

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR JEFFERSON 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**:

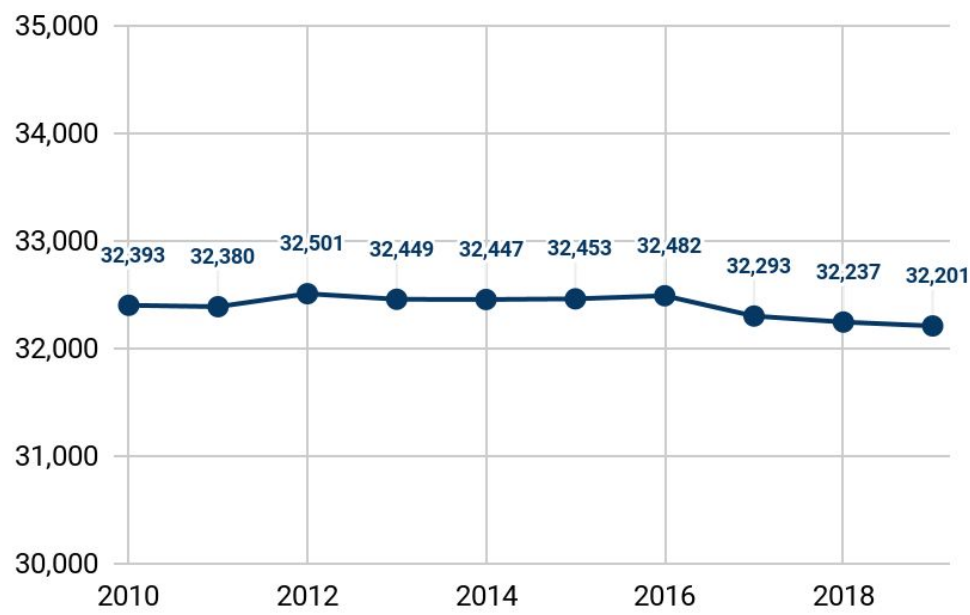
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

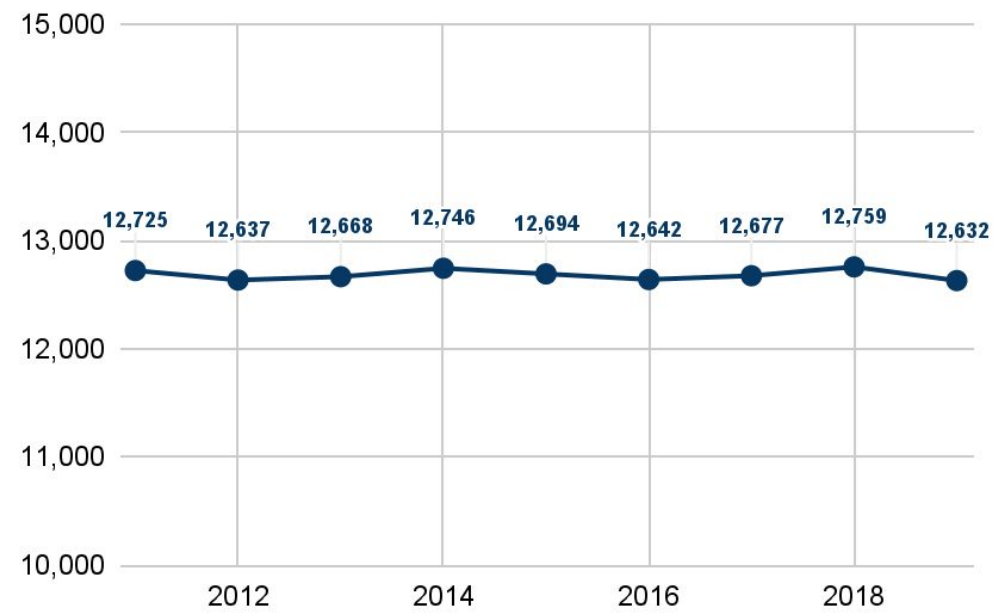
POPULATION | Jefferson County's population has decreased by 0.59% (192 people) between 2010-2019. In the same time period, the total number of households decreased by 0.28% (35 households).

Resident Population
Jefferson County | 2010-2019



Source: FRED, U.S. Census Bureau

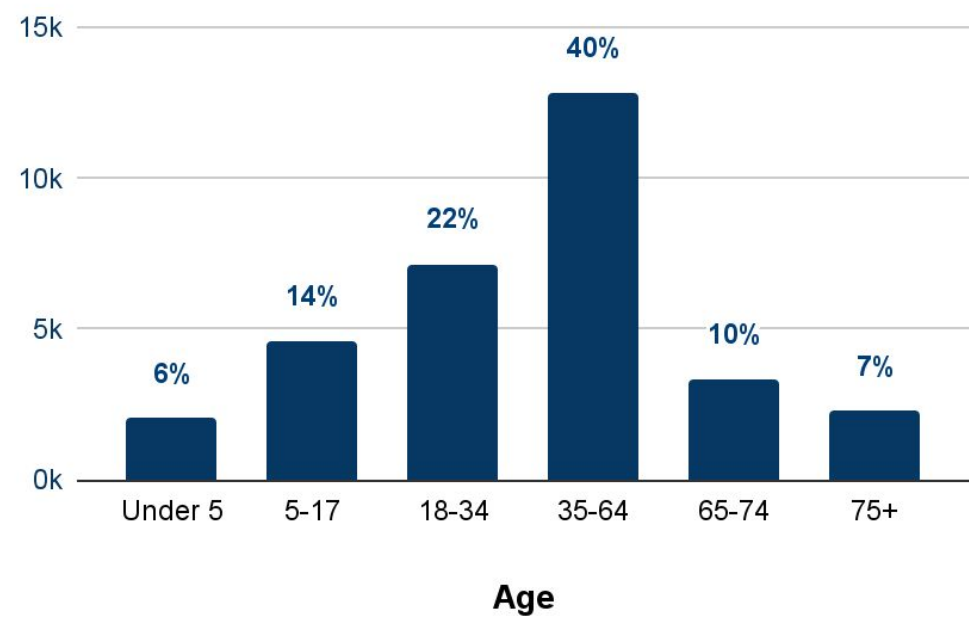
Households
Jefferson County | 2010-2019



Source: FRED, U.S. Census Bureau

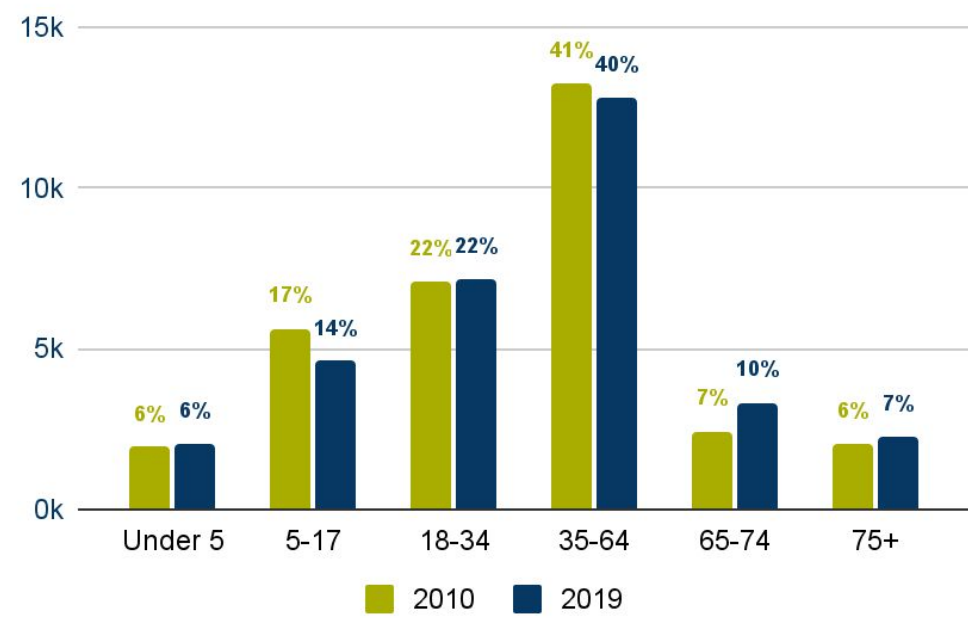
AGE | 17% of people in Jefferson County are above the age of 65, while 21% are below 18.

Population by Age
Jefferson County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Jefferson County | 2010, 2019

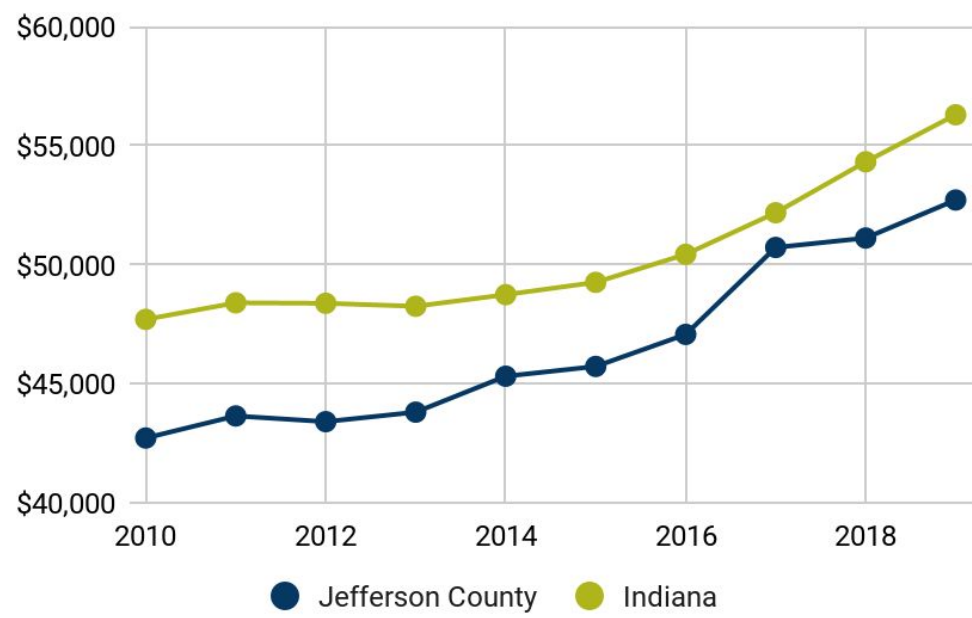


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Jefferson County had a median income of \$52,718 in 2019, up 23% since 2010. 35% of households have incomes below \$35,000, while 18% have incomes above \$100,000.

Median Income

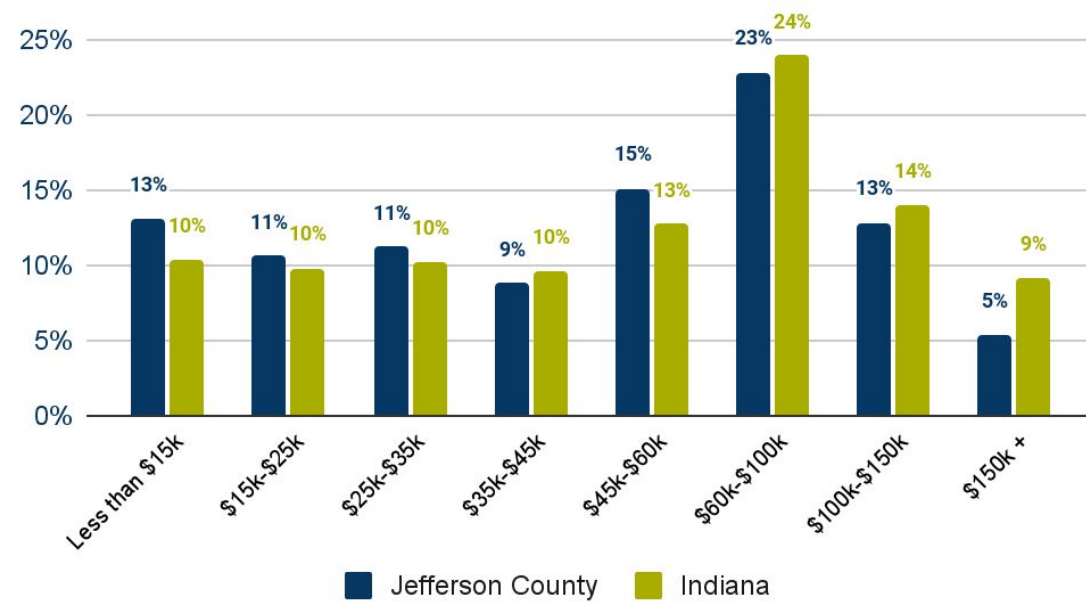
Jefferson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

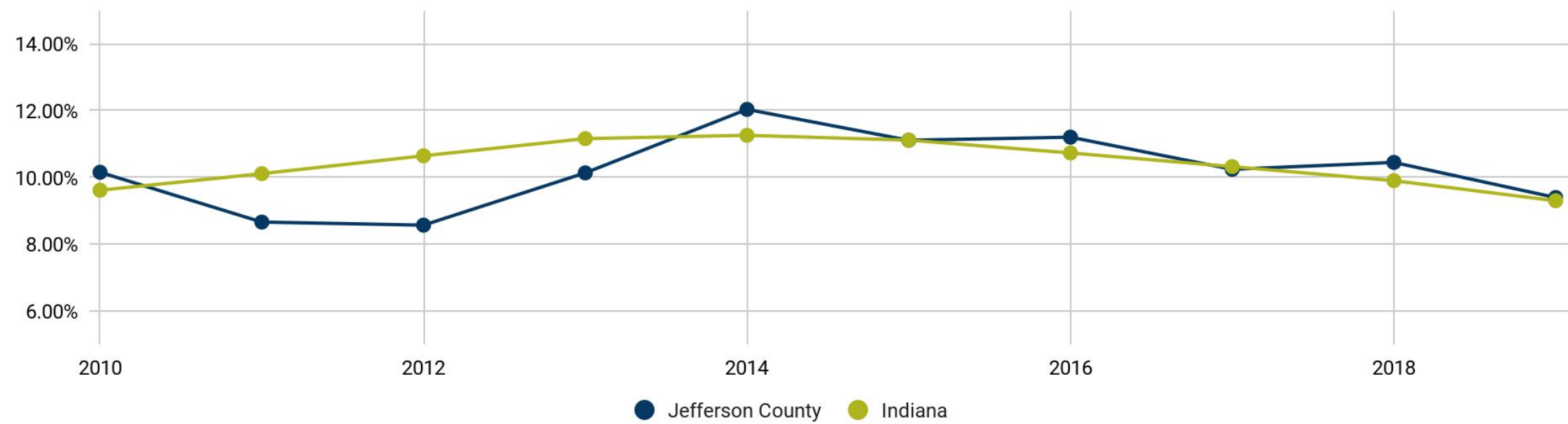
Jefferson County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.4% of families live in poverty conditions in Jefferson County, down 0.76 percentage points from 10.2% in 2010.

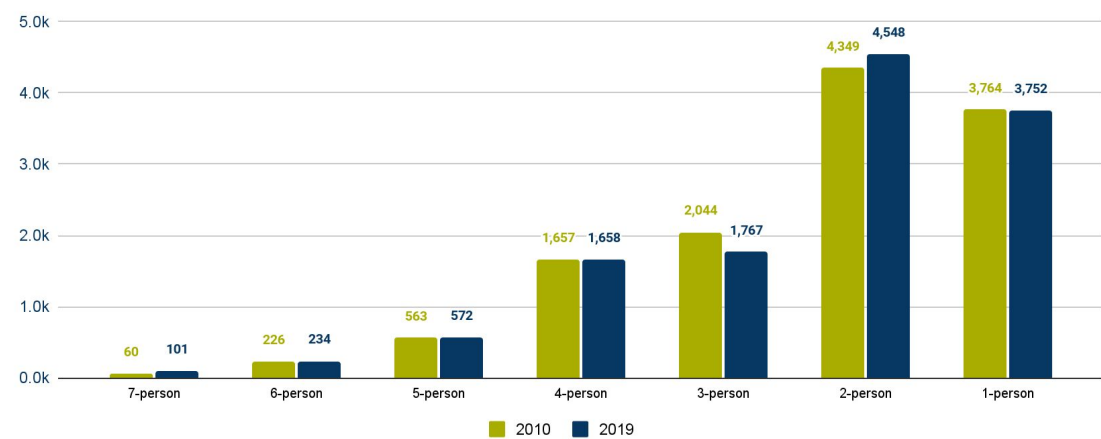
Family Poverty Rate
Jefferson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

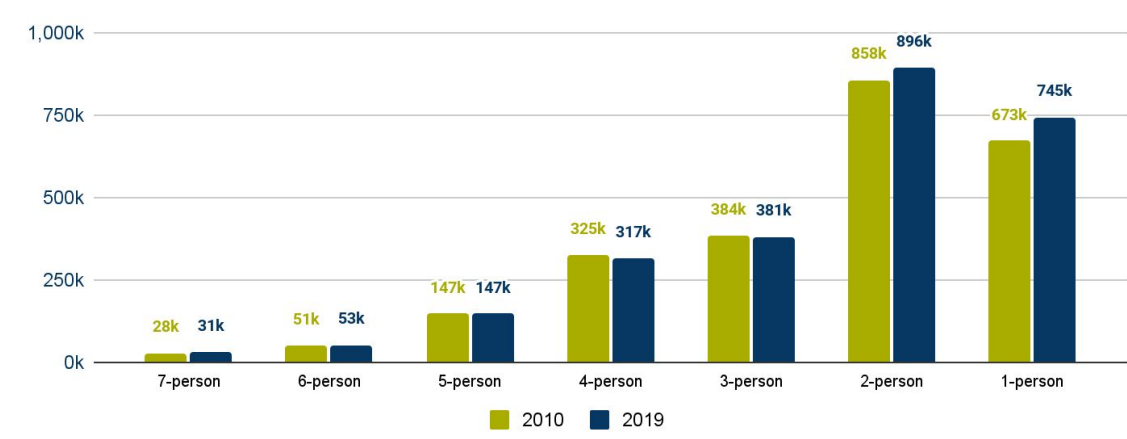
HOUSEHOLD SIZE | The average household size is 2.35 people, compared to 2.52 statewide. The Jefferson County average household has shrunk by 0.05 persons since 2010.

Household Size
Jefferson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

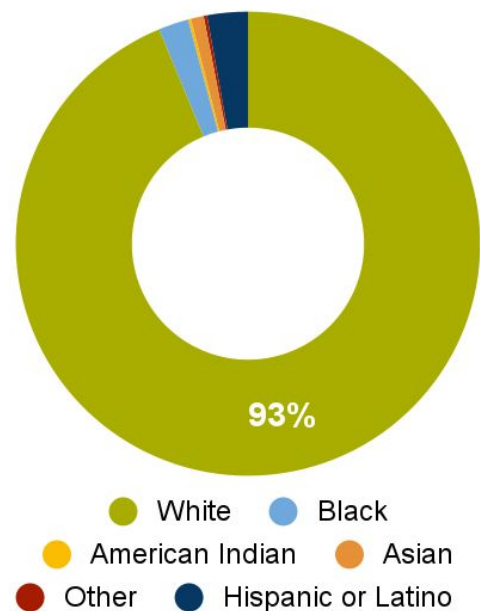


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Jefferson County is 93% white, 2% Black, 3% Hispanic/Latino, 1% Asian, and 0% other.

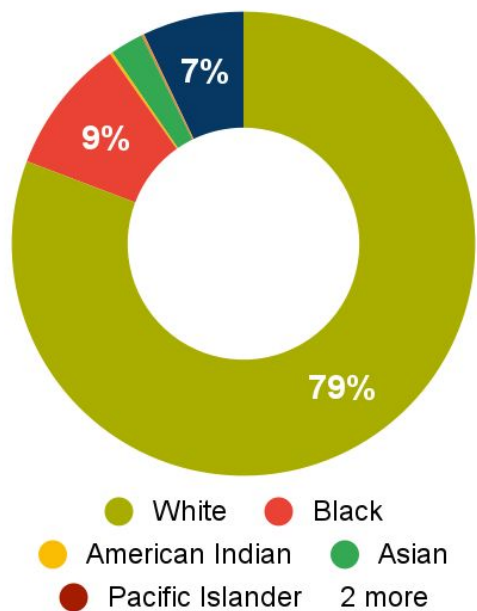
Racial/Ethnic Distribution

Jefferson County | 2019



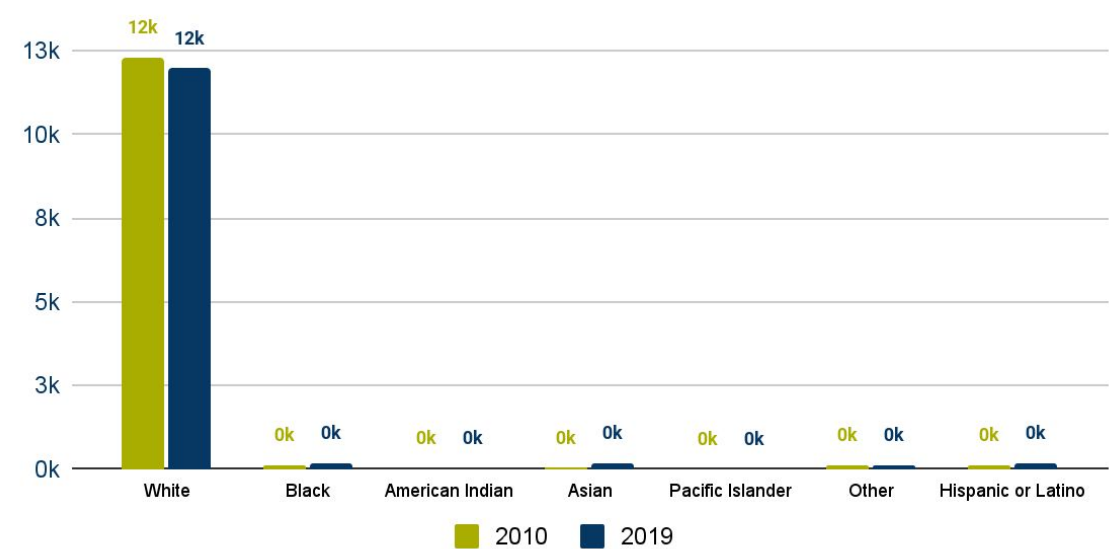
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Jefferson County | 2010, 2019



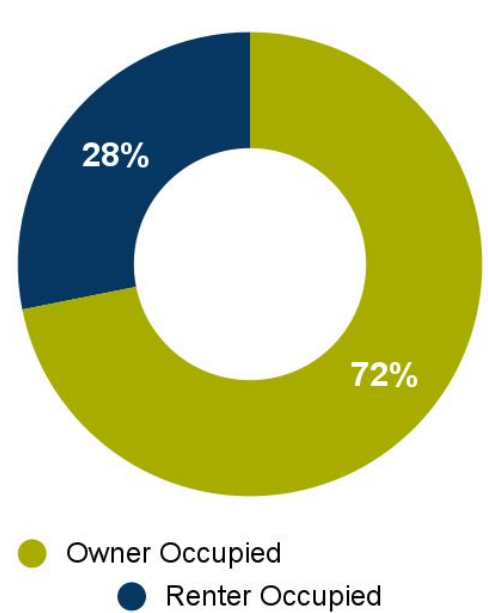
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 28% of households (3,554 households) in Jefferson County were renters, while 72% (9,078 households) were owner households. The share of renters has increased by 0% since 2010.

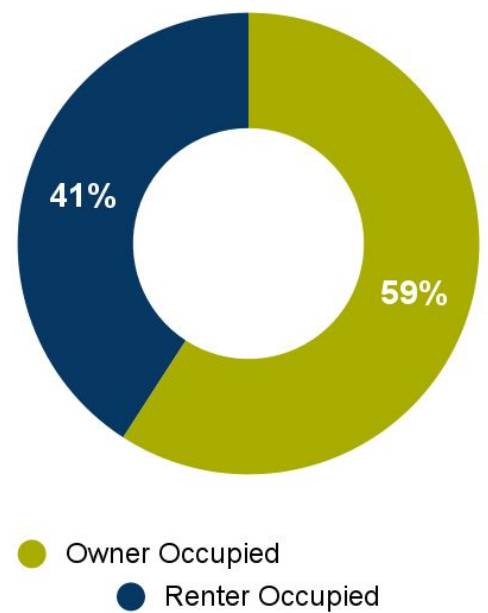
Housing Tenure

Jefferson County | 2019

Indiana | 2019

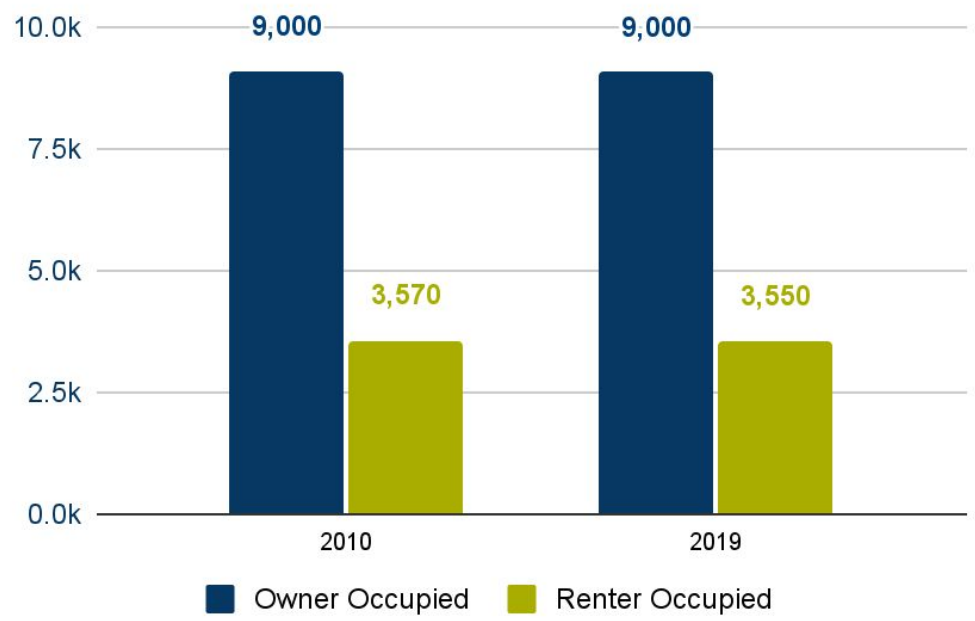


Source: ACS 2019 5-year estimates



Total Households by Tenure

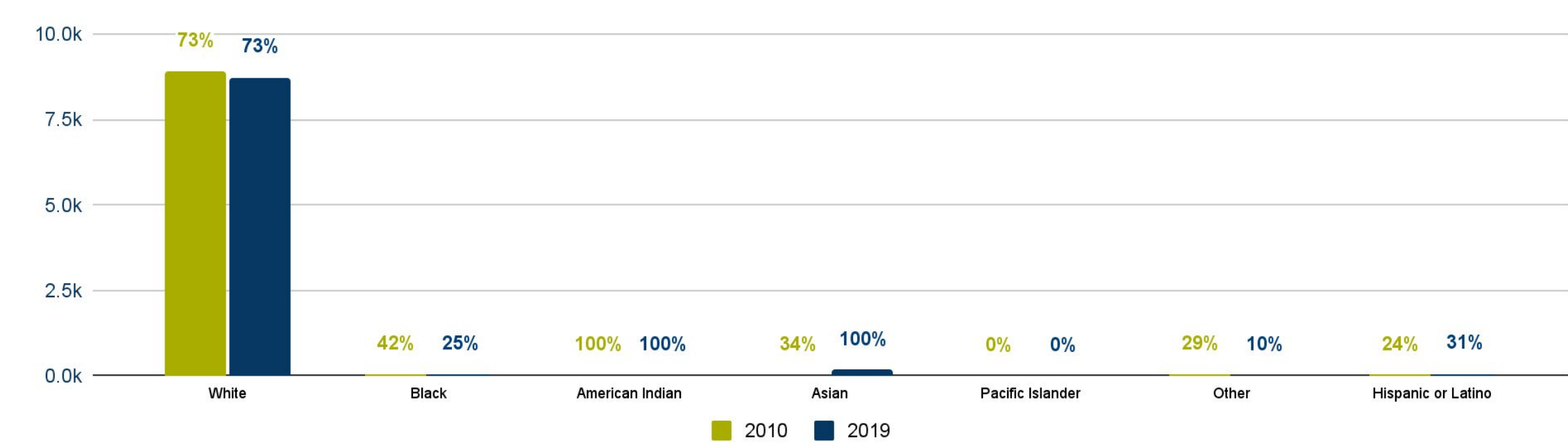
Jefferson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 72%, homeownership is 73% among non-Hispanic White households, 25% for Black households, and 31% for Hispanic or Latino households.

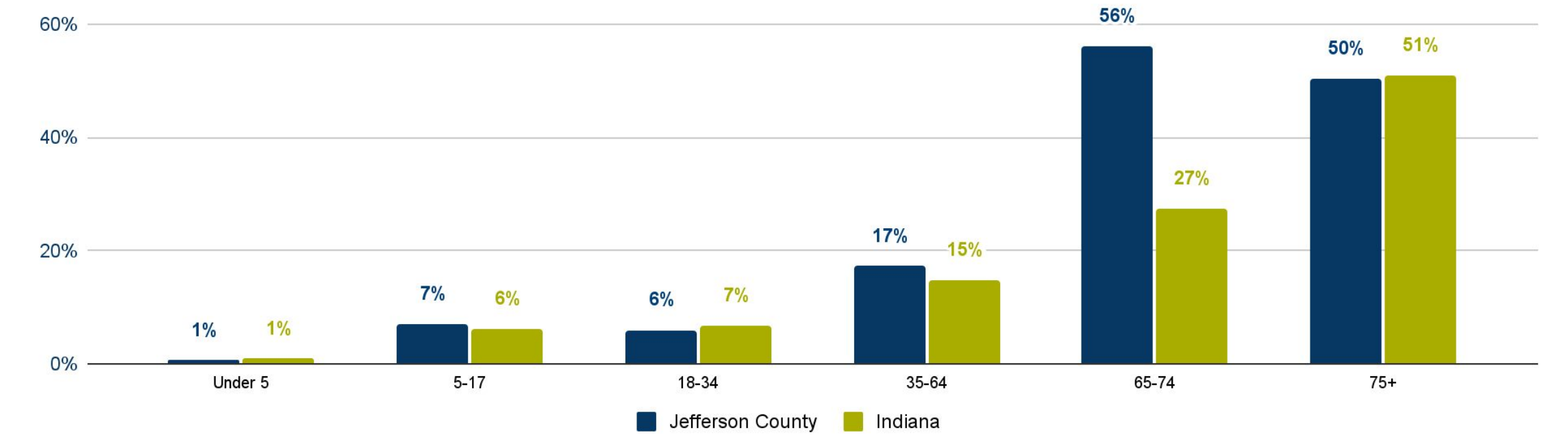
Homeownership by Race
Jefferson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 19% of people in Jefferson County live with a disability. For people above 65, the share increases to 54%.

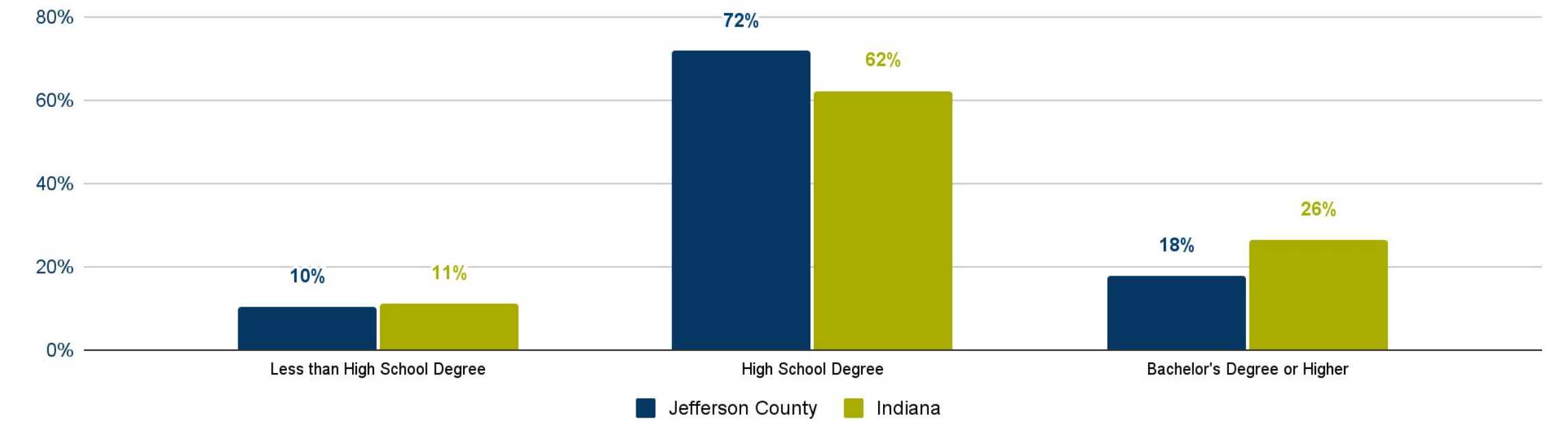
Share of the Population with a Disability by Age
Jefferson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Jefferson County, 72% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Jefferson County, Indiana | 2019

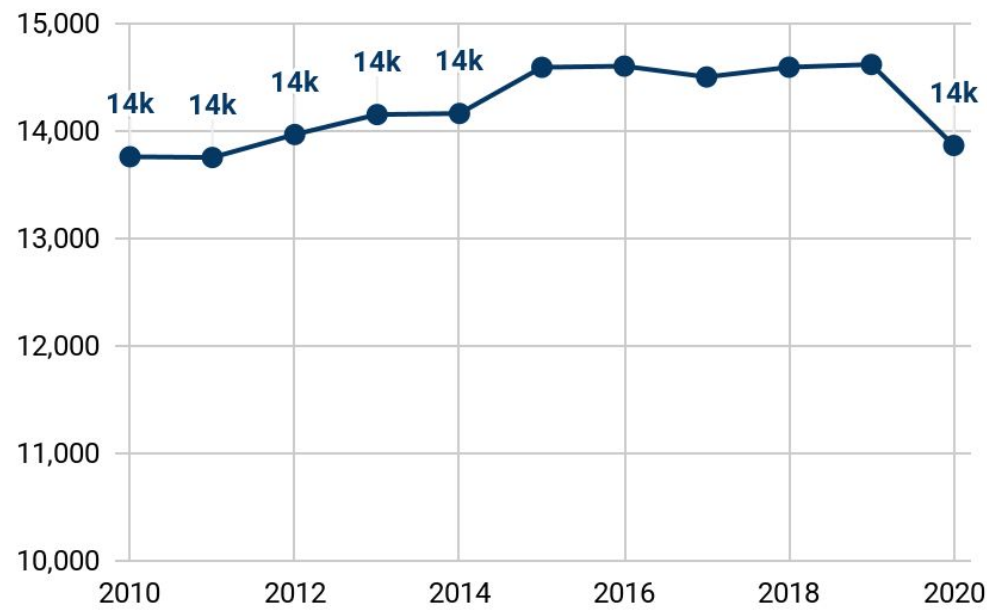


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

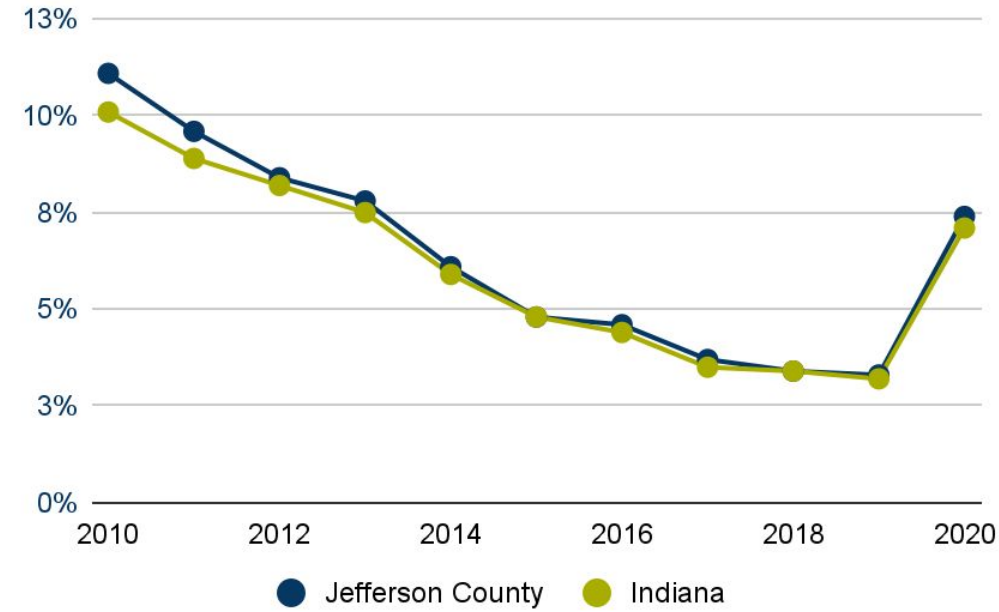
EMPLOYMENT BASE | There are currently 14,000 employed persons in Jefferson County, up by 0.76% since 2010. The unemployment rate in 2020 was 7.40%, up 4.10 points from 2019.

Total Employment
Jefferson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

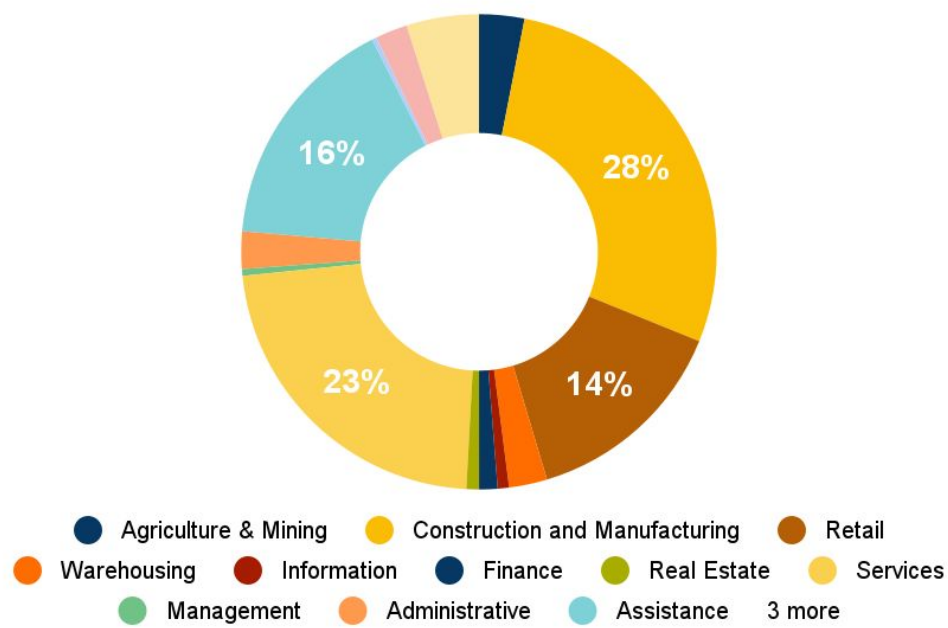
Unemployment Rate
Jefferson County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Jefferson County, accounting for 26% of all jobs, followed by Health Care and Social Assistance (16% of all jobs).

Total Jobs by All Industries
Jefferson County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | **\$38,914**
- 2. Trade, transportation, and utilities | **\$41,740**
- 3. Goods-producing | **\$55,633**
- 4. Education and health services | **\$46,848**
- 5. Leisure and hospitality | **\$15,608**

Source: BLS

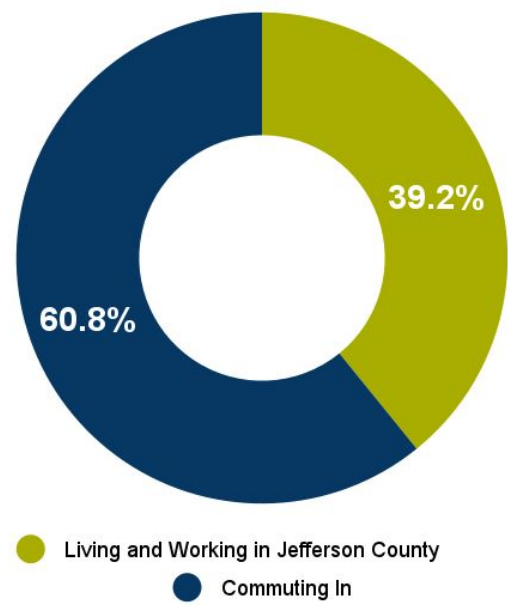
Top 5 Employers

- 1. King's Daughters' Hosp Cancer (Madison)
- 2. King's Daughters' Health (Madison)
- 3. Arvin Sango Inc (Madison)
- 4. Madison State Hospital (Madison)
- 5. Madison Precision (Madison)

Source: BLS

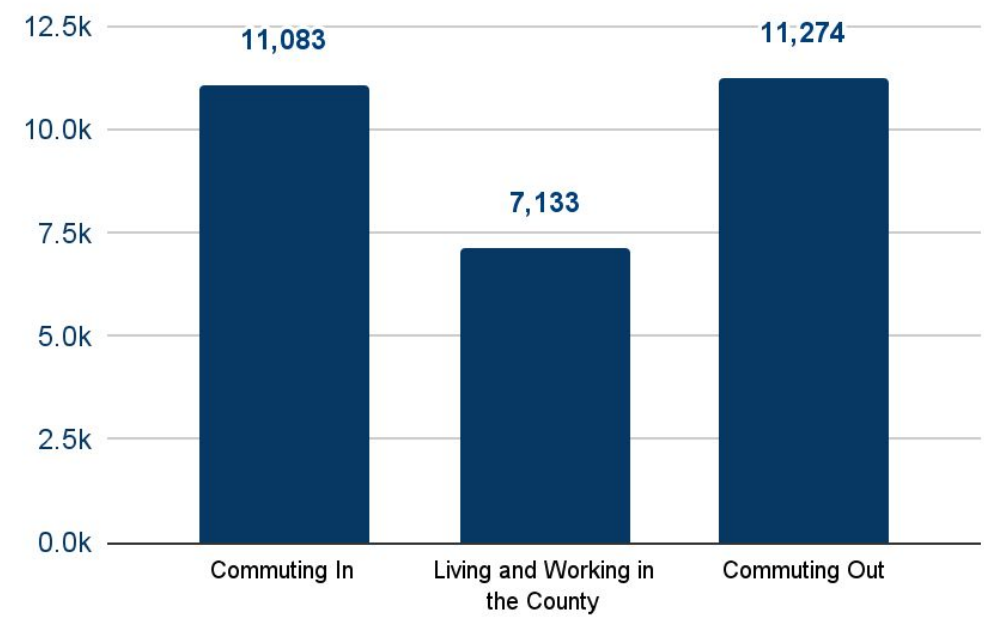
COMMUTER INFLOW / OUTFLOW | 11,000 commuters come into Jefferson County for their jobs, while 11,000 employees travel outside of Jefferson County for their jobs.

Employment Inflow
Jefferson County | 2018



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

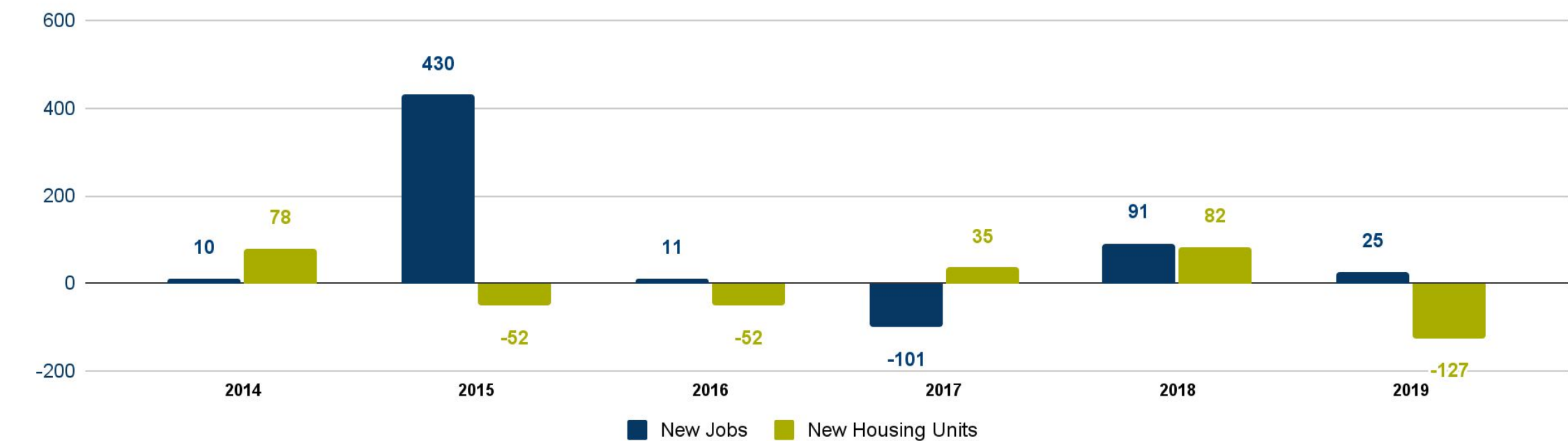
Commuting Patterns
Jefferson County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Jefferson County has created 466 jobs between 2014-2019 and -36 housing units, or -8 units for every 100 jobs created.

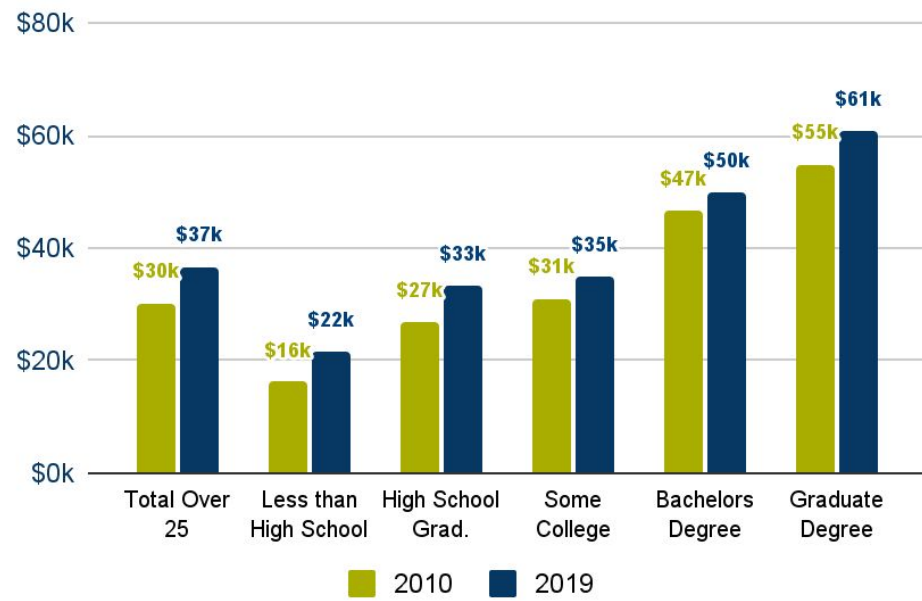
Job Growth and Housing Production
Jefferson County | Total Jobs, New Jobs



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

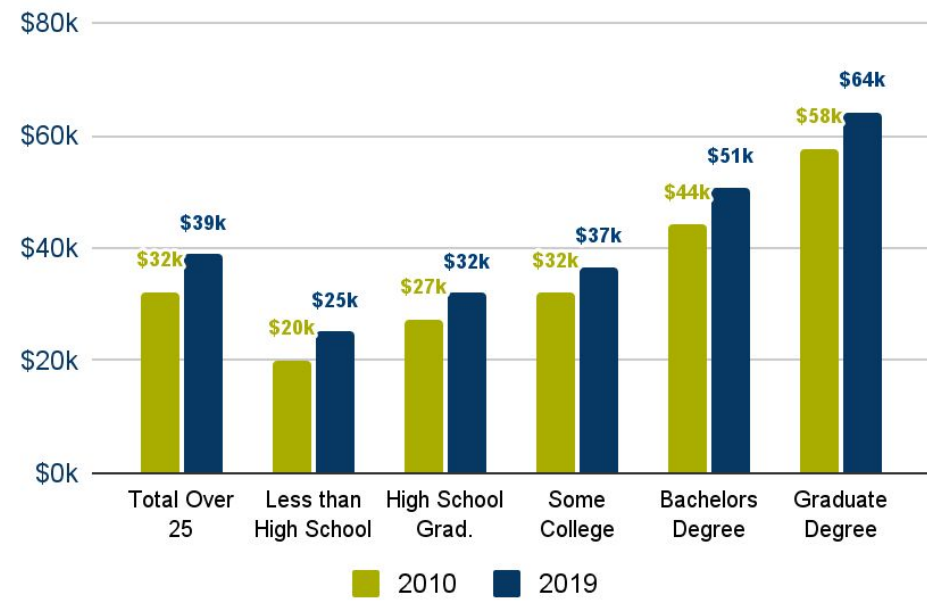
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 21% since 2010 for the total population and increased 24% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Jefferson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

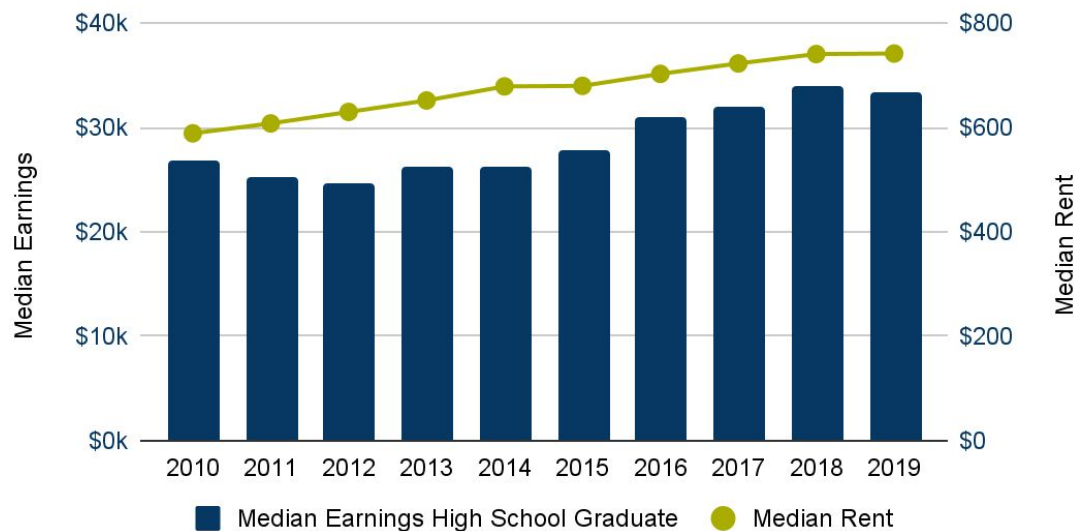
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

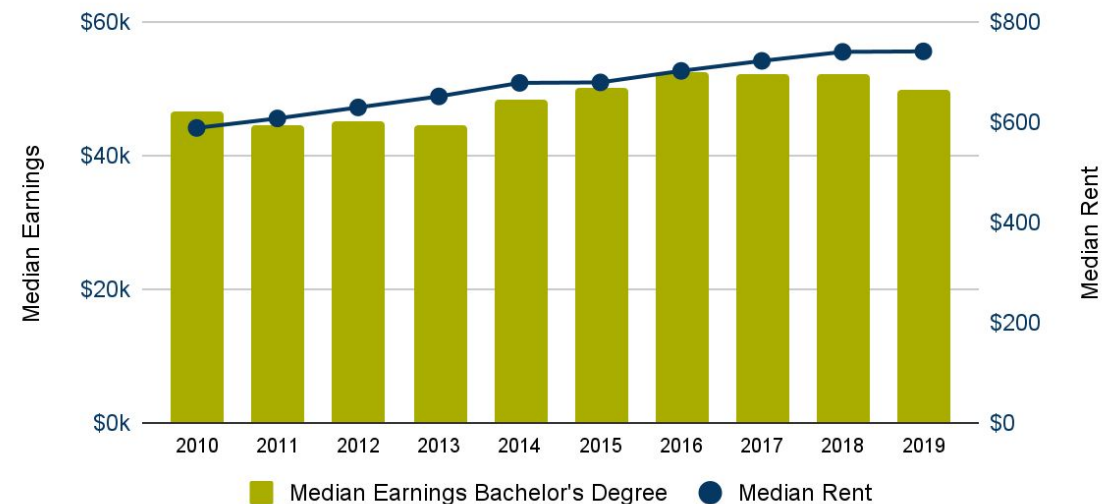
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 26.0%, or 26% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



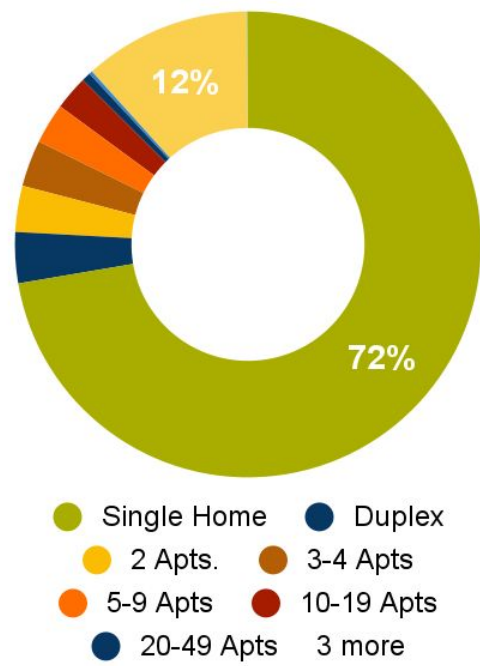
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

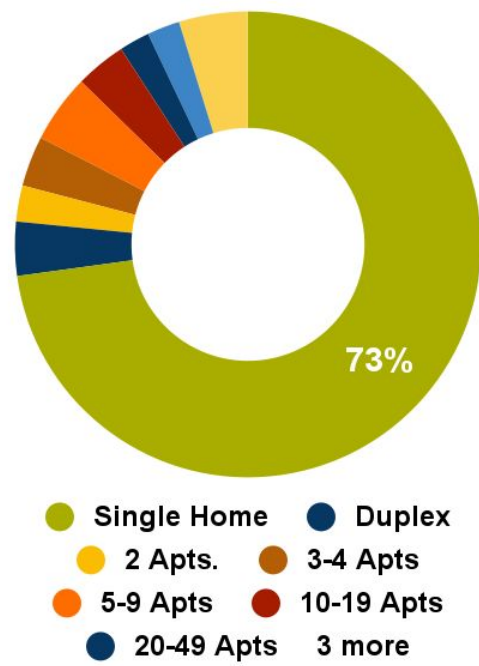
HOUSING TYPOLOGY | 72% of homes in Jefferson County are single-family, while 16% are multifamily. Multifamily housing has decreased by 247 homes since 2010.

Housing Typology

Jefferson County | 2019



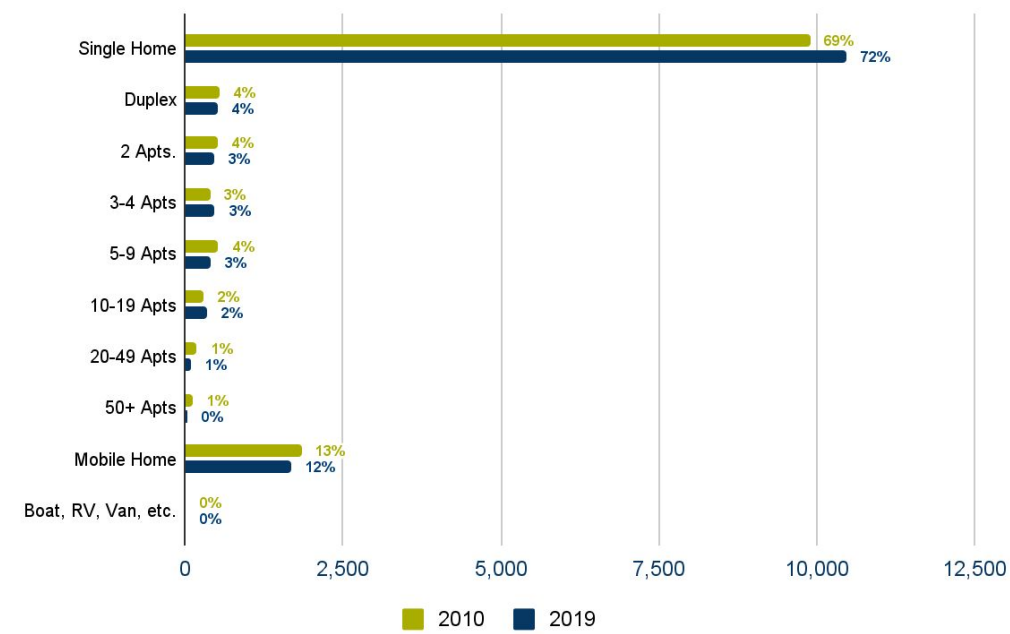
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Jefferson County | 2010-2019



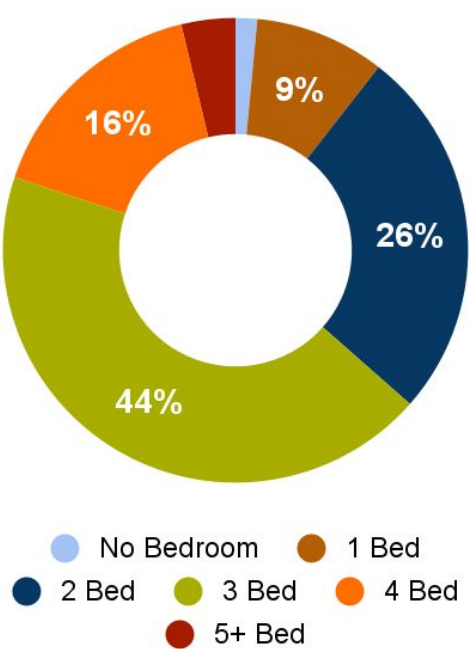
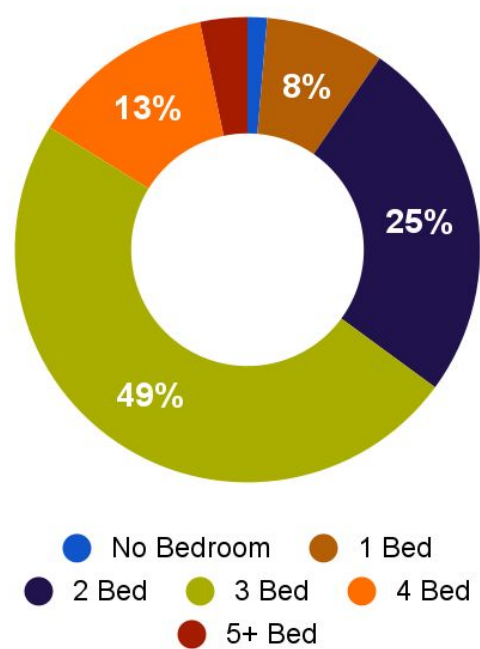
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Jefferson County contain 2.35 bedrooms, with 65% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Jefferson County | 2019

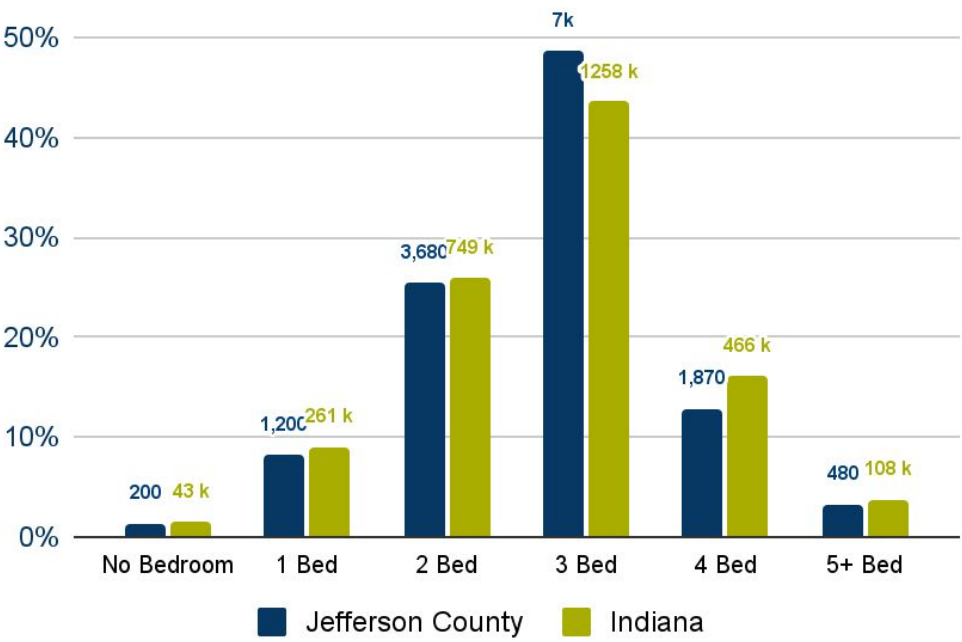
Indiana | 2019



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

Share of Housing Stock by Bedroom

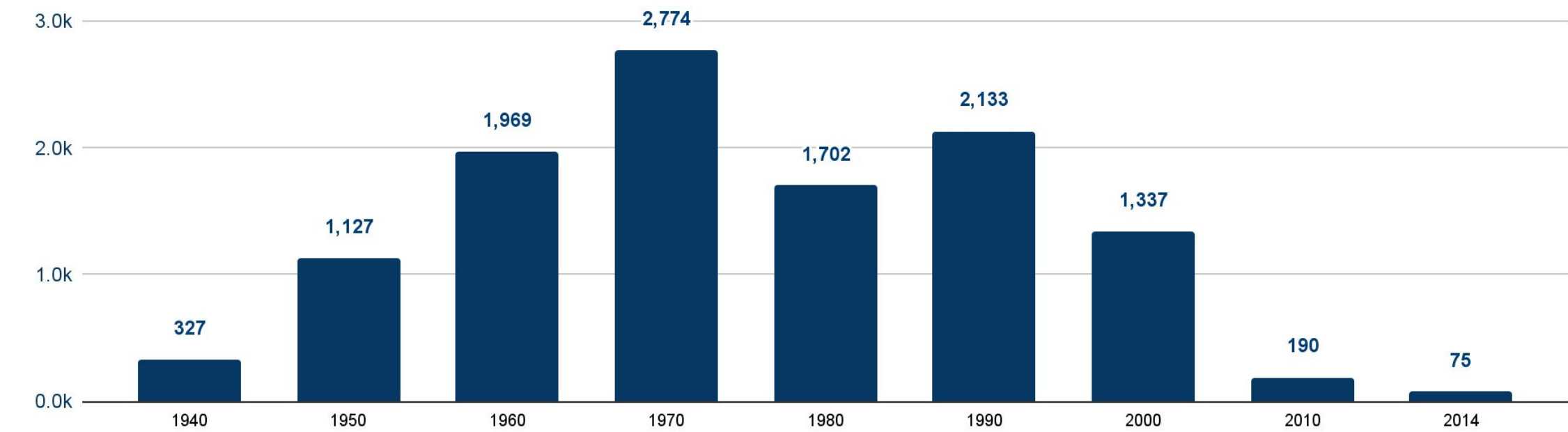
Jefferson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 89% of homes were built before 1990, with a plurality of homes built before 1940.

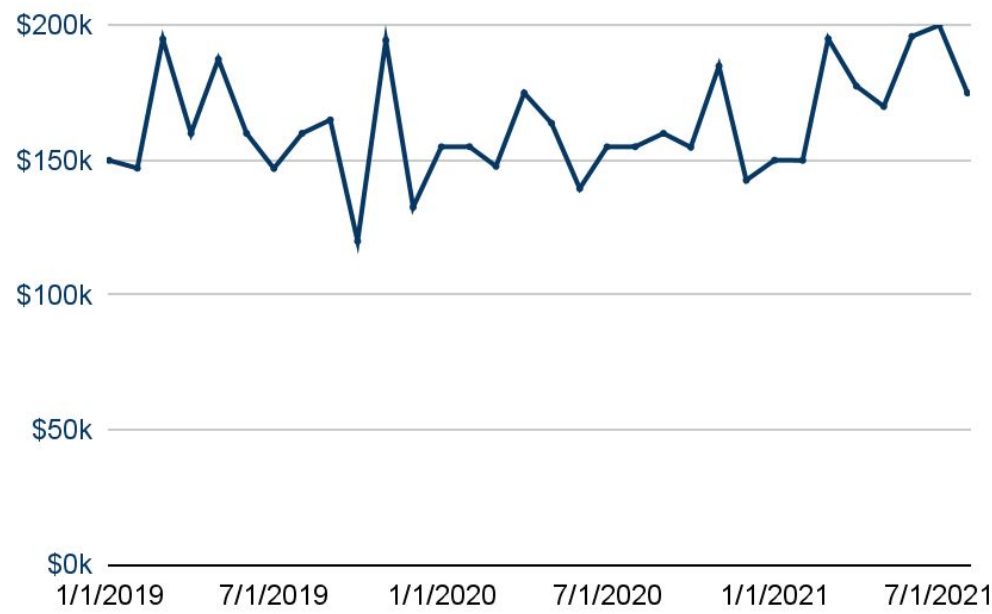
Homes by Year Built
Jefferson County | 2019



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

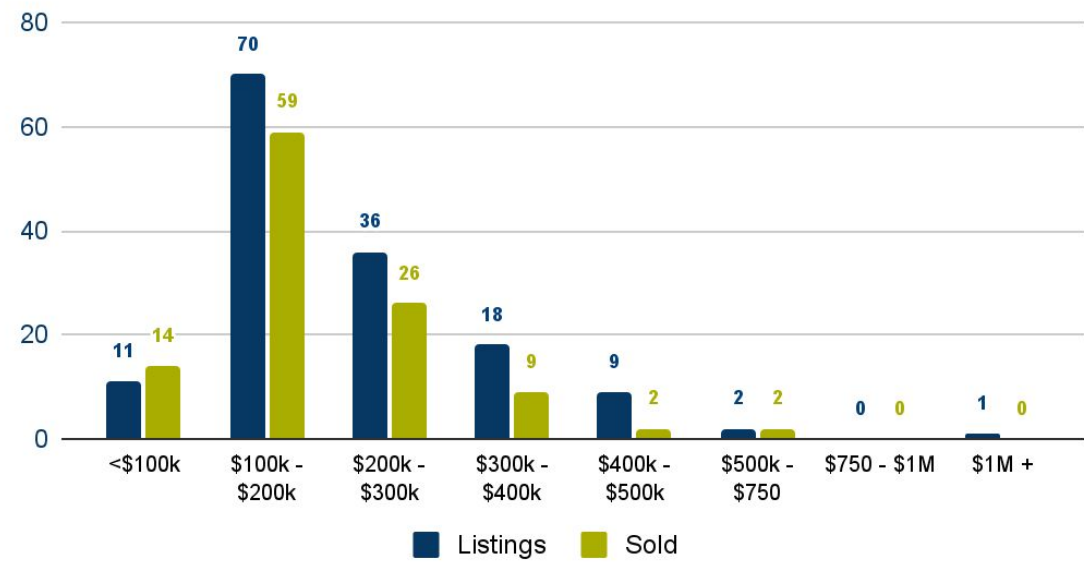
MEDIAN LISTING PRICE | Homes in Jefferson County have a median listing price of \$174,900. Home prices have increased by 17% since 2019.

Median Listing Price
Jefferson 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)
Jefferson County | 2021

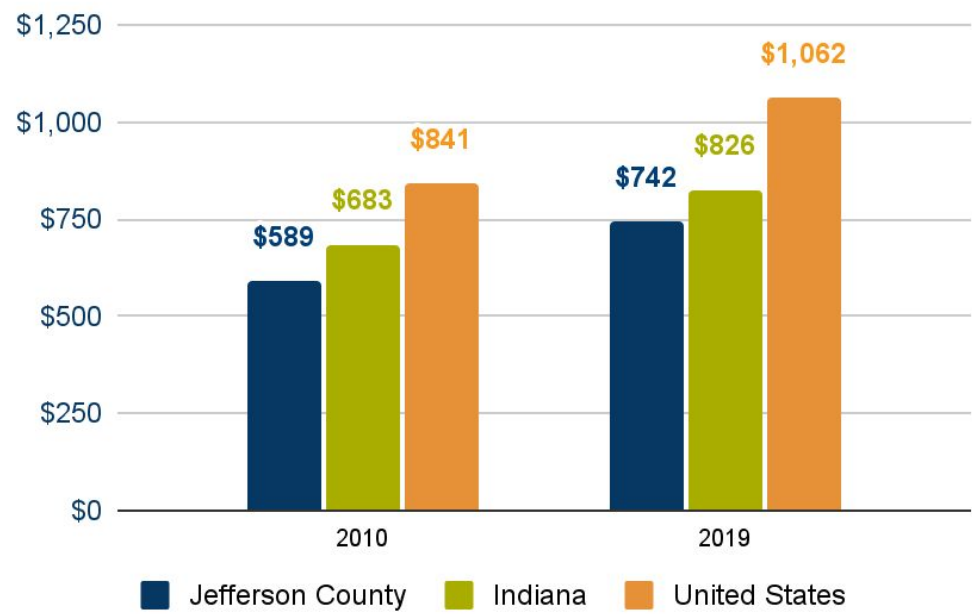


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 26% since 2010, with average rents at \$742 in 2019.

Median Rent

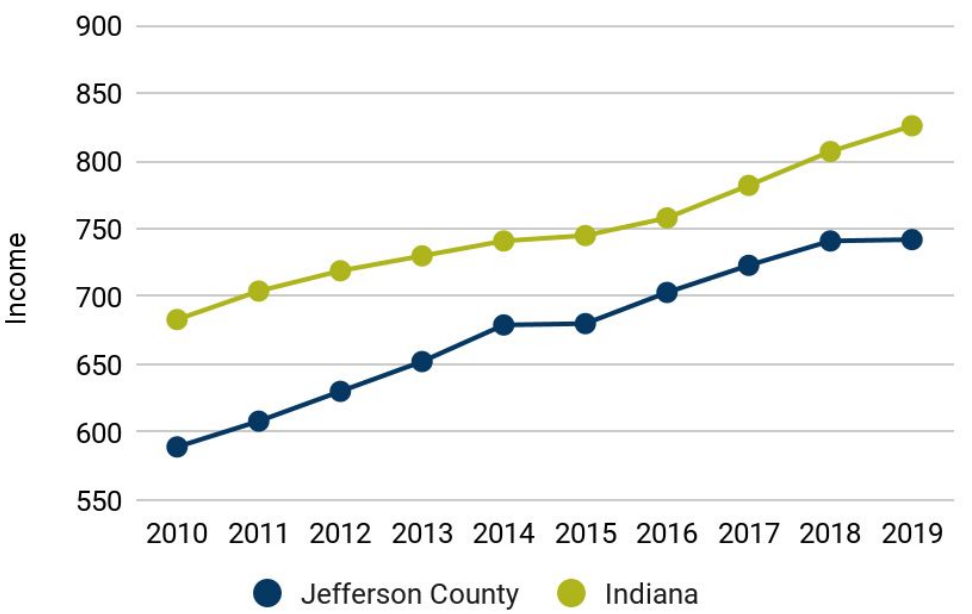
Jefferson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

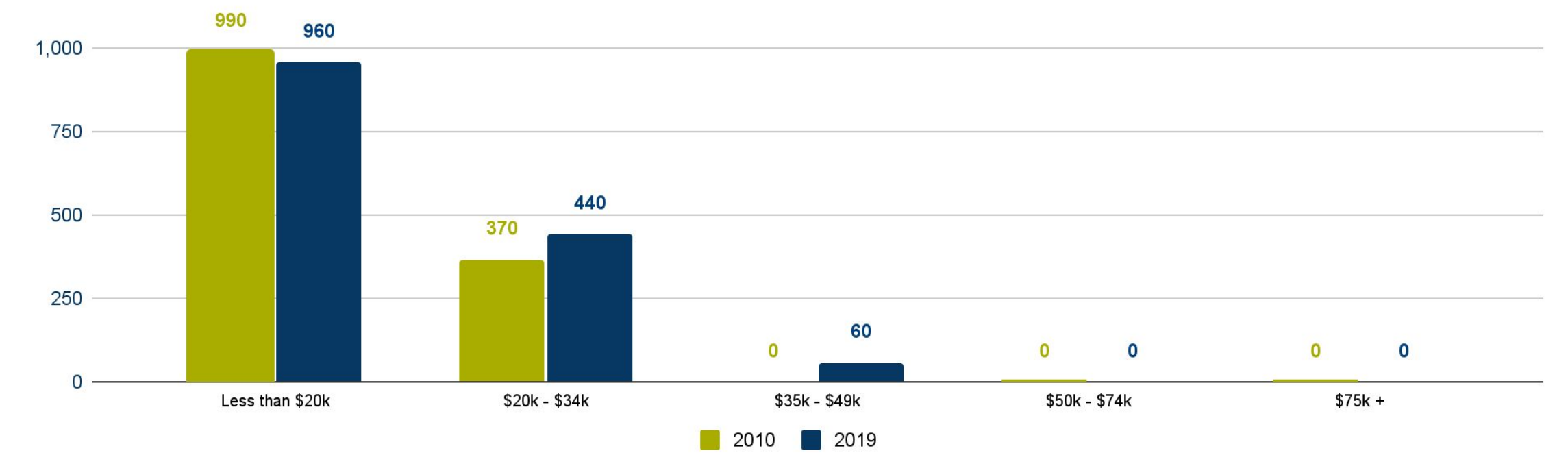
Jefferson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 44% of renter households are housing cost burdened in Jefferson County, up 0% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

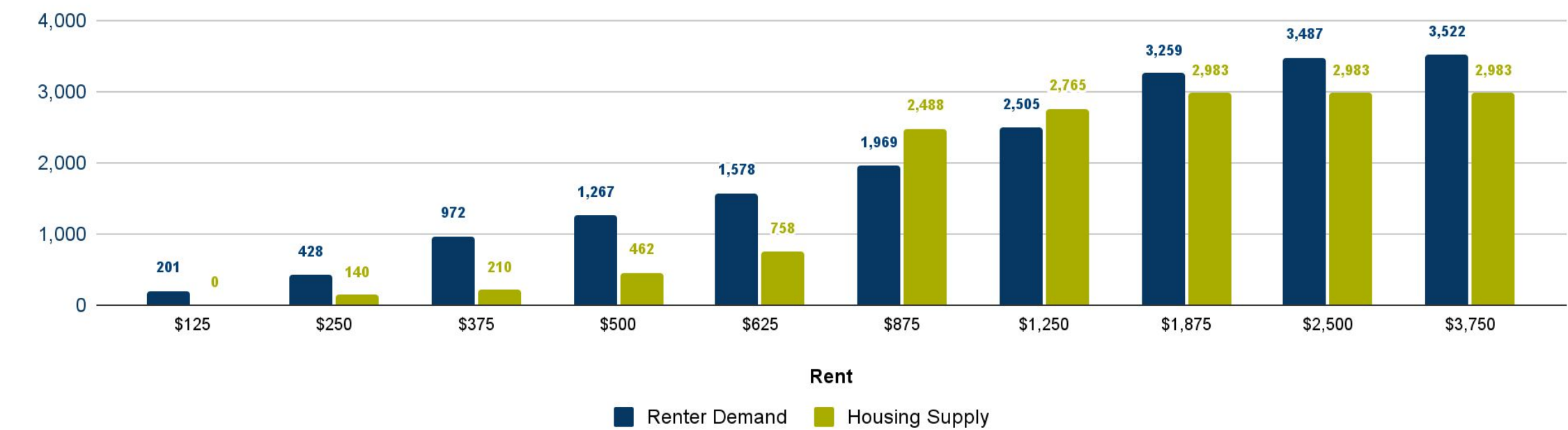
Renter Housing Cost Burden
Jefferson County, Indiana | 2010 - 2019



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 2000 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
Jefferson County, Indiana | 2010-2019

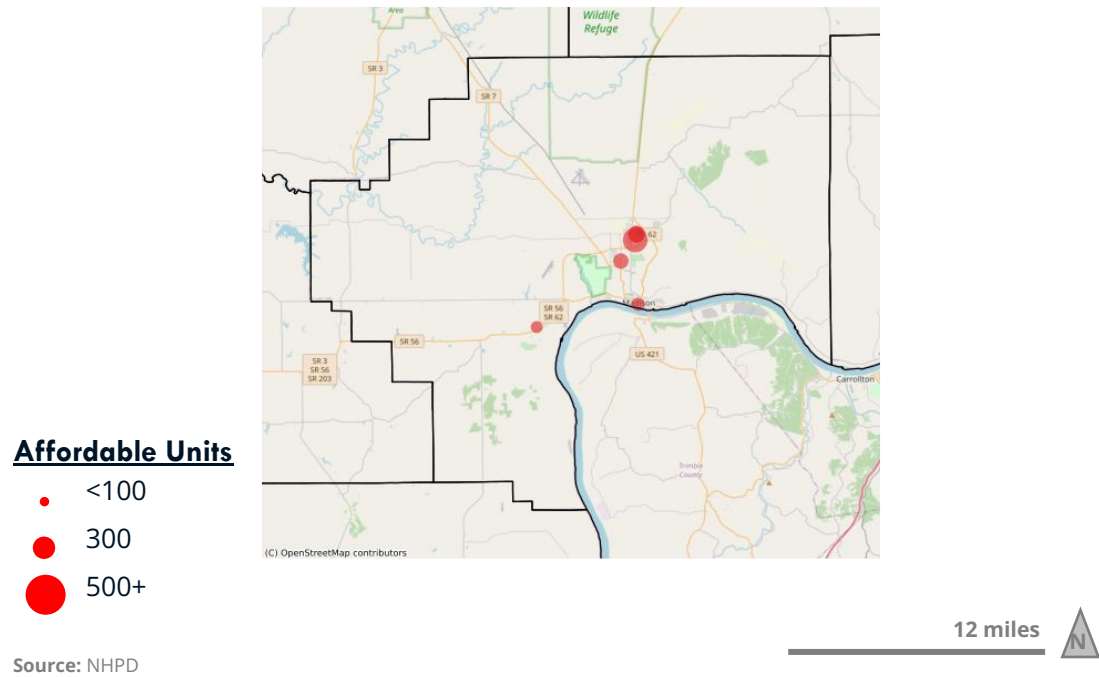


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

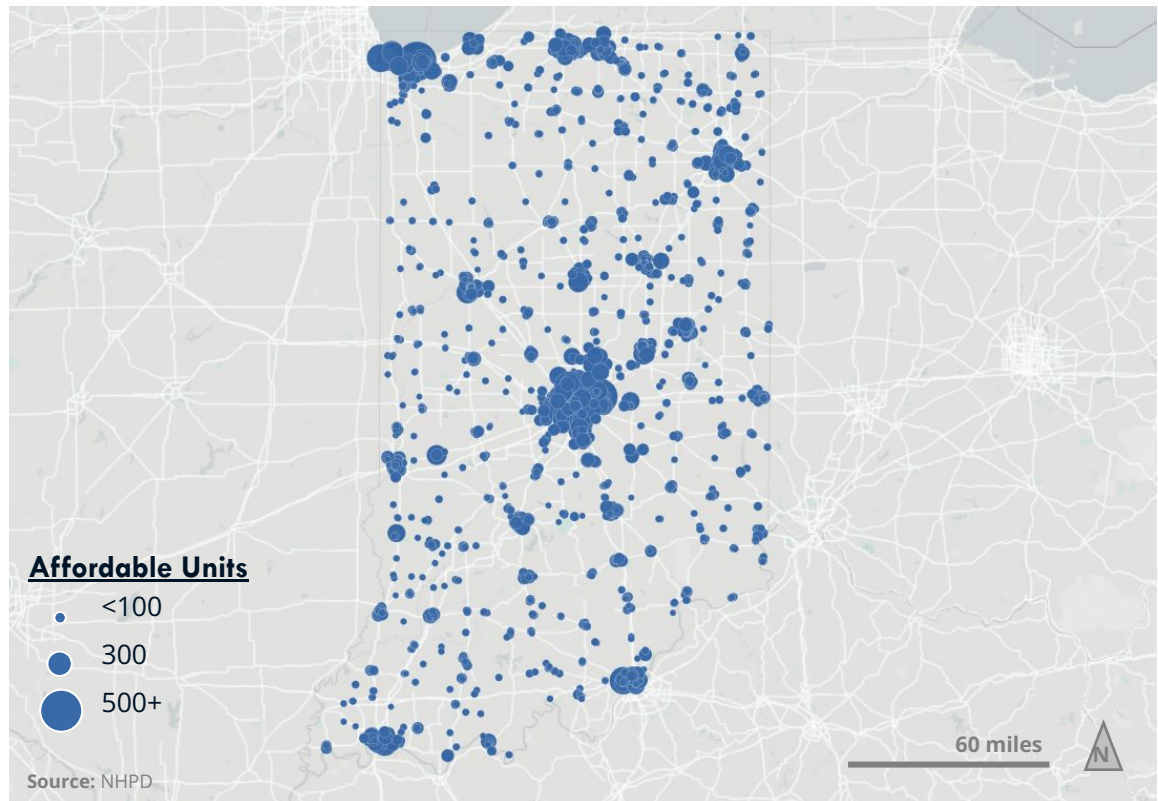
Affordable Housing Inventory

Jefferson County | 2020



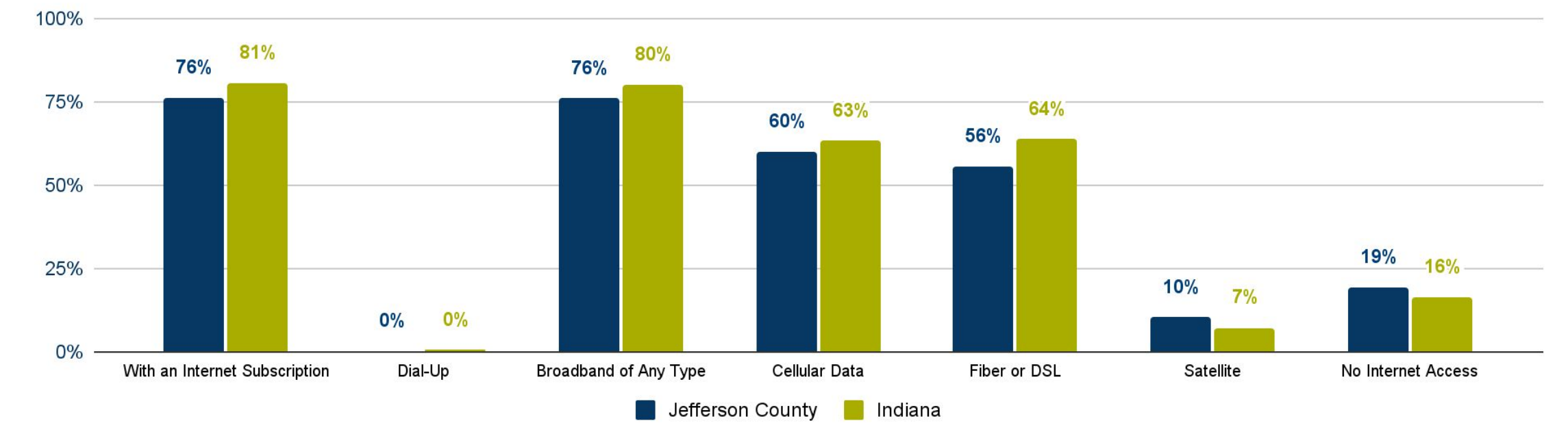
Affordable Housing Inventory

State of Indiana | 2020



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

Broadband Access Jefferson County | 2020

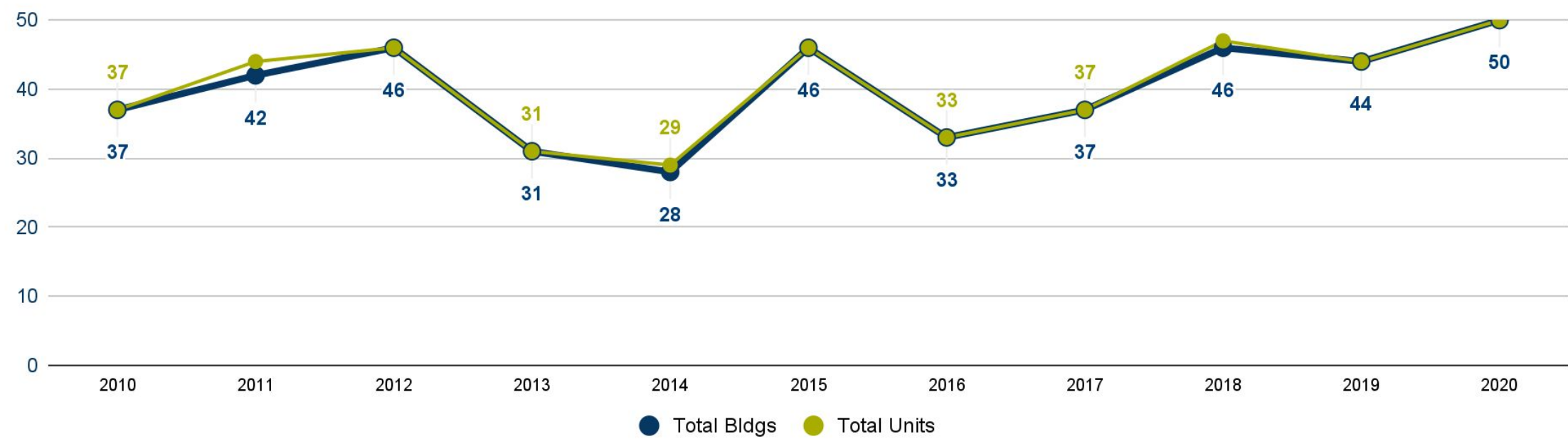


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 50 new housing starts in 2020 in Jefferson County, with 440 total building permits authorized since 2010.

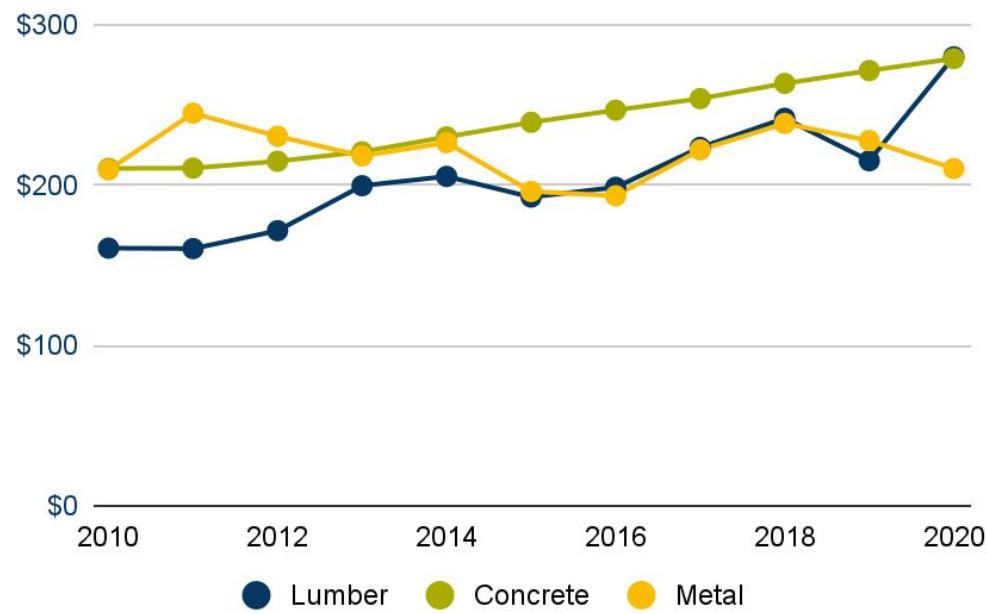
New Housing Structures Authorized by Building Permits
Jefferson County | 2017-2020



Source: St. Louis Fed.

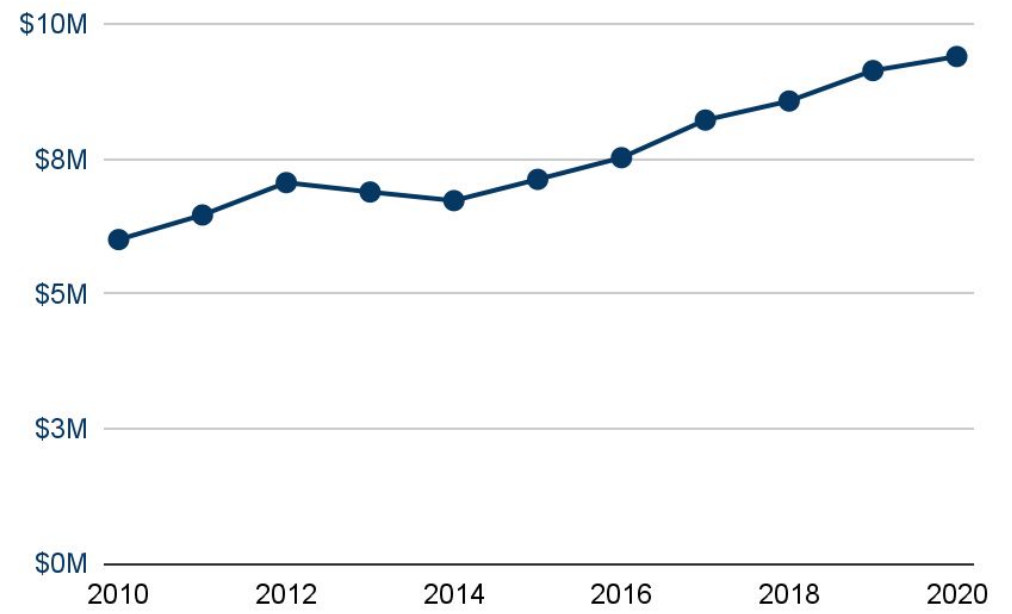
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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