



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR LA PORTE COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

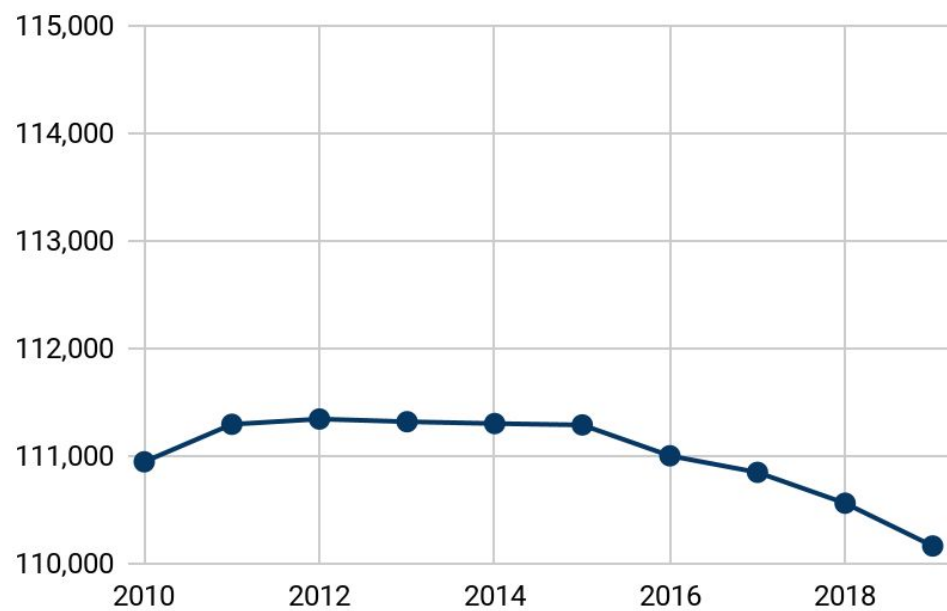
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

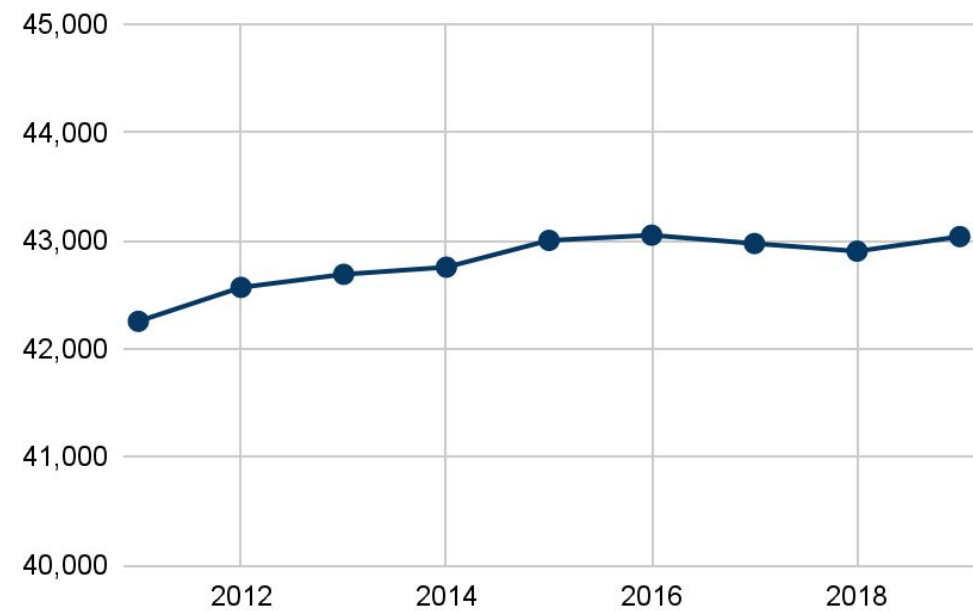
POPULATION | La Porte County's population has decreased by 0.71% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 2% (1,000 households).

Resident Population
La Porte County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
La Porte County | 2010-2019



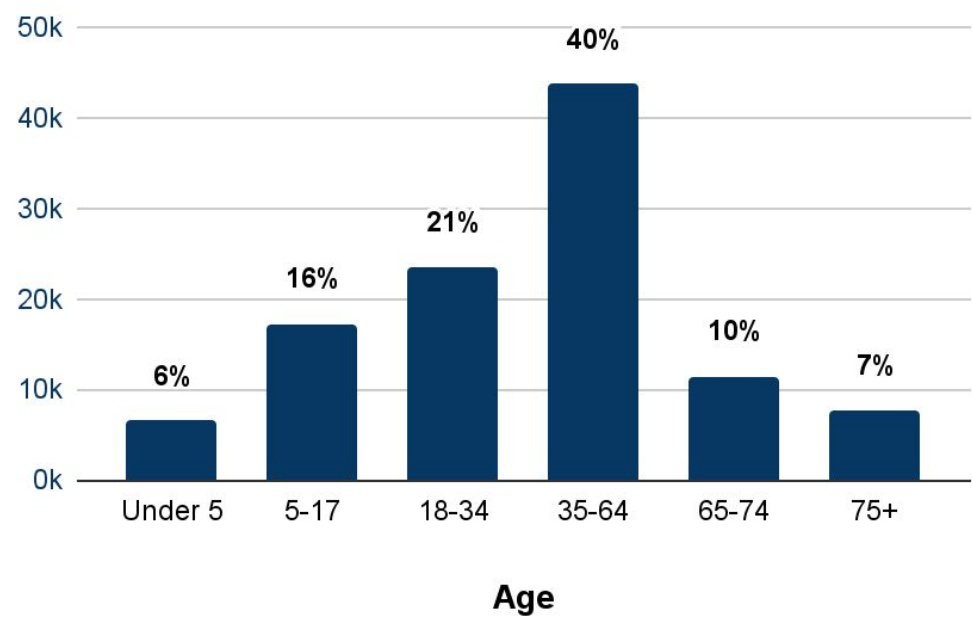
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

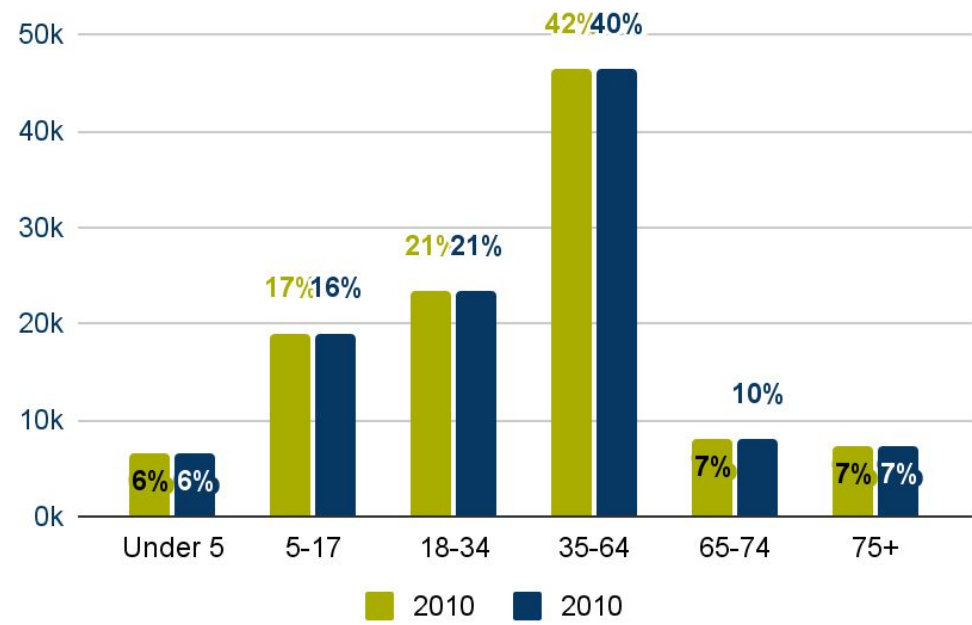
AGE | 17% of people in La Porte County are above the age of 65, while 22% are below 18.

Population by Age
La Porte County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
La Porte County | 2010, 2019

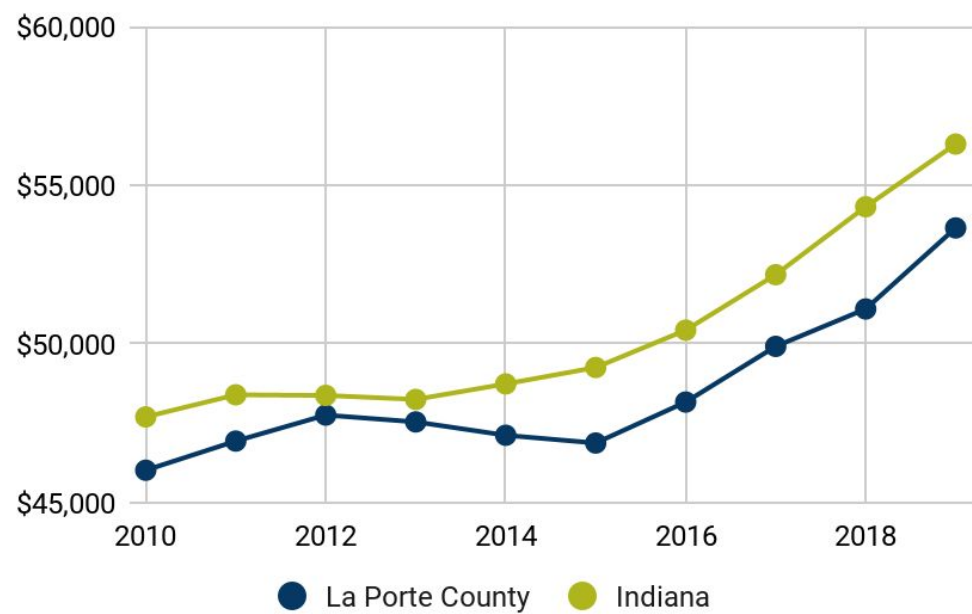


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | La Porte County had a median income of \$53,658 in 2019, up 17% since 2010. 33% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

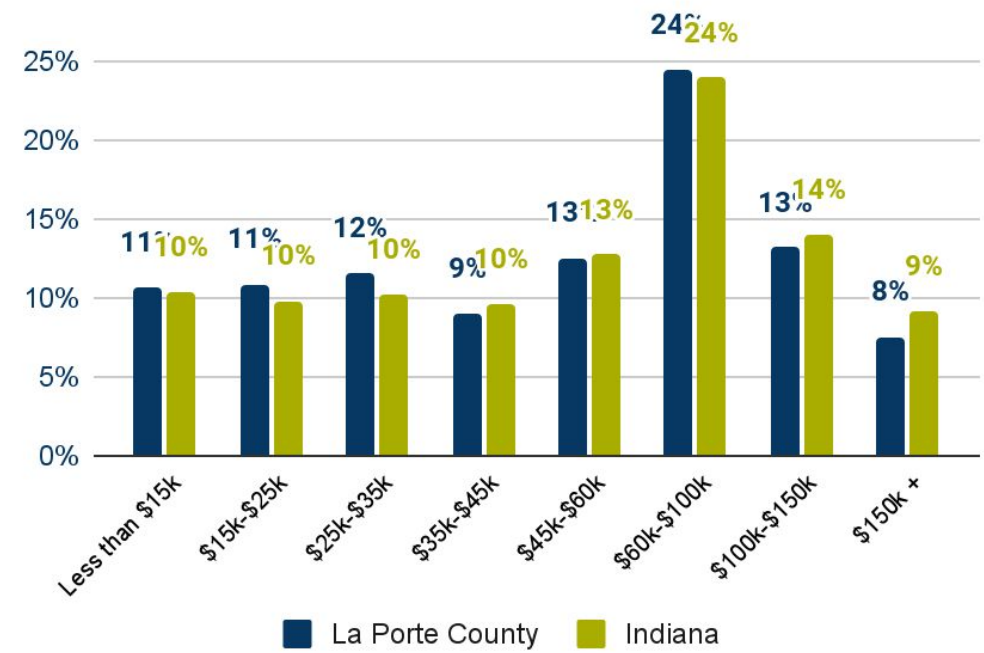
La Porte County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

La Porte County, State of Indiana | 2019



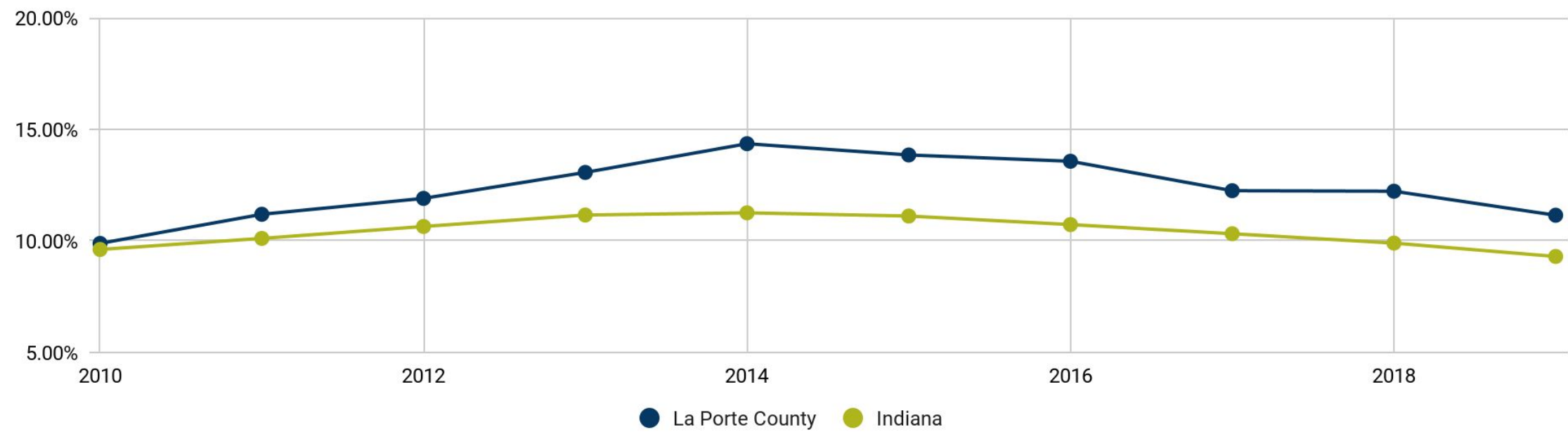
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 11.1% of families live in poverty conditions in La Porte County, up 1.3 points from 9.9% in 2010.

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

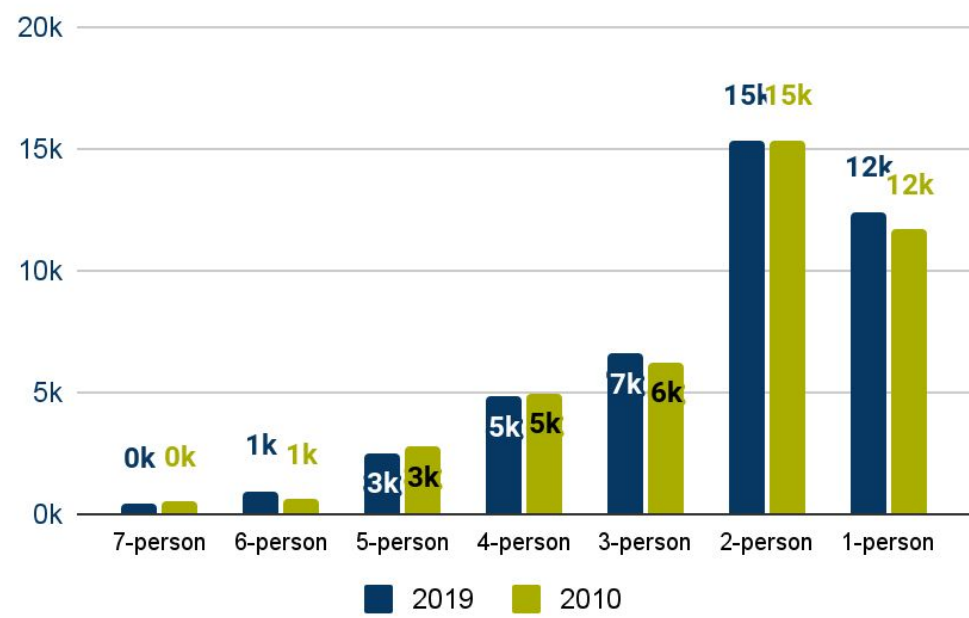


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

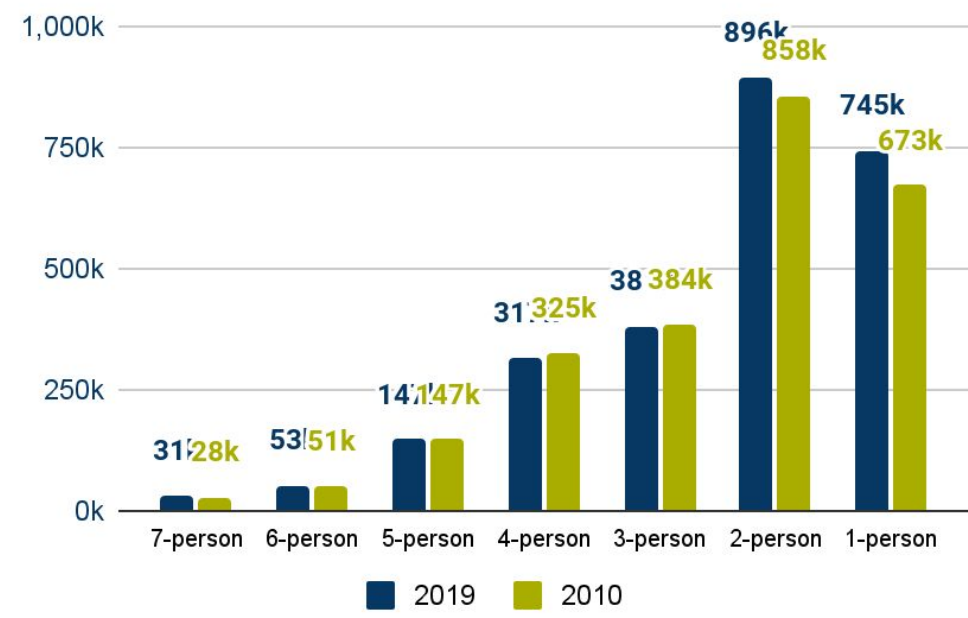
HOUSEHOLD SIZE | The average household size is 2.37, compared to 2.52 statewide. The La Porte County average household has shrunk by 0.09 persons since 2010.

Household Size
La Porte County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

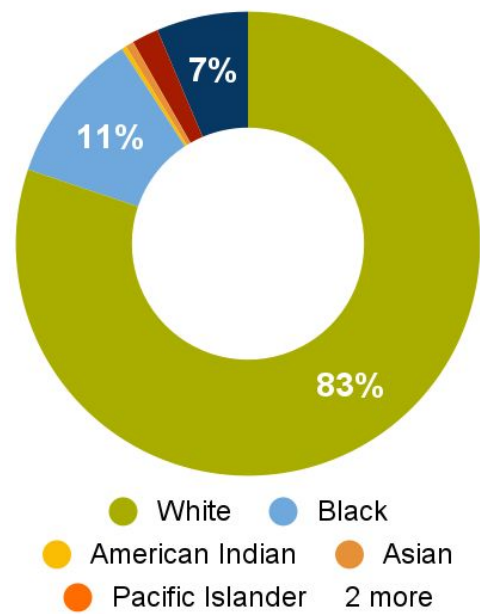
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in La Porte County is 83% white, 11% Black, 7% Hispanic/Latino, 1% Asian, and 2% other.

Racial Distribution

La Porte County | 2019



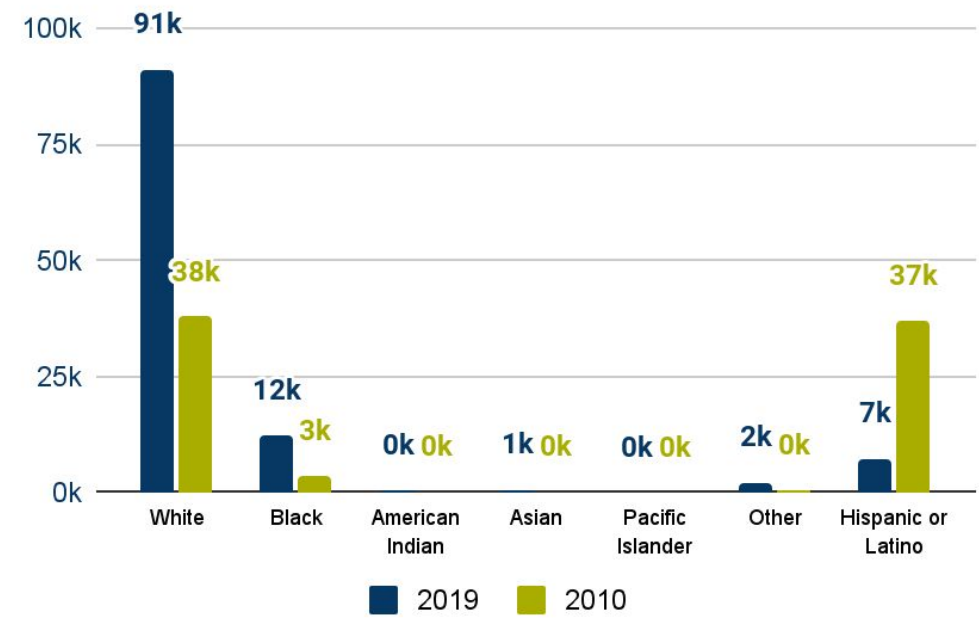
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

La Porte County | 2010, 2019



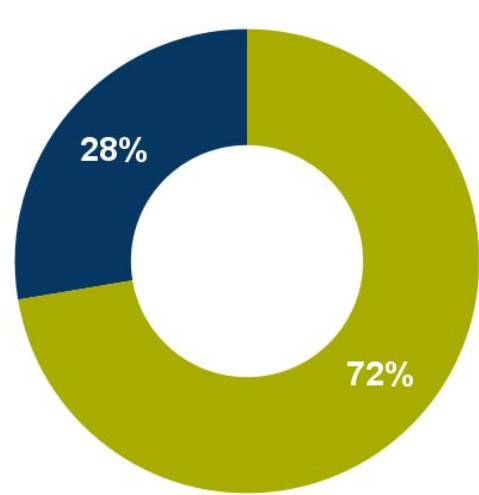
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 28% of households (11,904 households) in La Porte County were renters, while 72% are (31,135 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

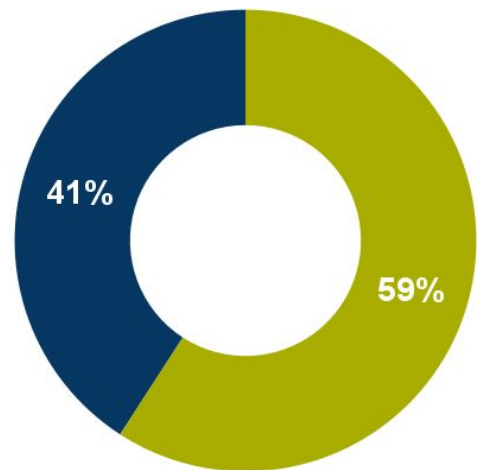
La Porte County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

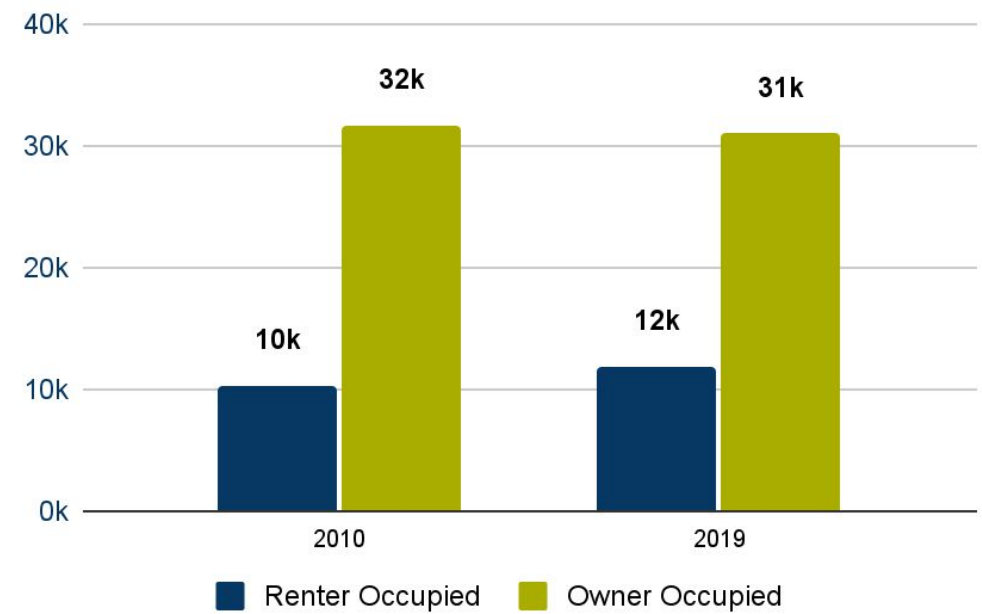
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

La Porte County | 2010-2019



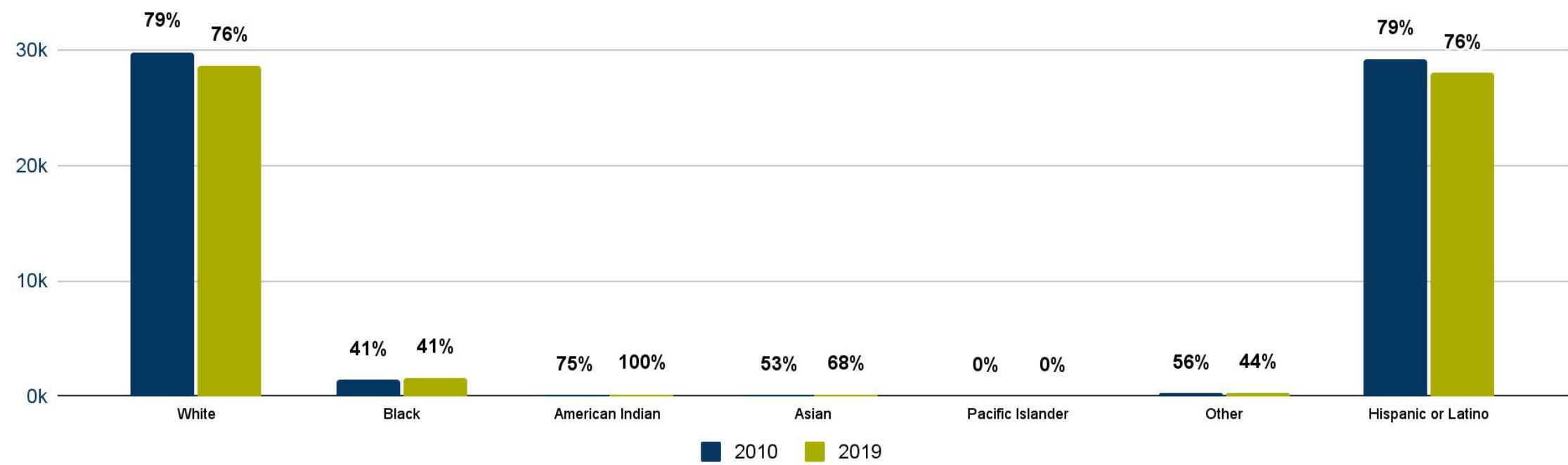
Source: ACS 2010-2019 5-year estimates

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 76%, 41% for Black households, and 76% for Hispanic or Latino households.

Homeownership by Race
La Porte County | 2010, 2019

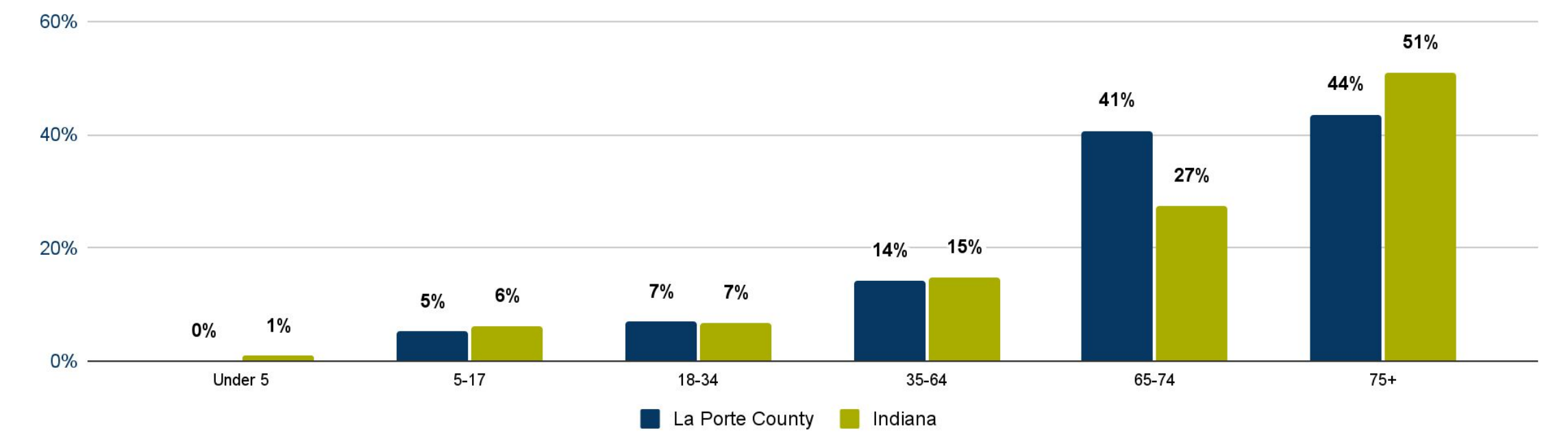


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 15% of people in La Porte County live with a disability. For people above 65, the share increases to 42%.

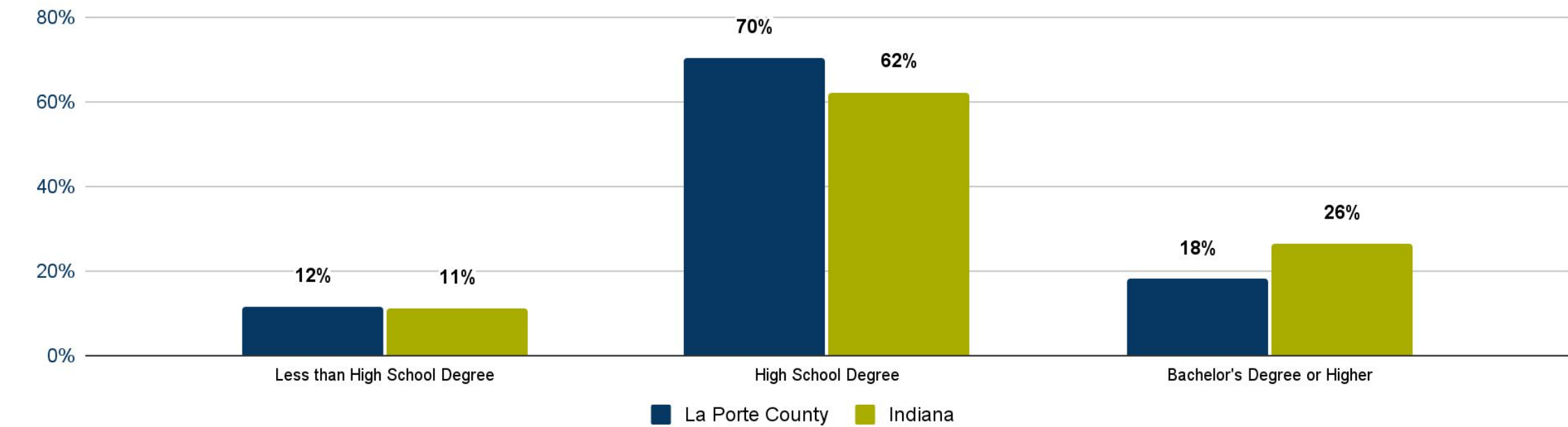
Share of the Population with a Disability by Age
La Porte County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In La Porte County, 70% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
La Porte County, Indiana | 2019



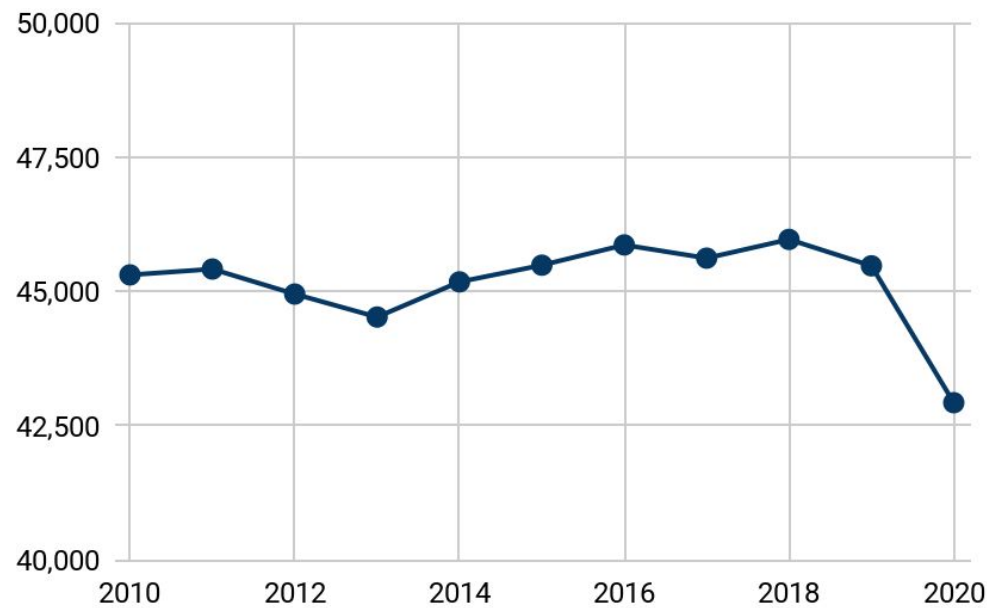
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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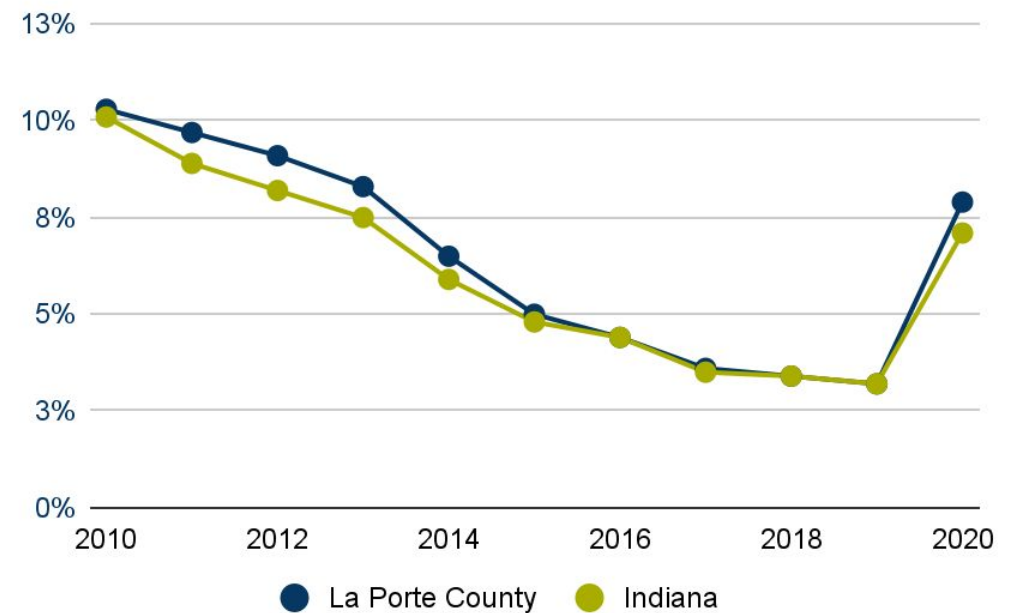
EMPLOYMENT BASE | There are currently 43,000 employed persons in La Porte County, down by 5% since 2010. The unemployment rate in 2020 was 7.90%, up 4.7 points from 2019.

Total Employment
La Porte County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
La Porte County, Indiana | 2010-2019

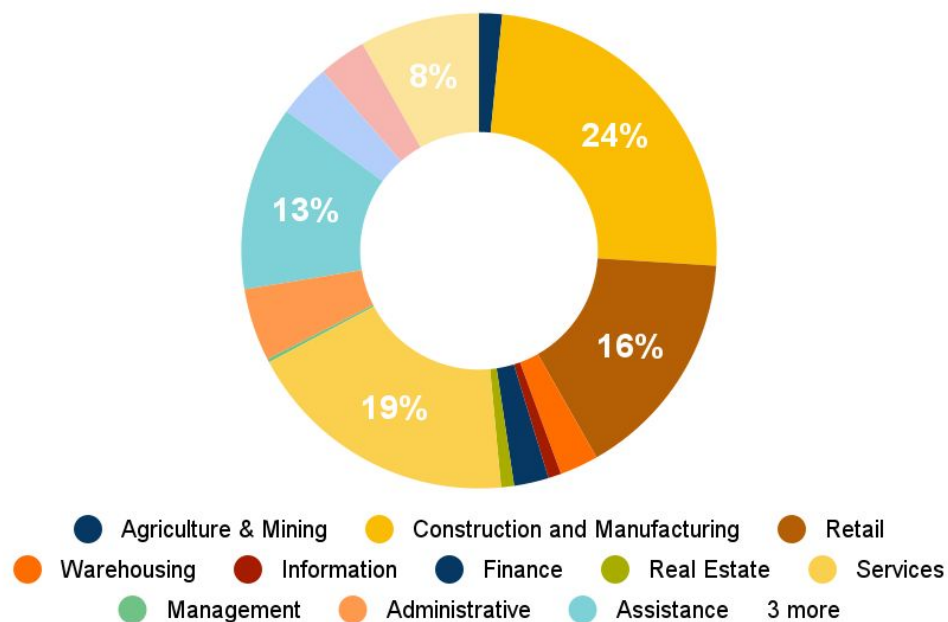


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in La Porte County, accounting for 19% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
La Porte County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$39,583
- 2. Trade, transportation, and utilities | \$37,719
- 3. Goods-producing | \$56,854
- 4. Professional and business services | \$43,369
- 5. Leisure and hospitality | \$19,669

Source: BLS

Top 5 Employers

- 1. Blue Chip Casino Hotel Spa (Michigan City)
- 2. Franciscan Health Mi City (Michigan City)
- 3. Iu Health La Porte Hospital (La Porte)
- 4. La Porte County Office (La Porte)
- 5. Indiana State Prison (Michigan City)

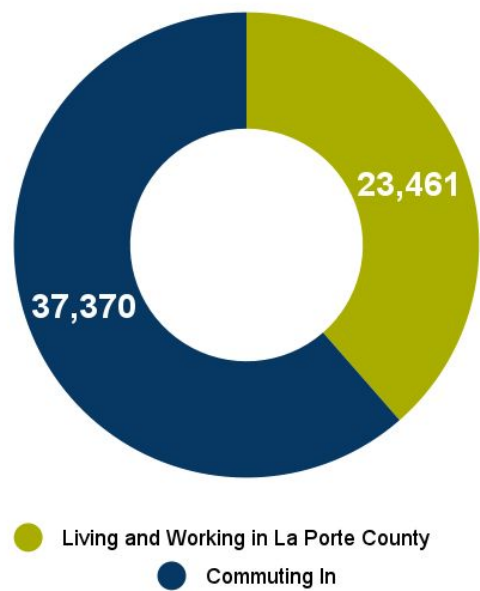
Source: BLS

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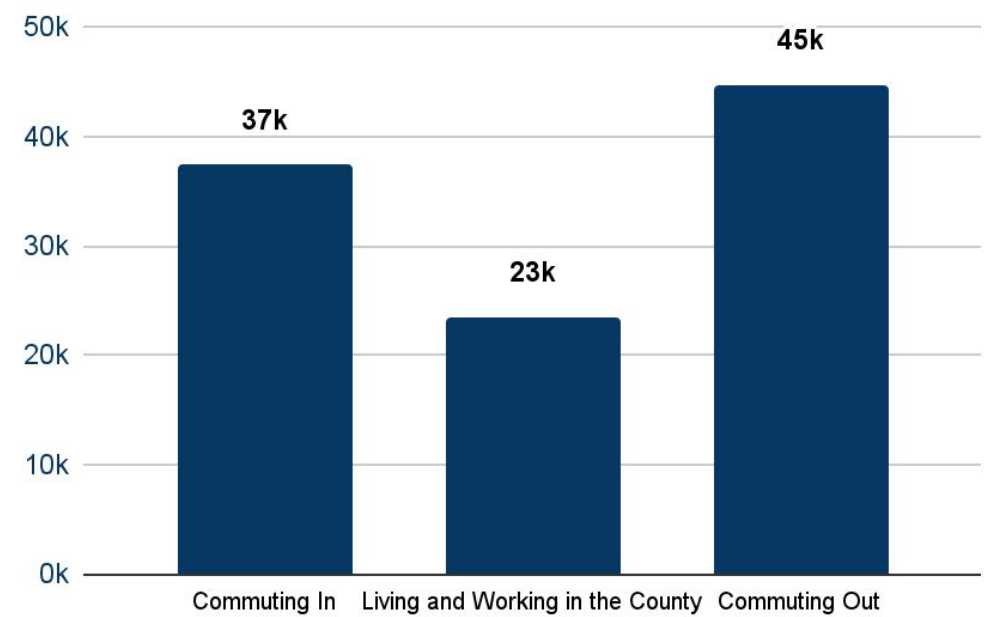
COMMUTER INFLOW / OUTFLOW | 37,000 commuters come into La Porte County for their jobs, while 45,000 employees travel outside for their jobs.

Employment Inflow
La Porte County | 2018



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

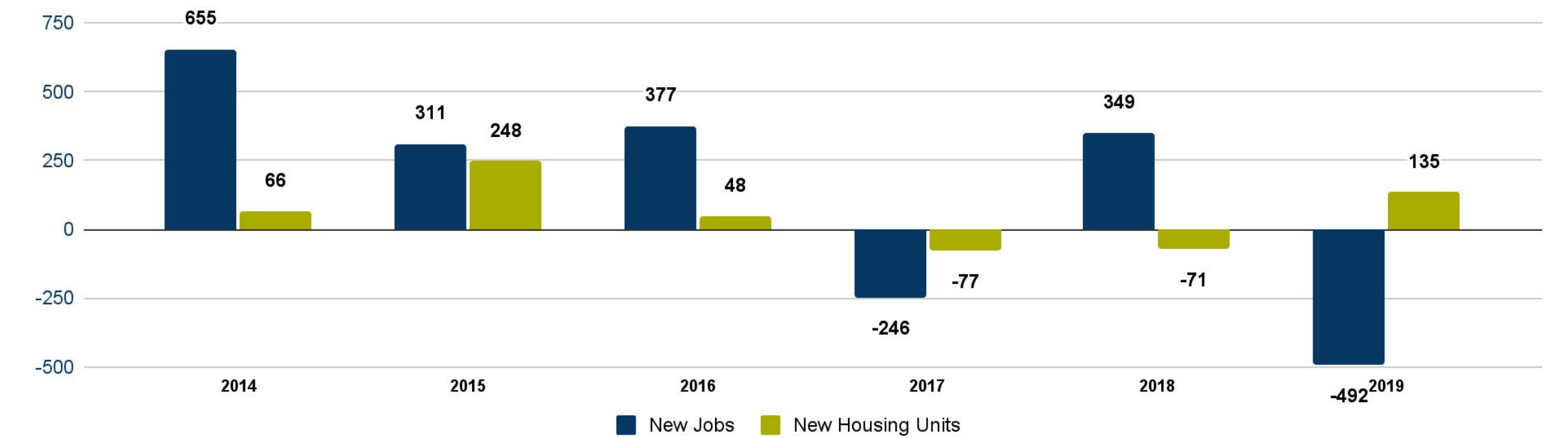
Commuting Patterns
La Porte County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 954 between 2014-2019 and 349, or 37 units for every 100 jobs created.

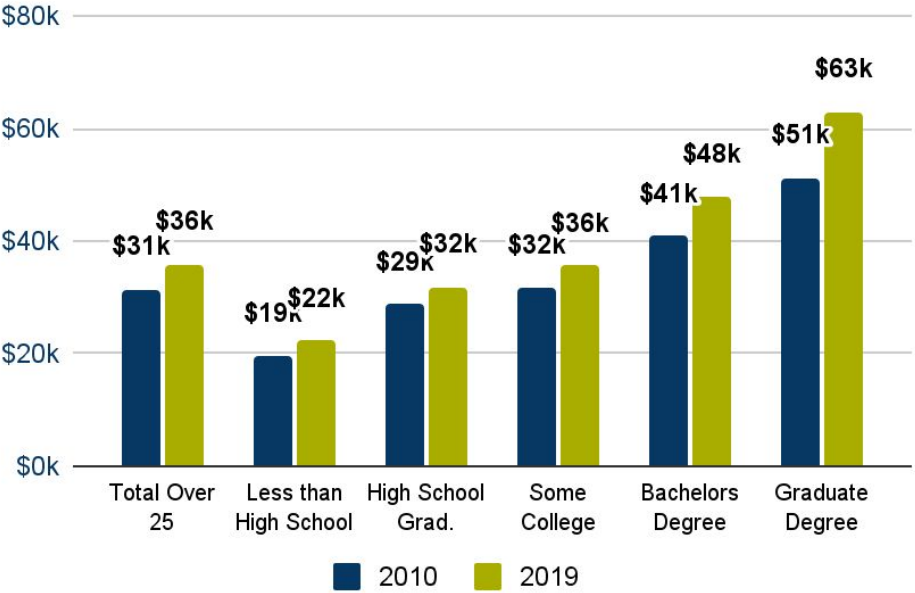
Job Growth and Housing Production
La Porte County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

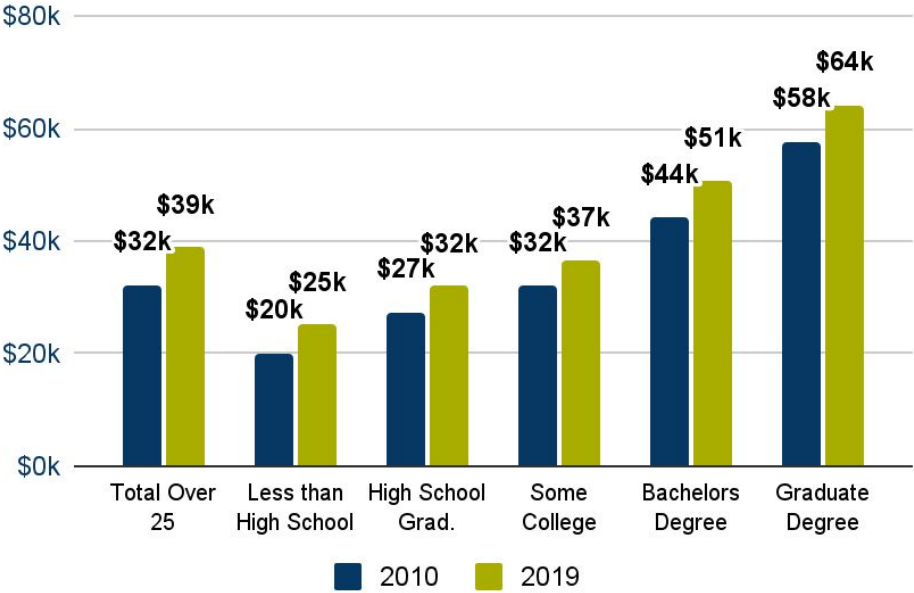
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 14% since 2010 for the total population and increased 11% for the population with at least a high school degree.

Median Earnings by Educational Attainment
La Porte County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

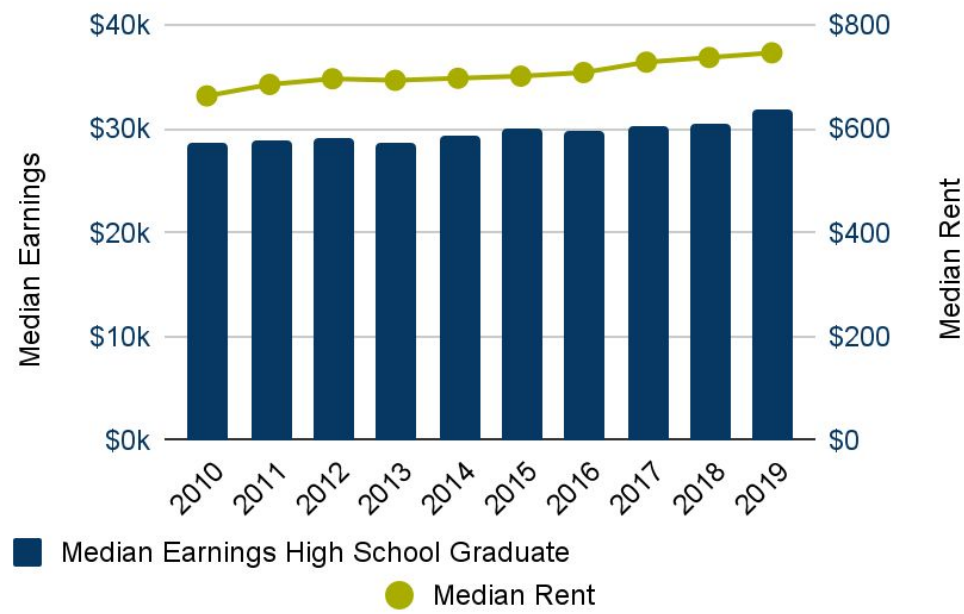
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

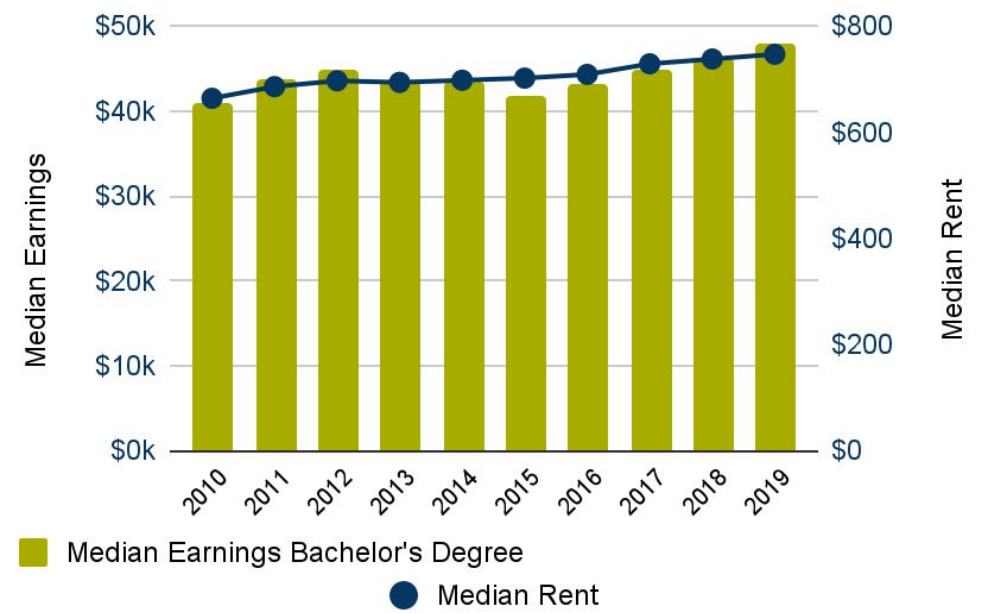
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 12.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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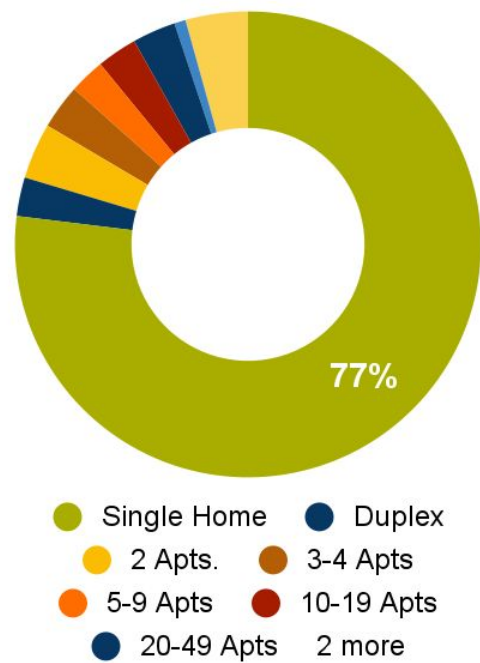
HOUSING TRENDS

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HOUSING TYPOLOGY | 77% of homes in La Porte County are single-family, while 19% are multifamily. The share of multifamily housing has increased by 298 homes since 2010.

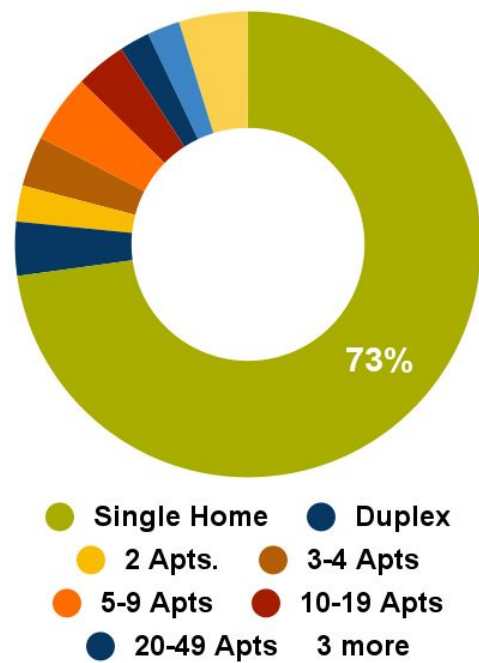
Housing Typology

La Porte County | 2019



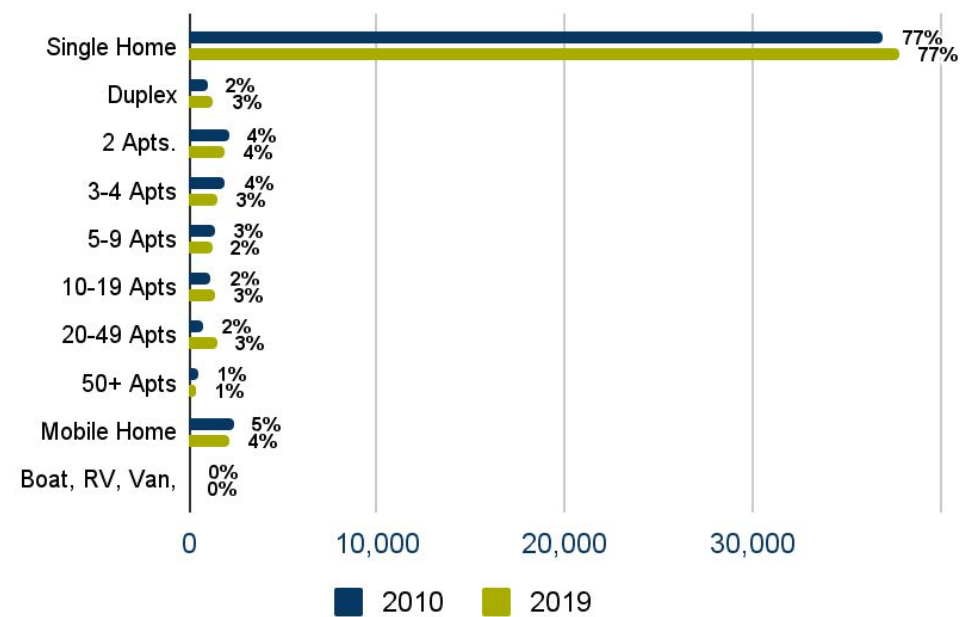
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

La Porte County | 2010, 2019

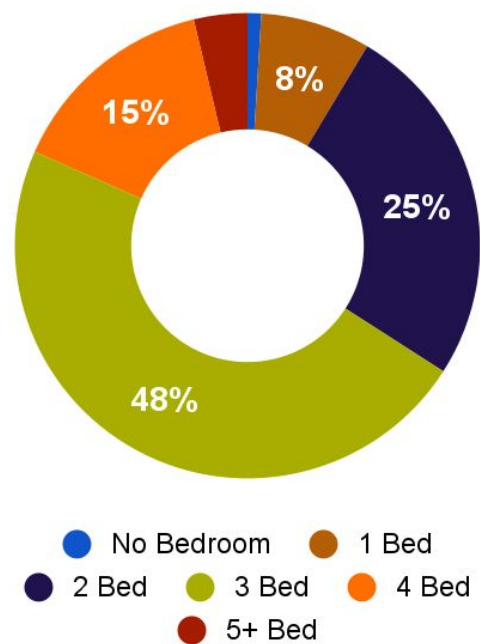


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in La Porte County are 2.37, with 66% of units 3 bedroom or more.

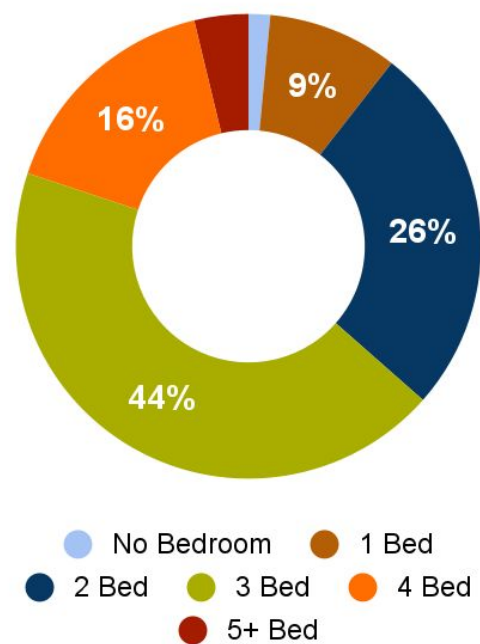
Housing Stock by Bedrooms

La Porte County | 2019



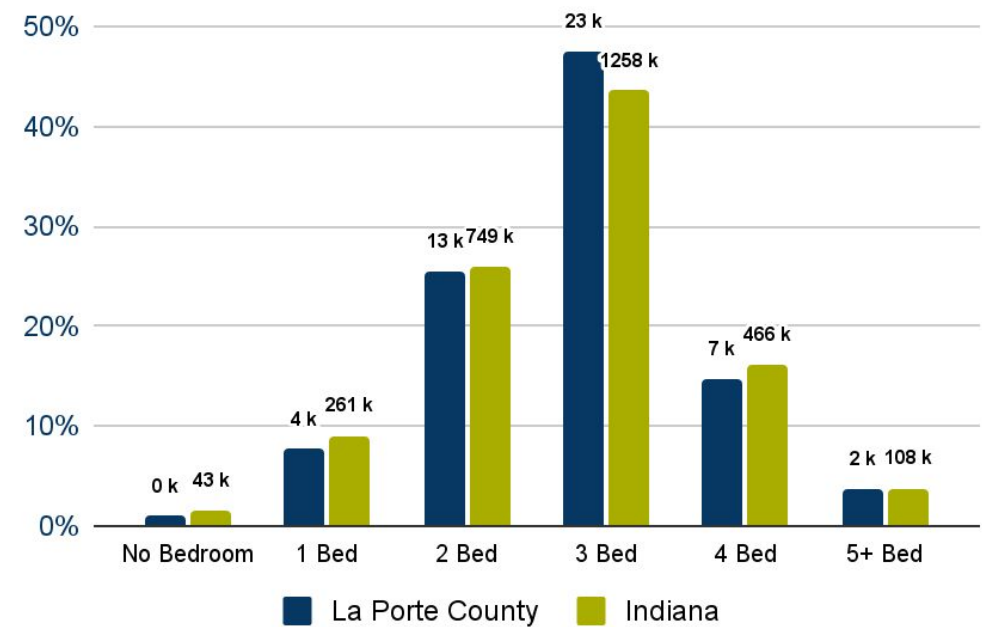
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

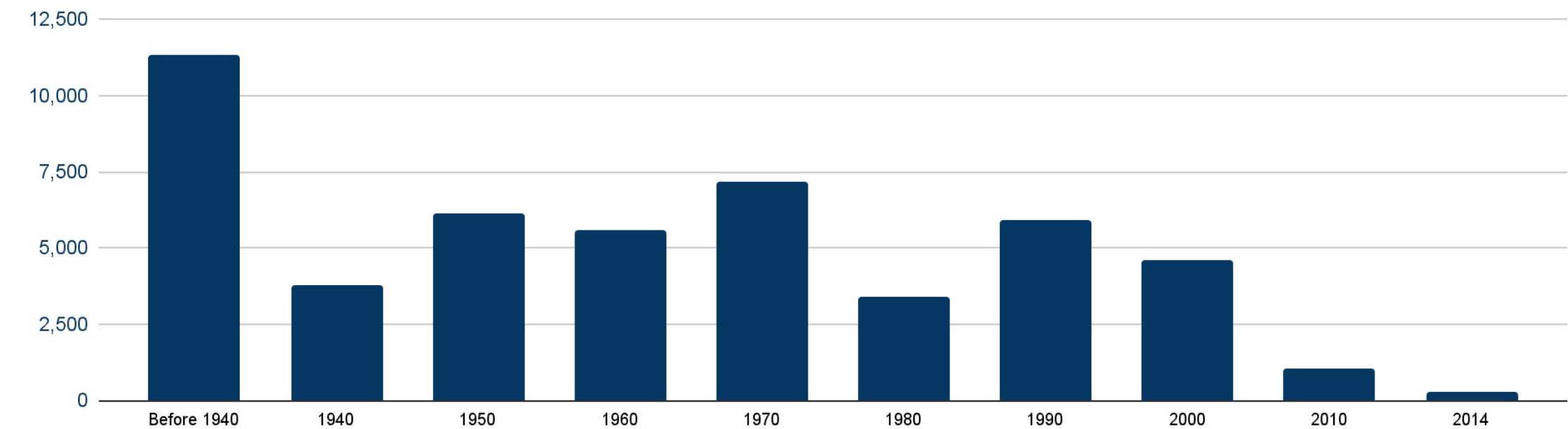
La Porte County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with most homes built in 2014.

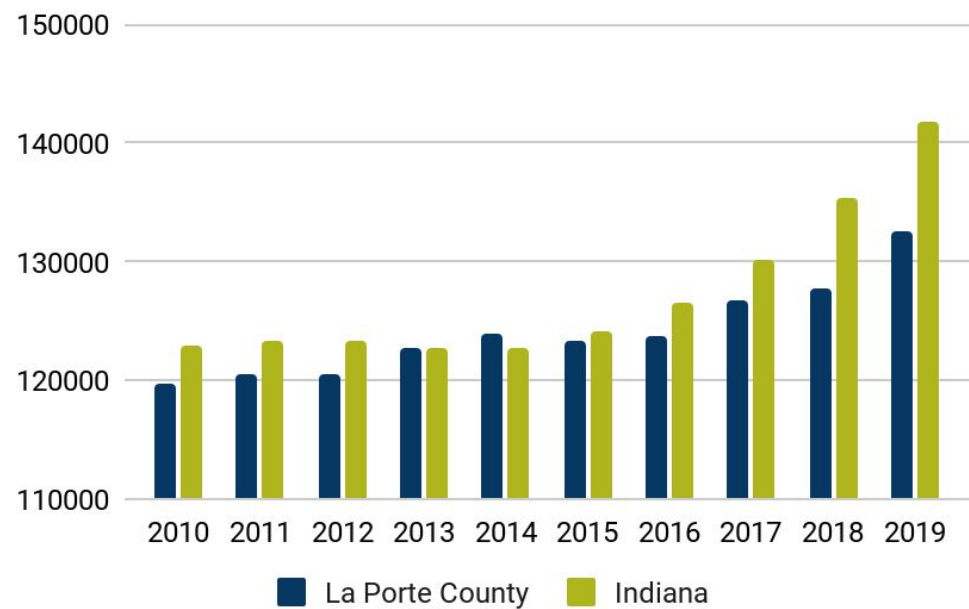
Homes by Year Built
La Porte County | 2019



Source: ACS 2010-2019 5-year estimates

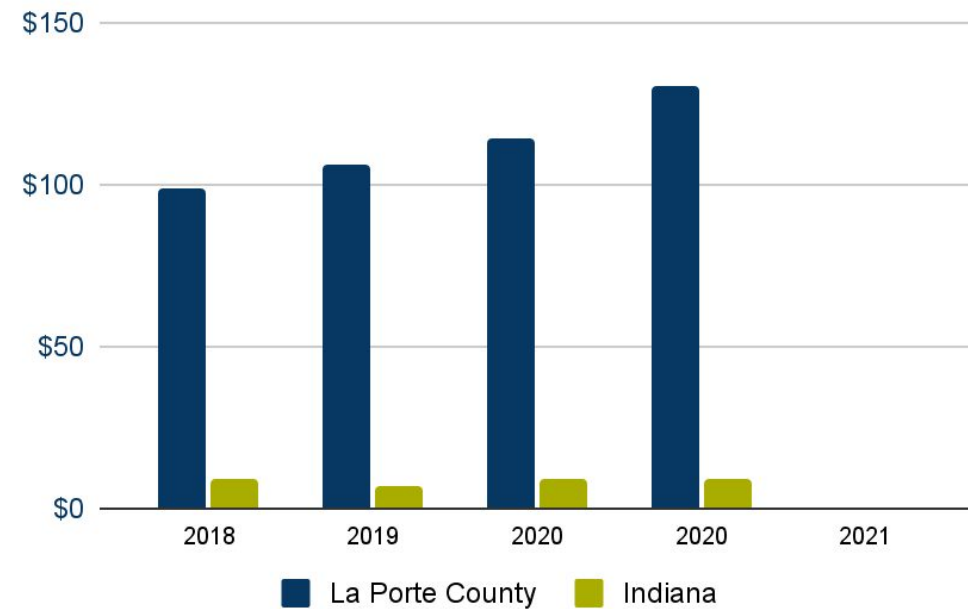
MEDIAN LISTING PRICE | Homes in La Porte County have a median listing price of \$132,600, compared to \$141,700 statewide. Home prices have increased by 11% since 2010.

Median Listing Price
La Porte County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
La Porte County | 2017-2020



Source: ACS 2010-2019 5-year estimates

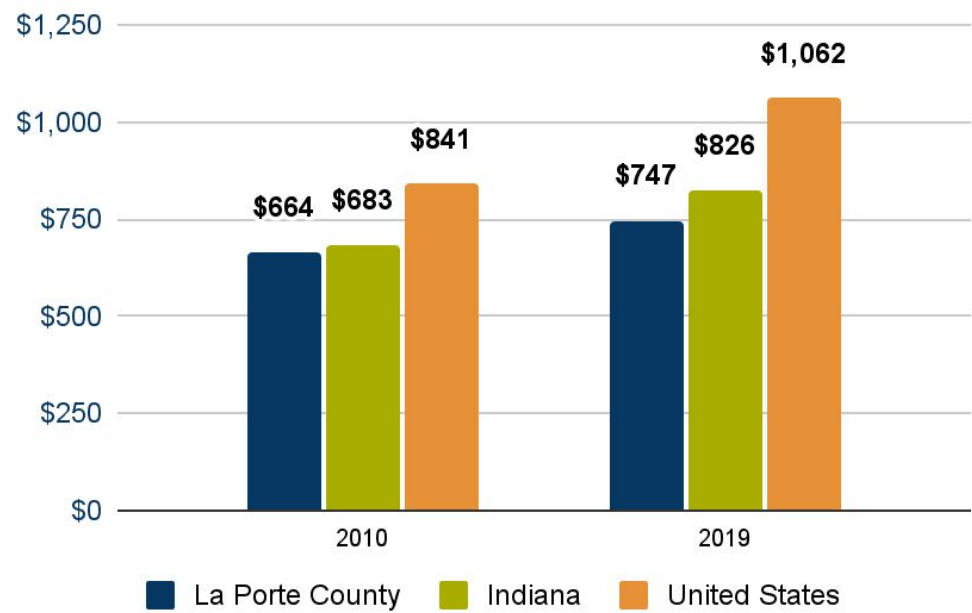
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 13% since 2010, with average rents at \$747.

Median Rent

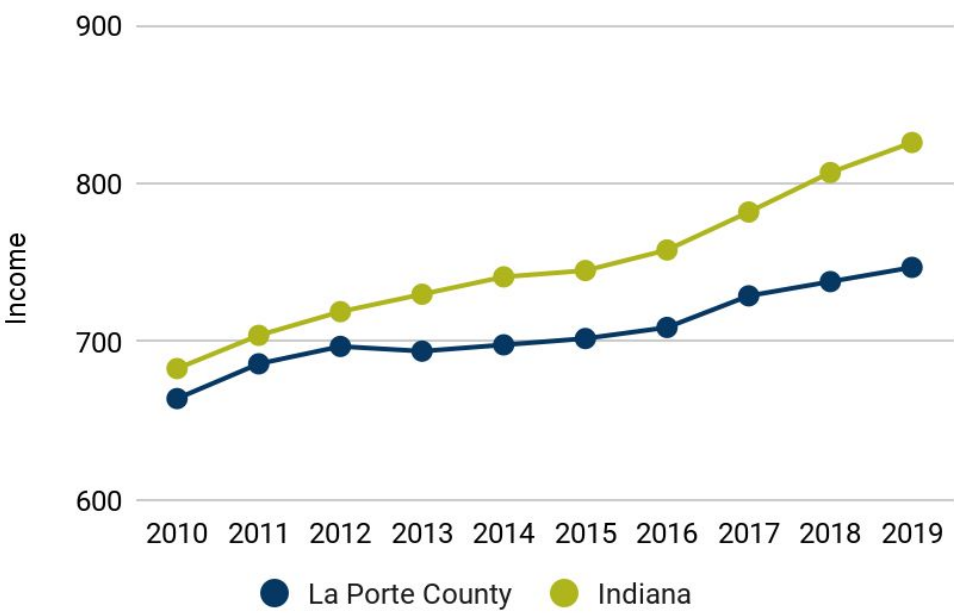
La Porte County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

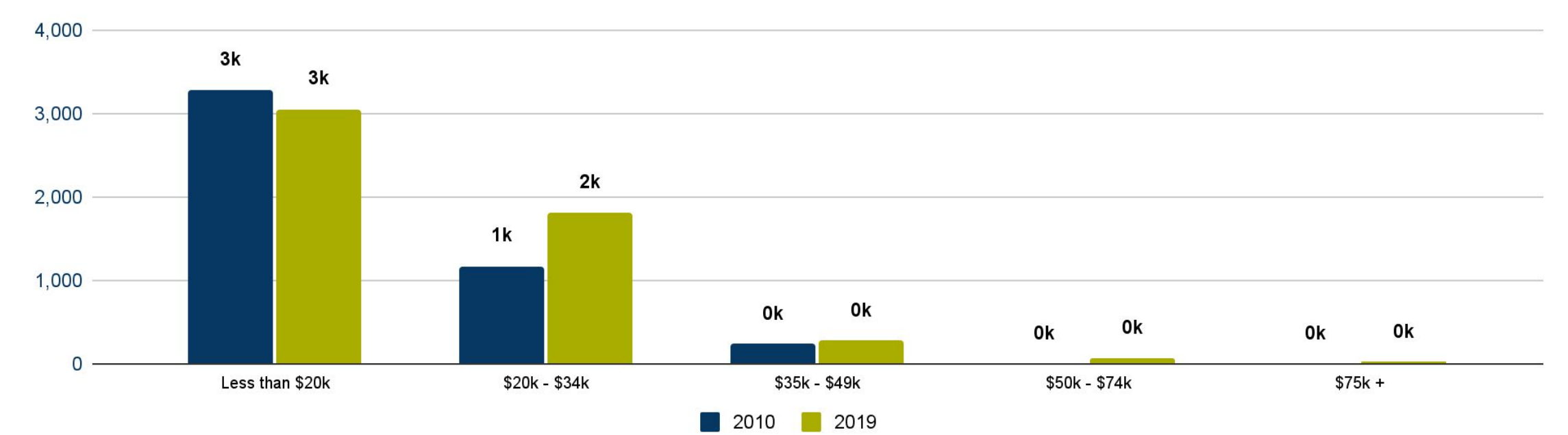
La Porte County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 47% of households are housing cost burdened in La Porte County, down -6% since 2010. 62% of households earning below \$50,000 are housing cost burdened.

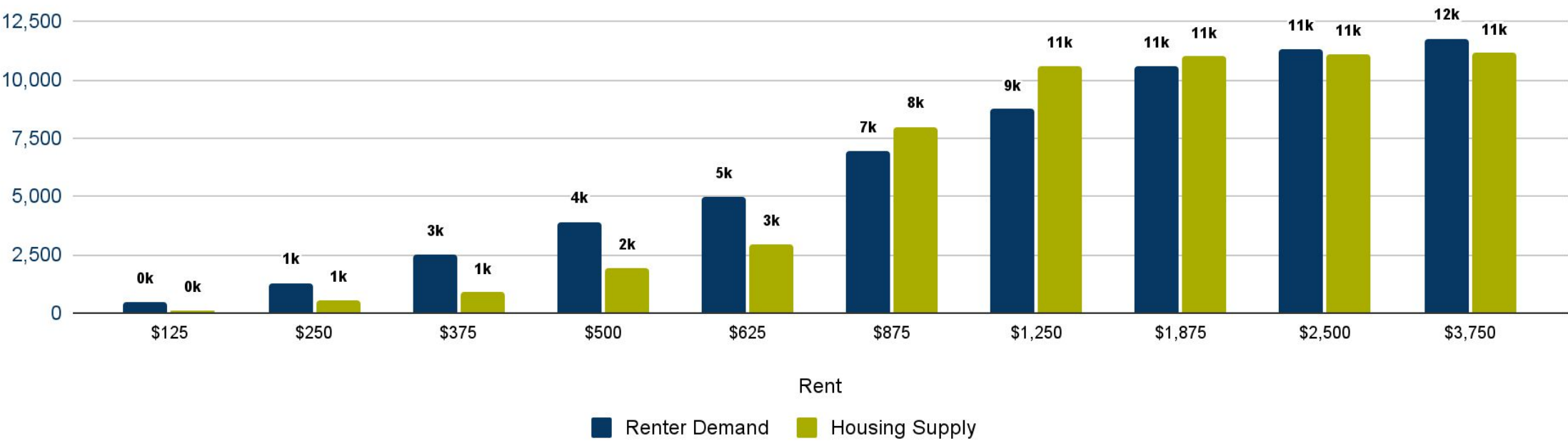
Renter Housing Cost Burden
La Porte County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 4000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
La Porte 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 La Porte County.

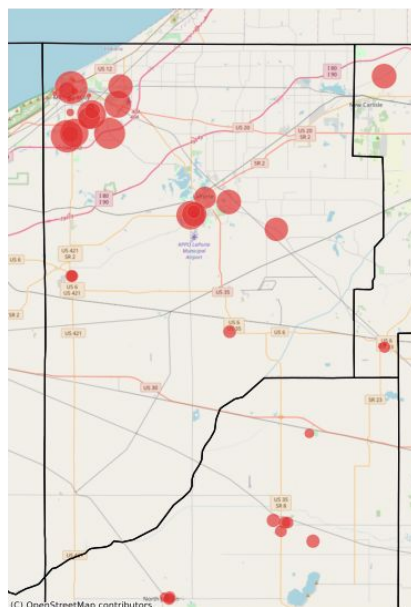
Affordable Housing Inventory

La Porte County | 2020

Affordable Units



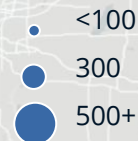
Source: NHPD



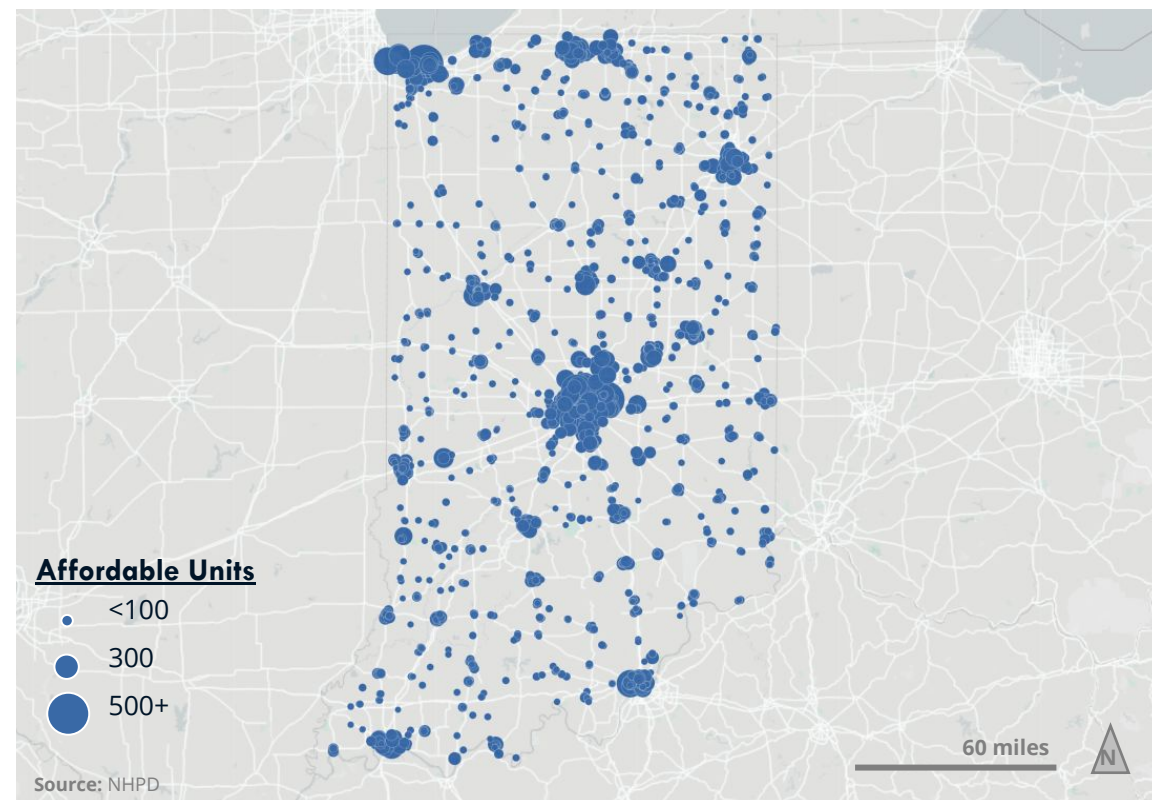
Affordable Housing Inventory

State of Indiana | 2020

Affordable Units



Source: NHPD

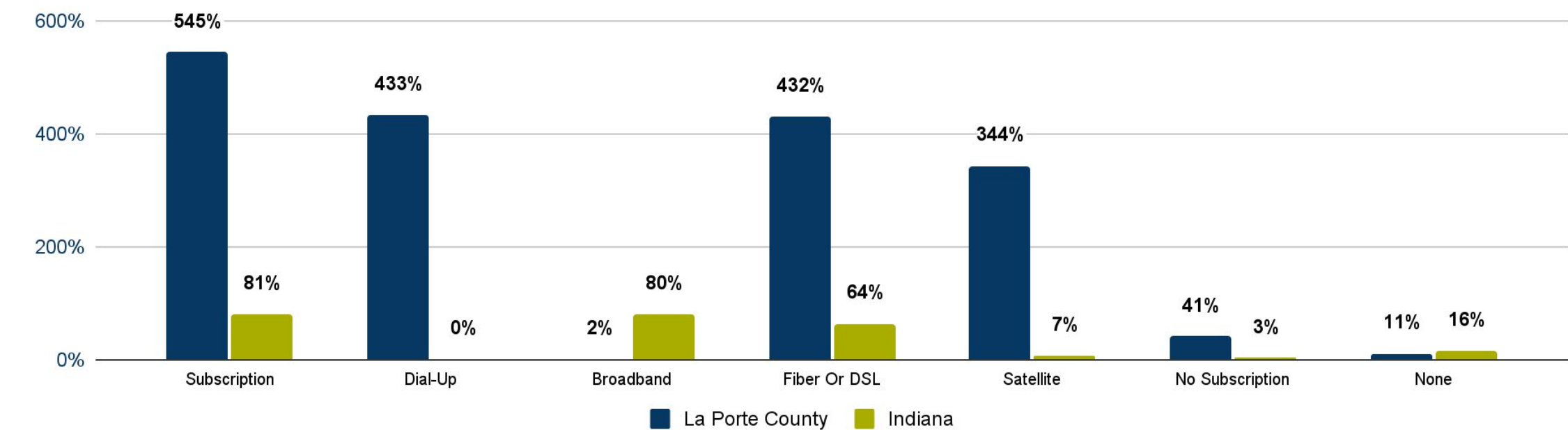


WORKING DRAFT

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

Broadband Access La Porte County | 2017-2020



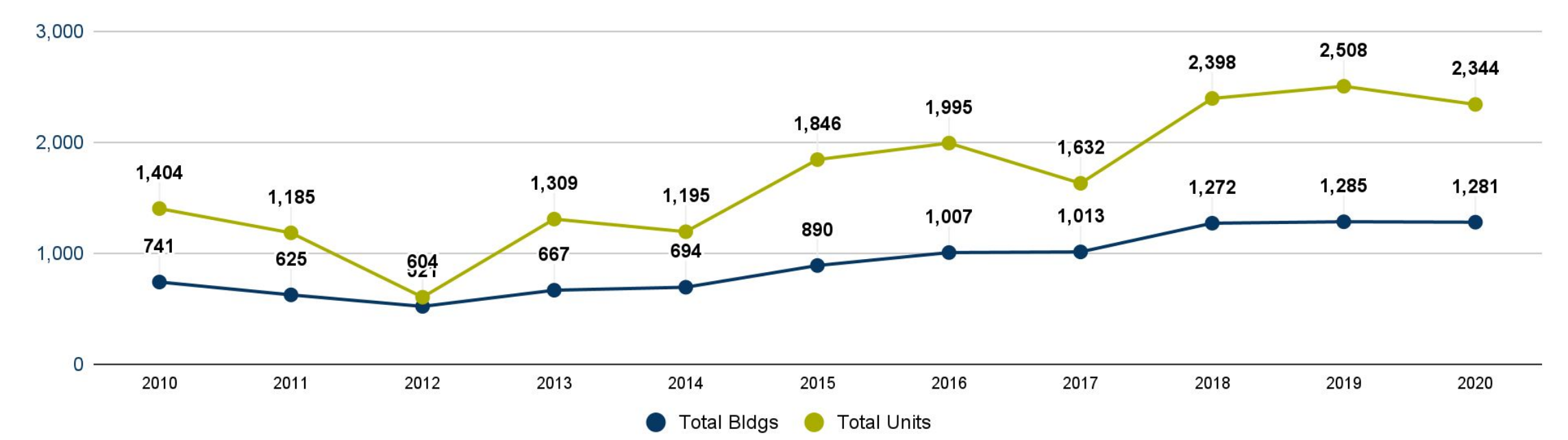
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 1,281 new housing starts in 2020 in La Porte County, with 9,996 total building permits authorized since 2010.

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



Source: St. Louis Fed.

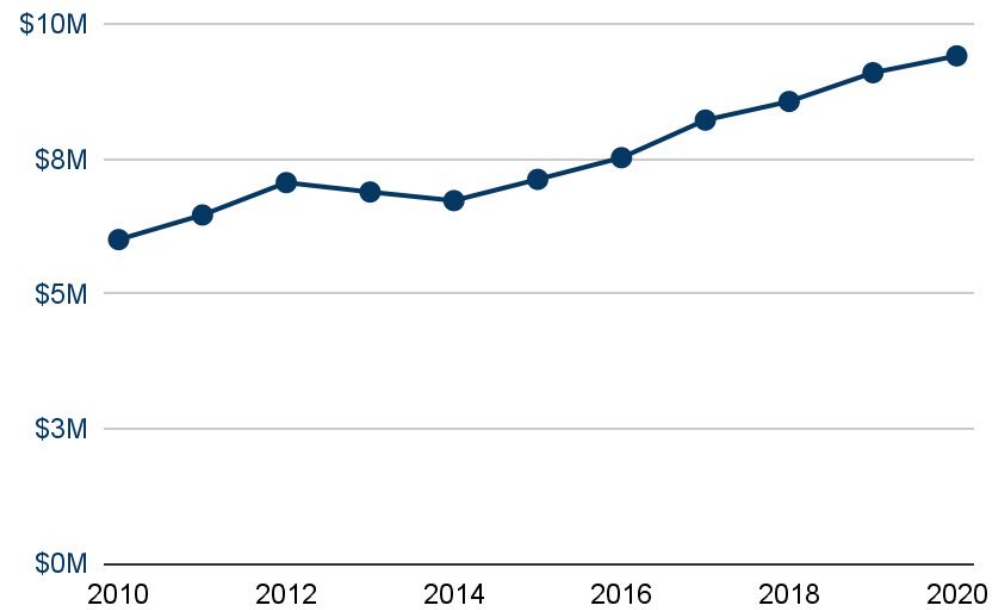
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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.