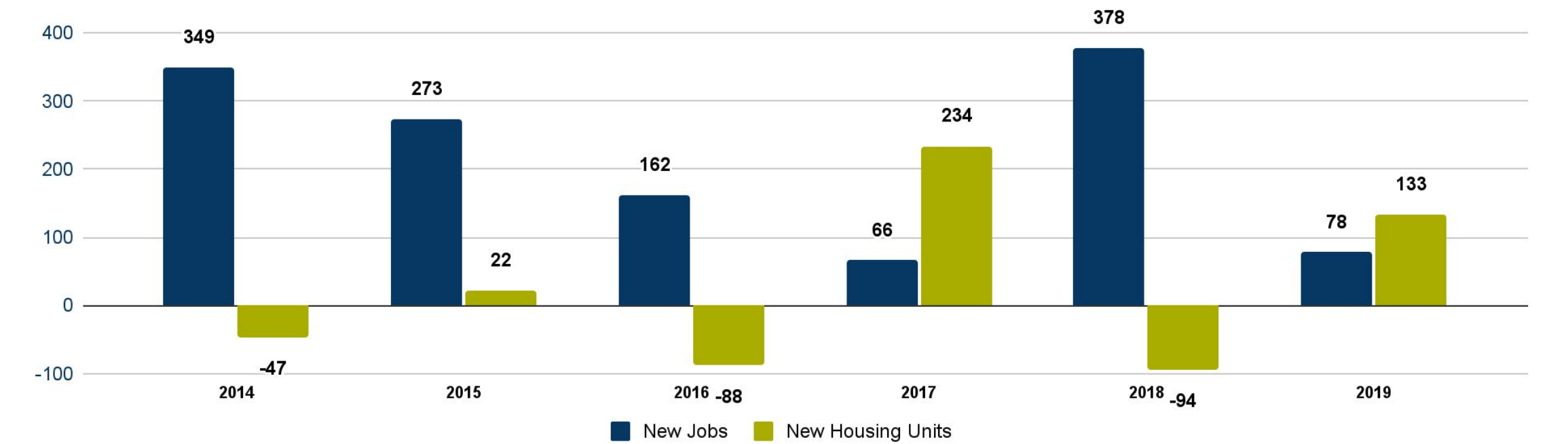
Commuting Patterns
Jennings County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1 306 between 2014-2019 and 1 60, or 12 units for every 100 jobs created.

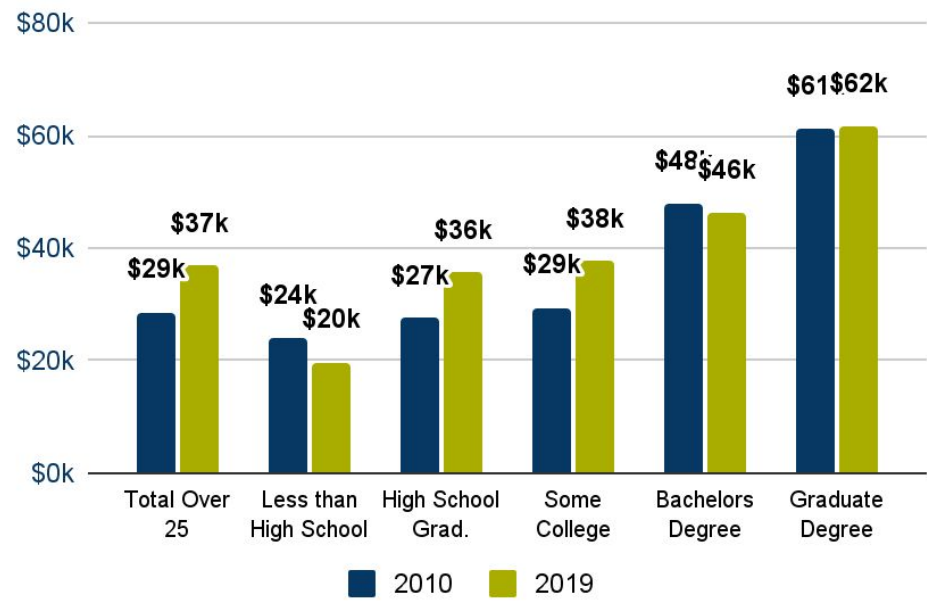
Job Growth and Housing Production
Jennings County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

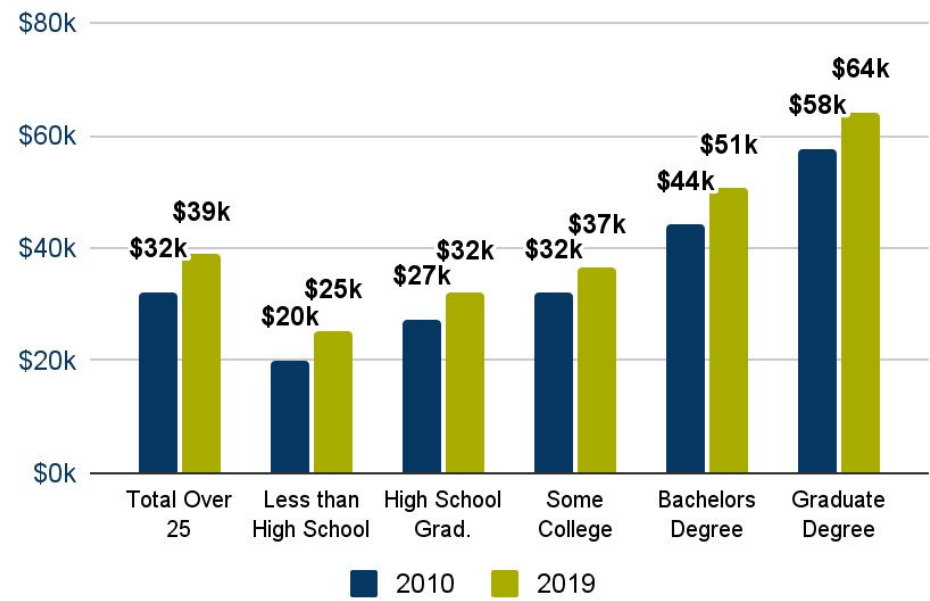
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 29% since 2010 for the total population and increased 29% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Jennings County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

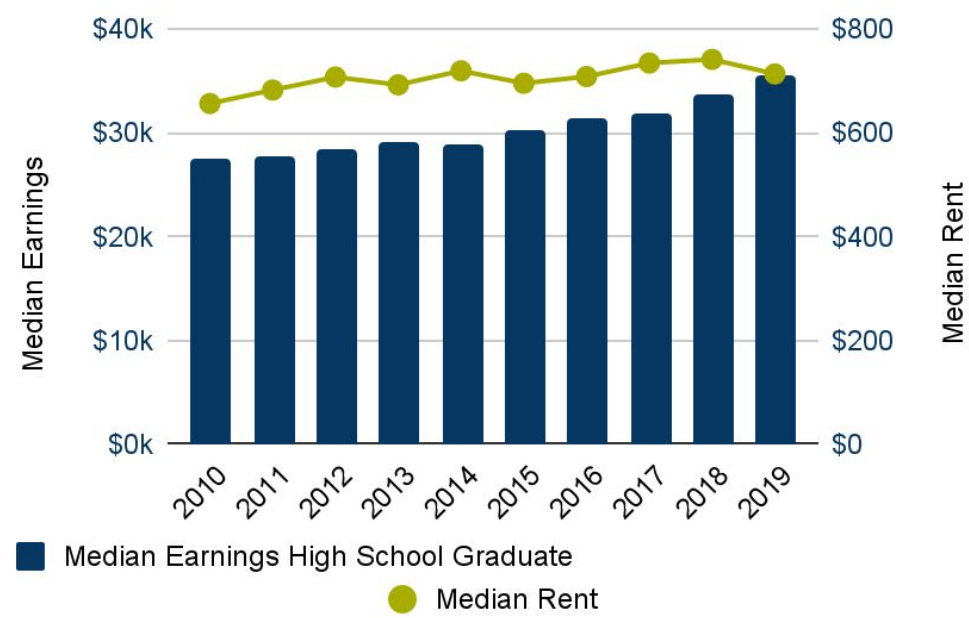
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

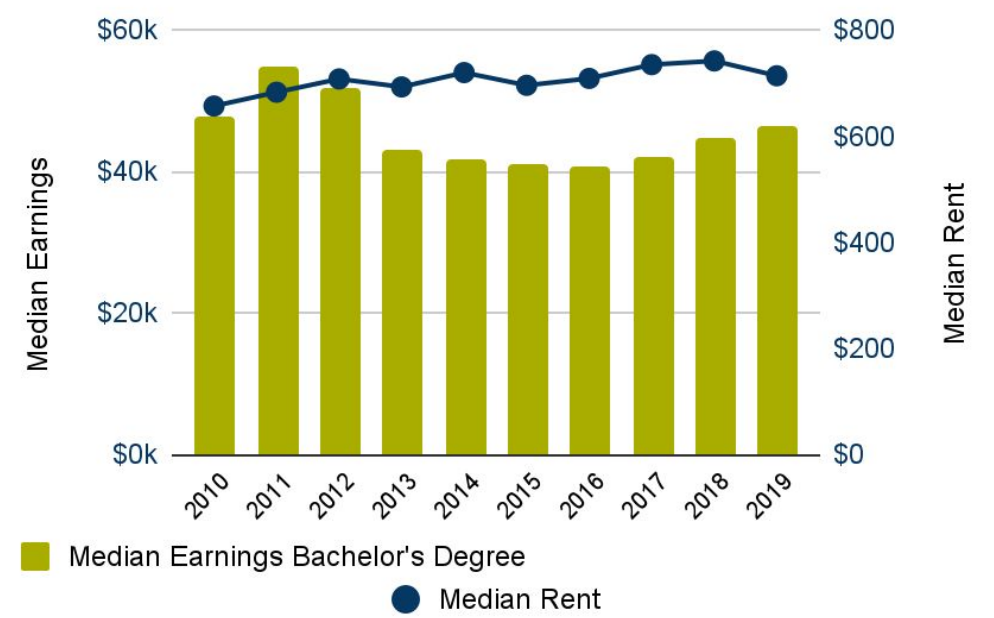
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 8.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

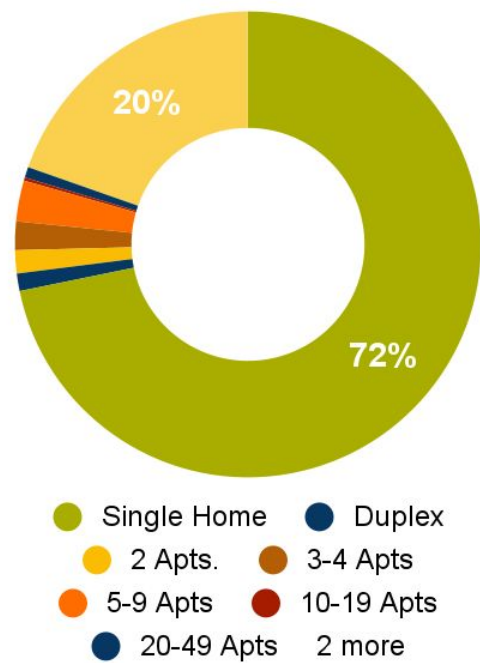
HOUSING TRENDS

WORKING DRAFT

HOUSING TYPOLOGY | 72% of homes in Jennings County are single-family, while 9% are multifamily. The share of multifamily housing has increased by 35 homes since 2010.

Housing Typology

Jennings County | 2019



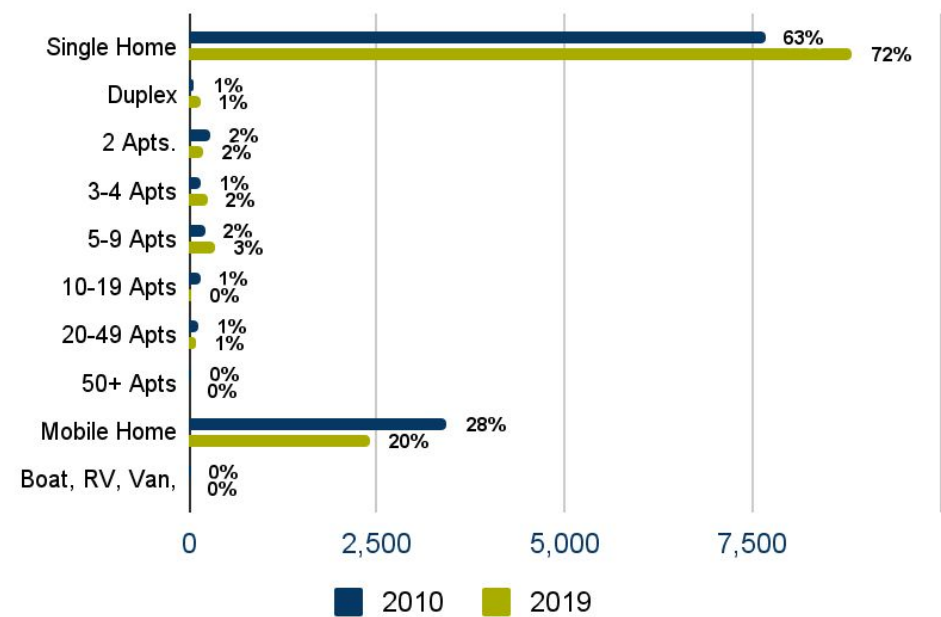
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Jennings County | 2010, 2019



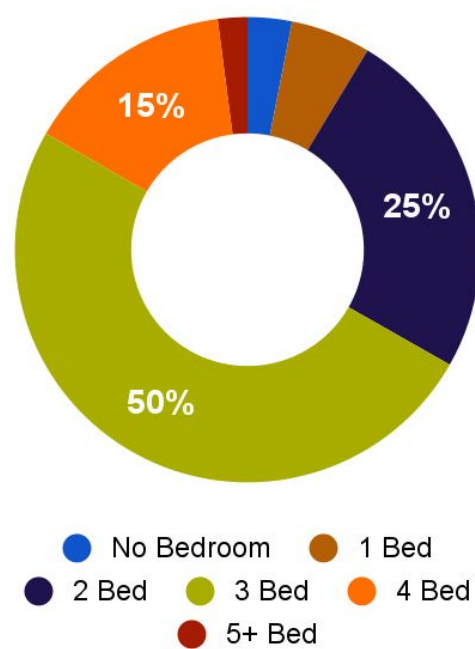
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Jennings County are 2.53, with 67% of units 3 bedroom or more.

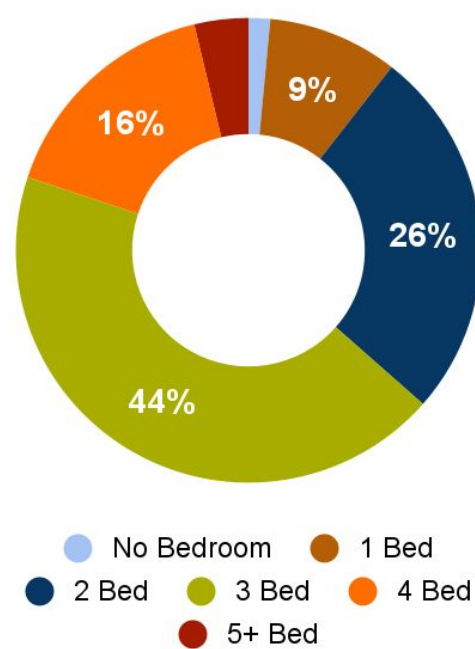
Housing Stock by Bedrooms

Jennings County | 2019



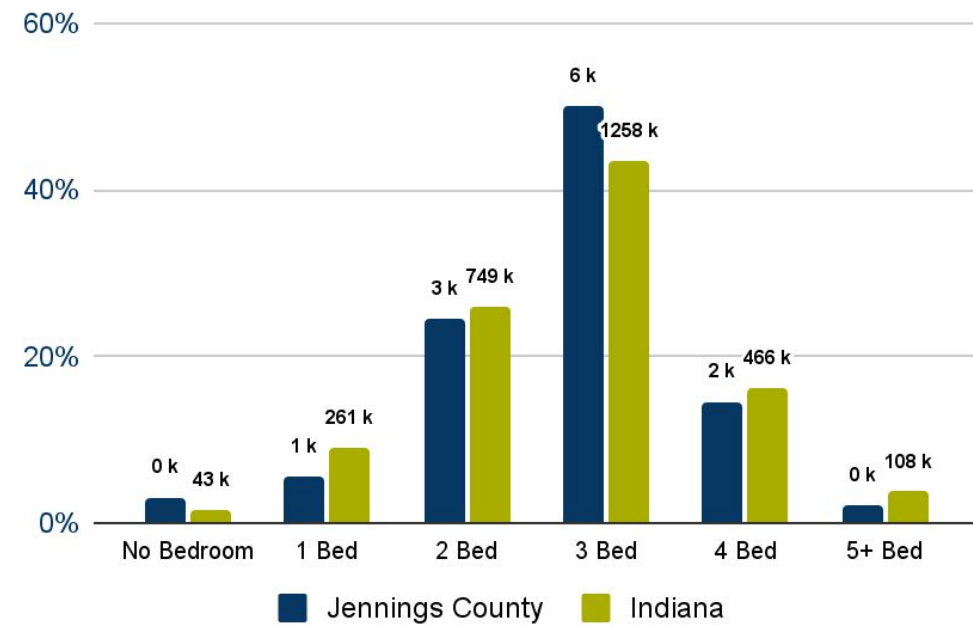
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

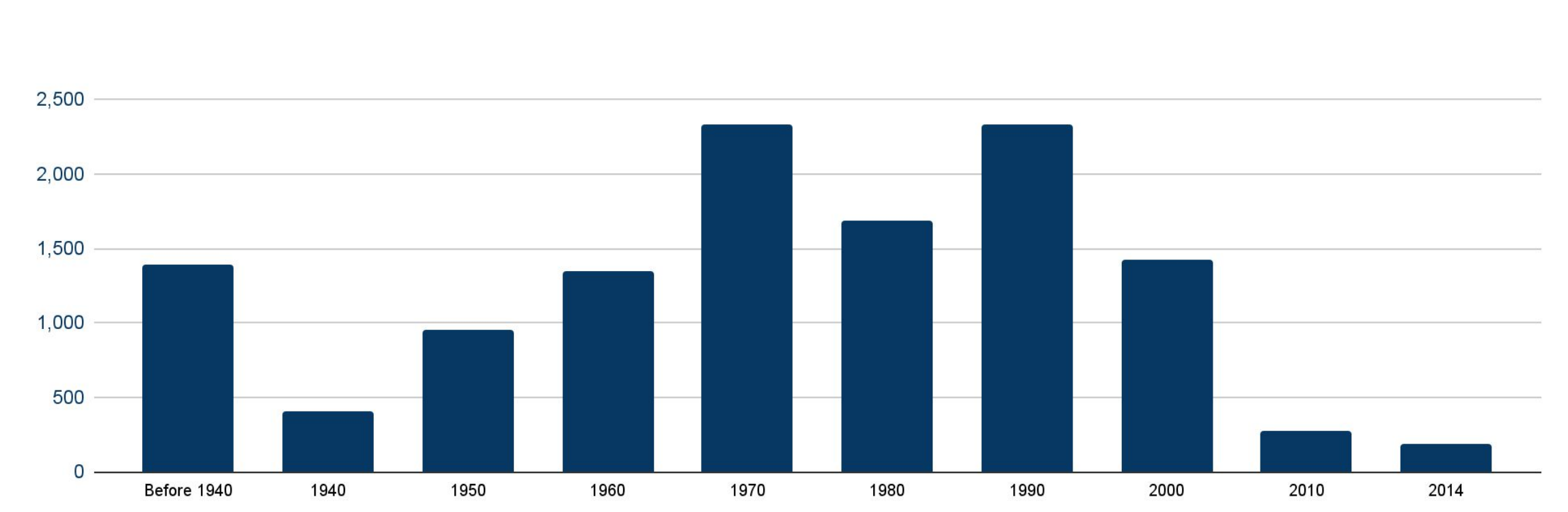
Jennings County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 85% of homes were built before 1990, with most homes built in 2014.

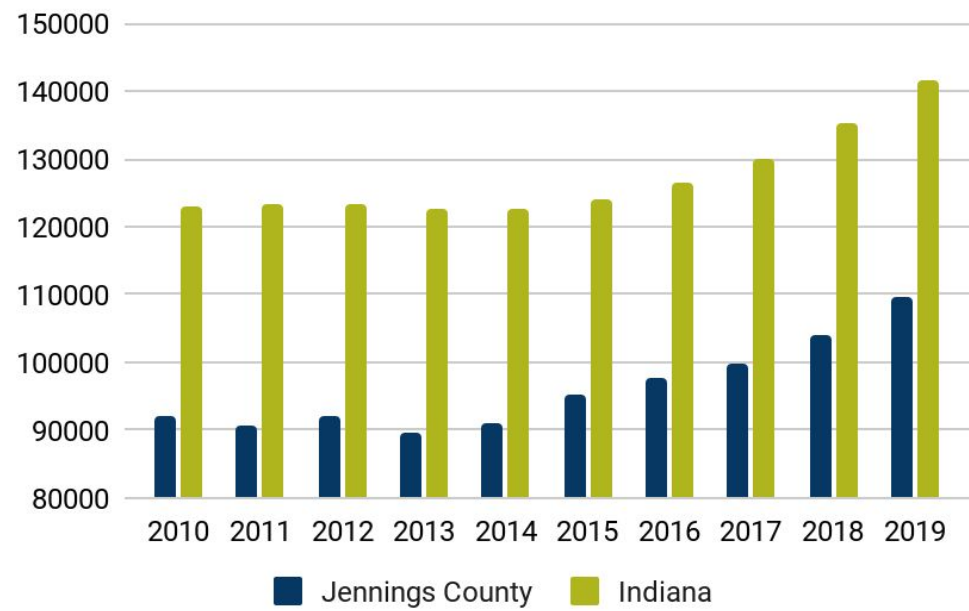
Homes by Year Built
Jennings County | 2019



Source: ACS 2010-2019 5-year estimates

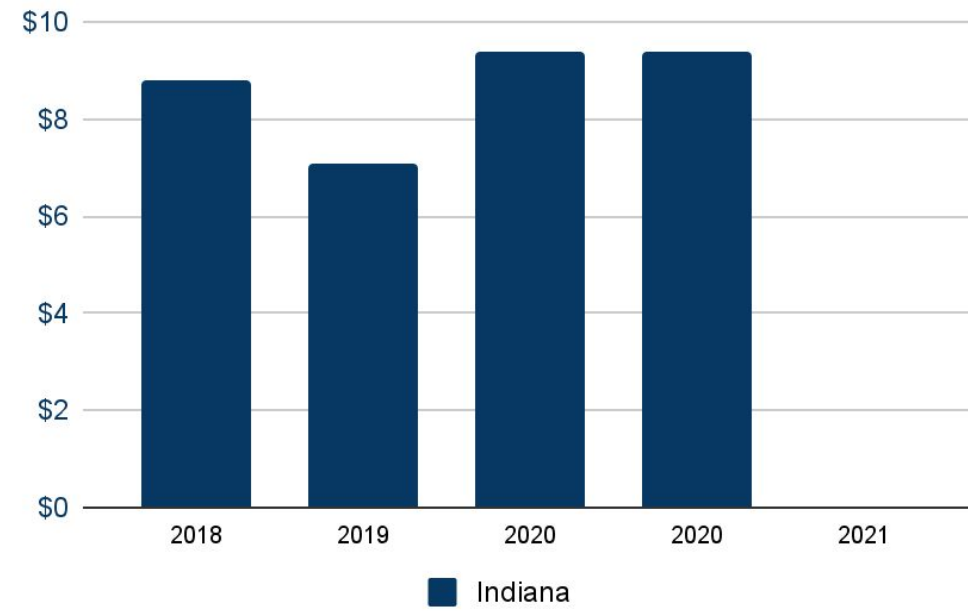
MEDIAN LISTING PRICE | Homes in Jennings County have a median listing price of \$109,800, compared to \$141,700 statewide. Home prices have increased by 19% since 2010.

Median Listing Price
Jennings County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

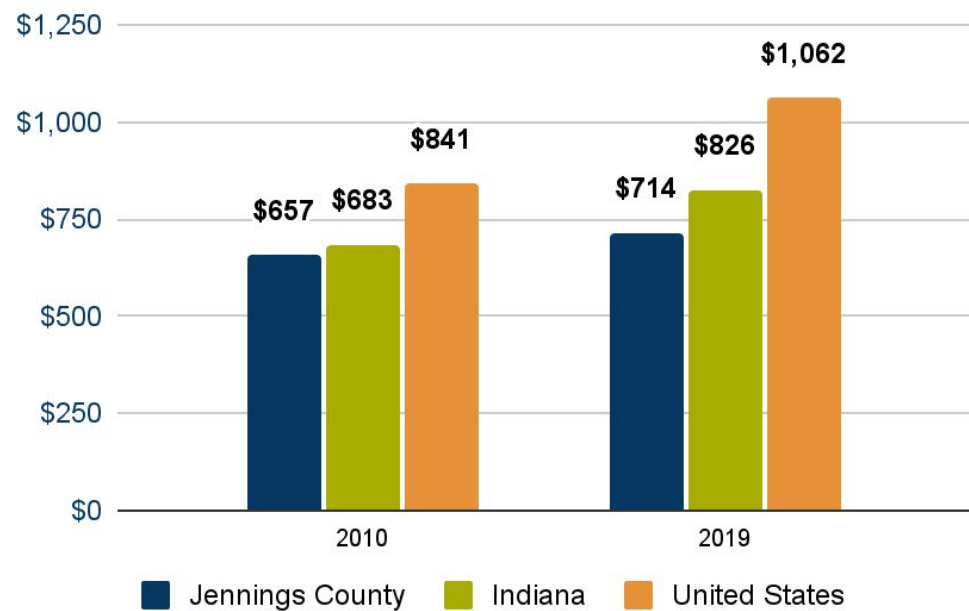
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 9% since 2010, with average rents at \$714.

Median Rent

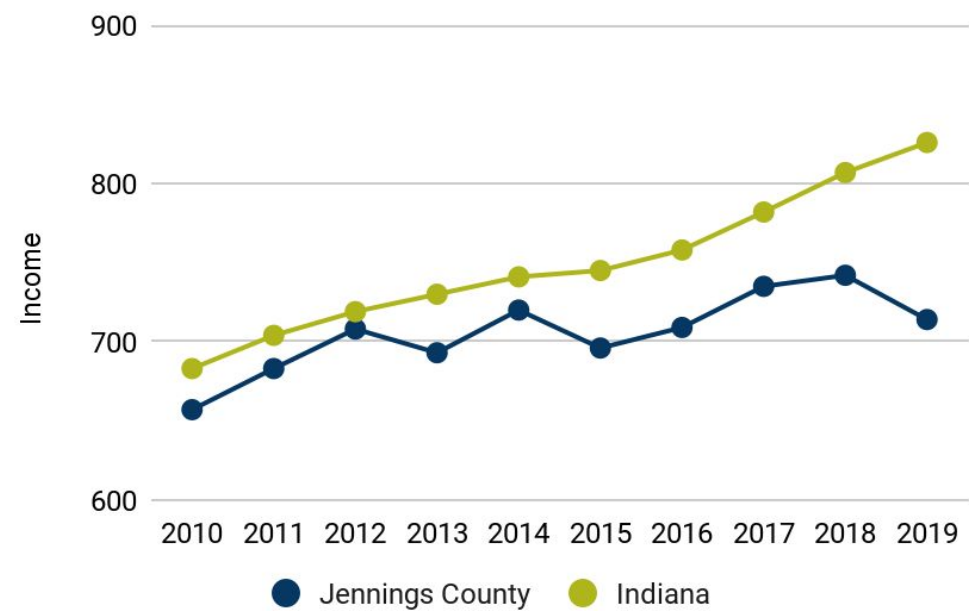
Jennings County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Jennings County, Indiana | 2010 - 2019



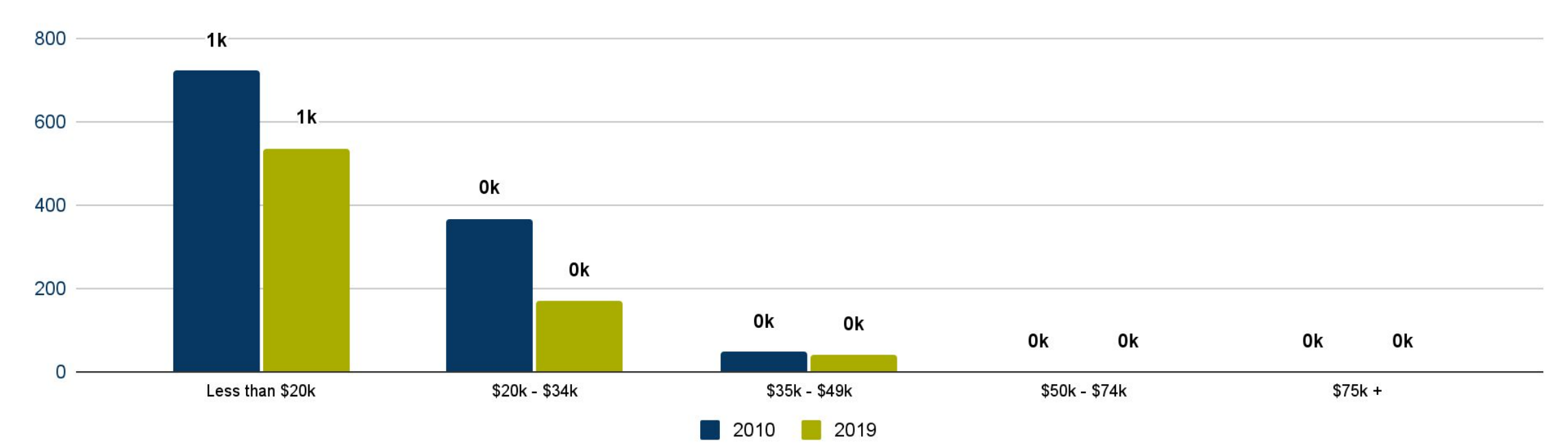
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 34% of households are housing cost burdened in Jennings County, down -23% since 2010. 54% of households earning below \$50,000 are housing cost burdened.

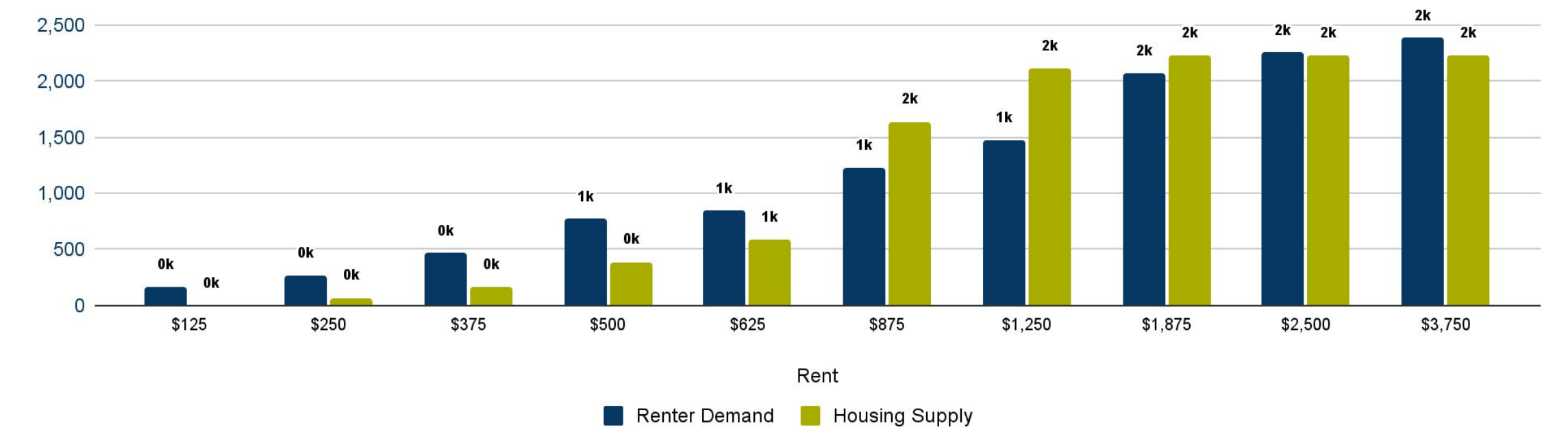
Renter Housing Cost Burden
Jennings County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

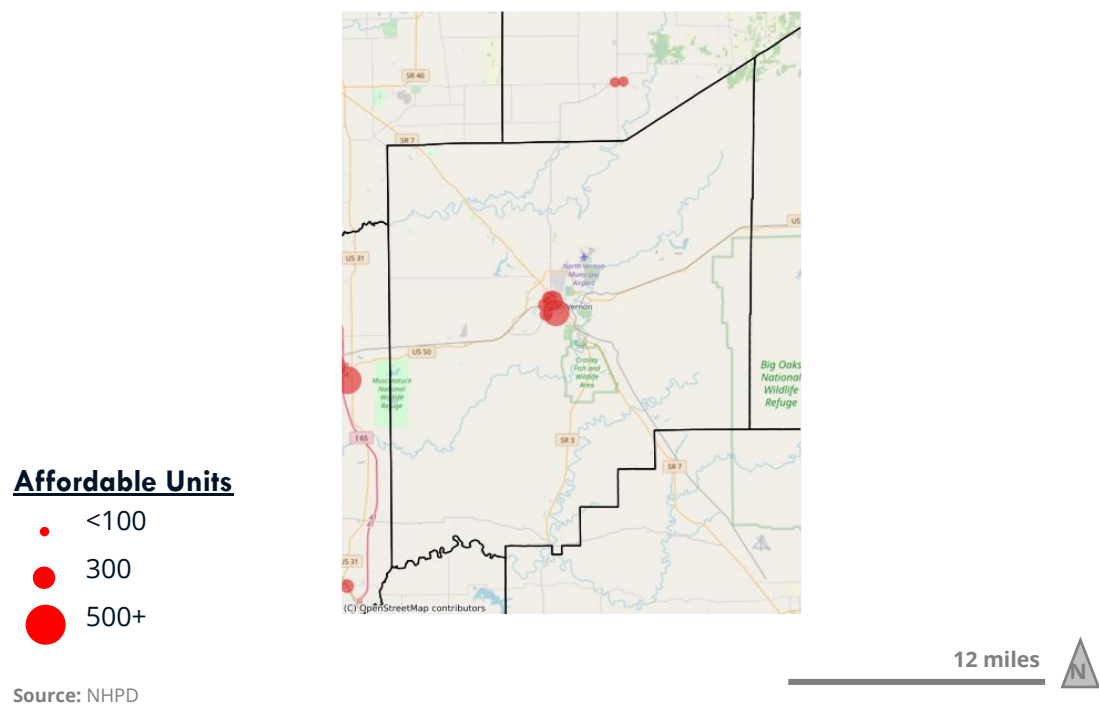
Cumulative Housing Gap
Jennings County, Indiana | 2010-2019



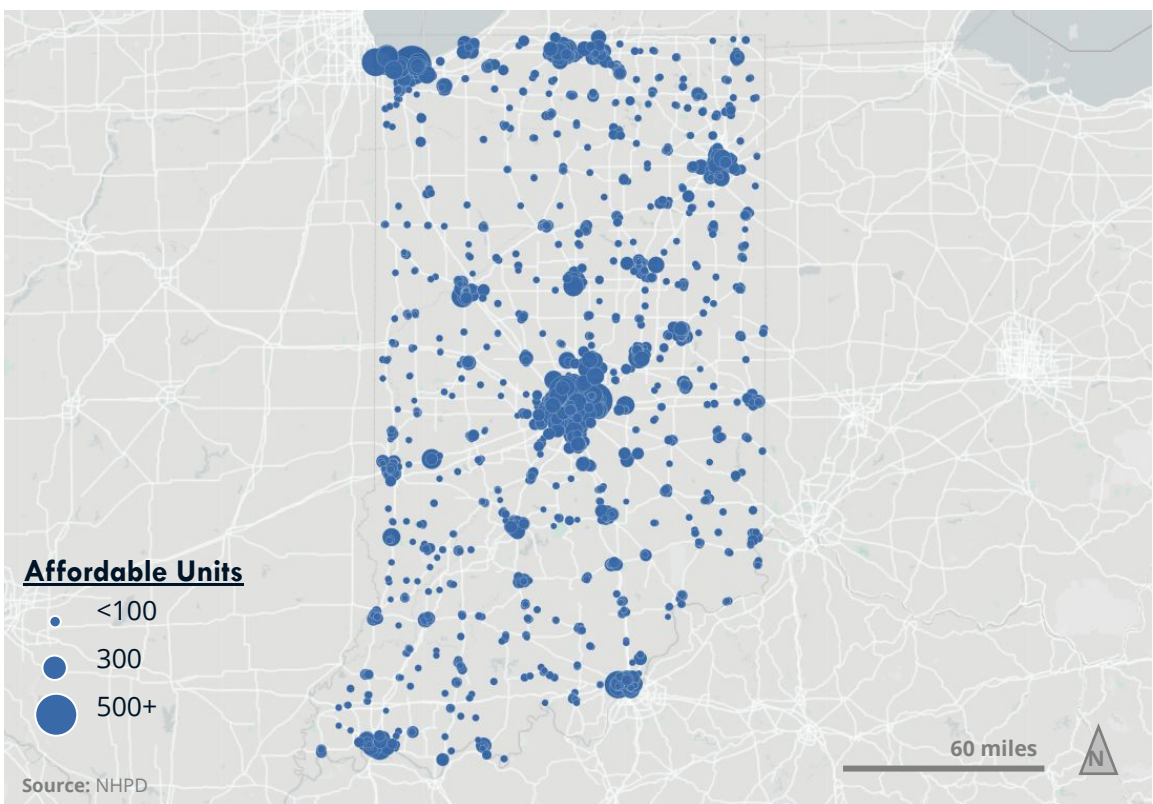
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Jennings County | 2020

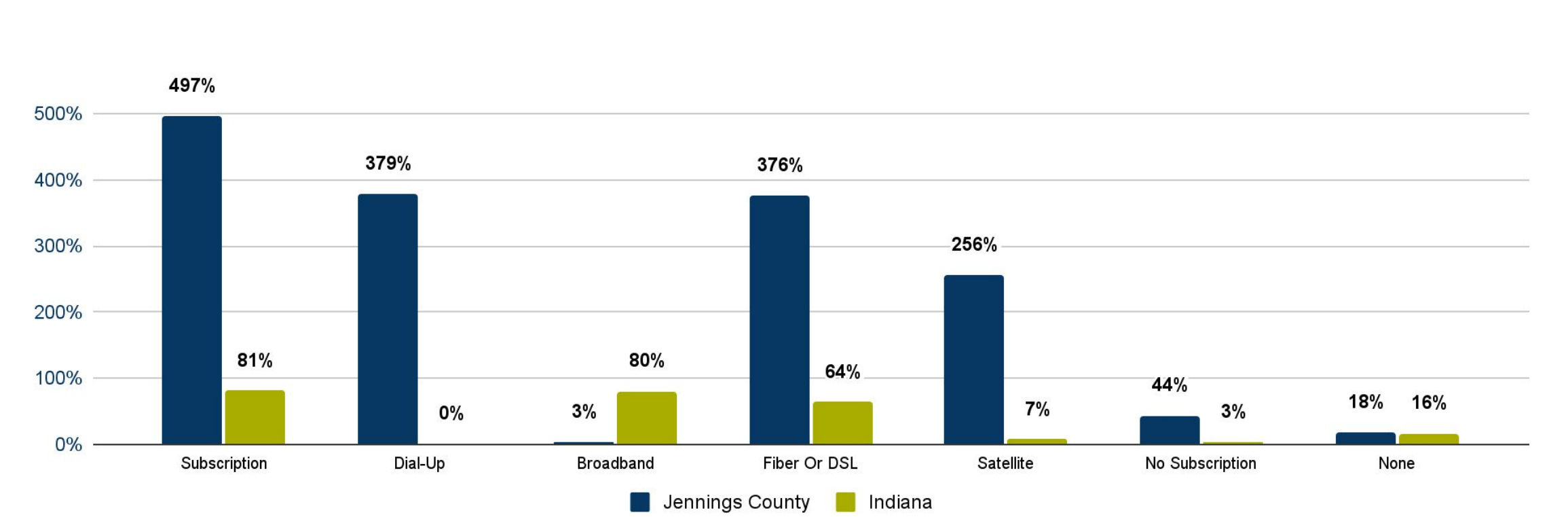


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Jennings County | 2017-2020



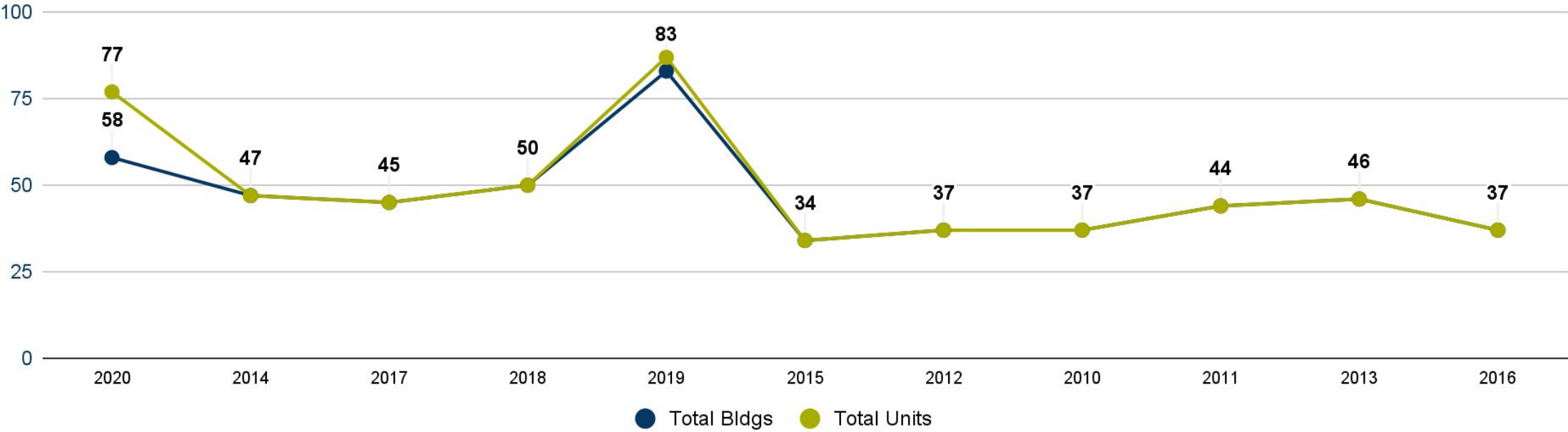
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 37 new housing starts in 2016 in Jennings County, with 518 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Jennings 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.