

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR JASPER 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**:

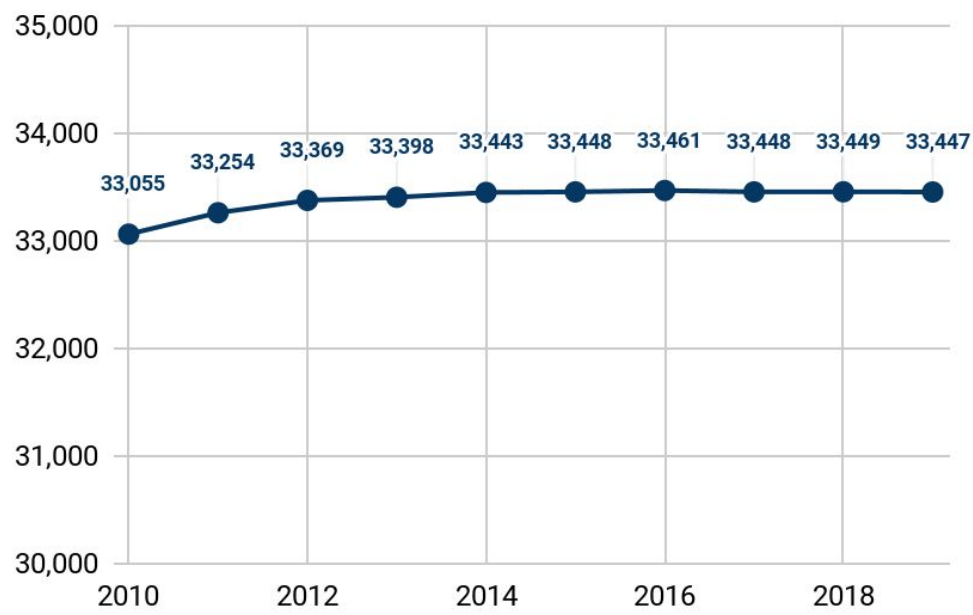
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

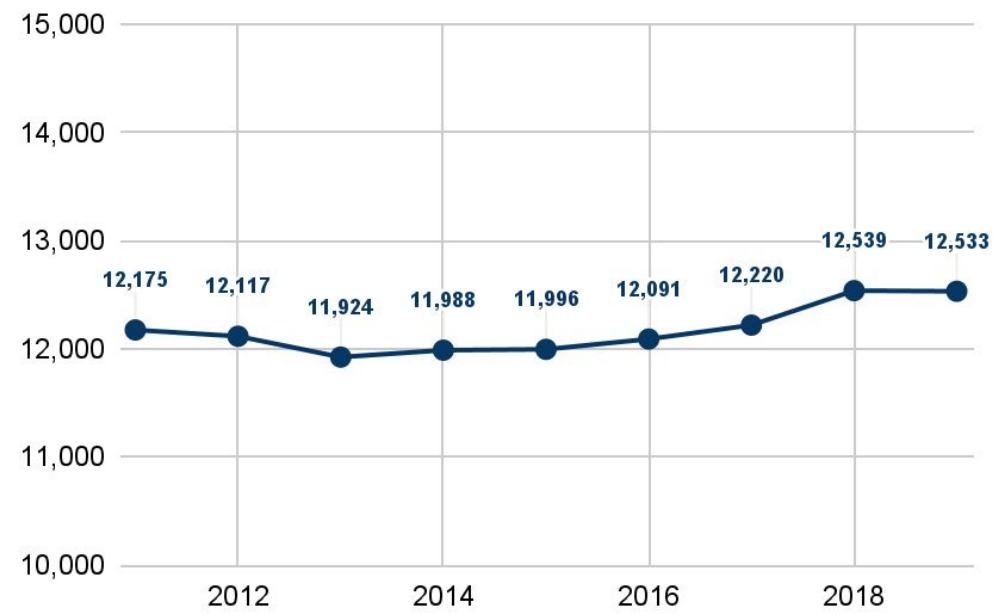
POPULATION | Jasper County's population has increased by 1.19% (392 people) between 2010-2019. In the same time period, the total number of households increased by 2.48% (303 households).

Resident Population
Jasper County | 2010-2019



Source: FRED, U.S. Census Bureau

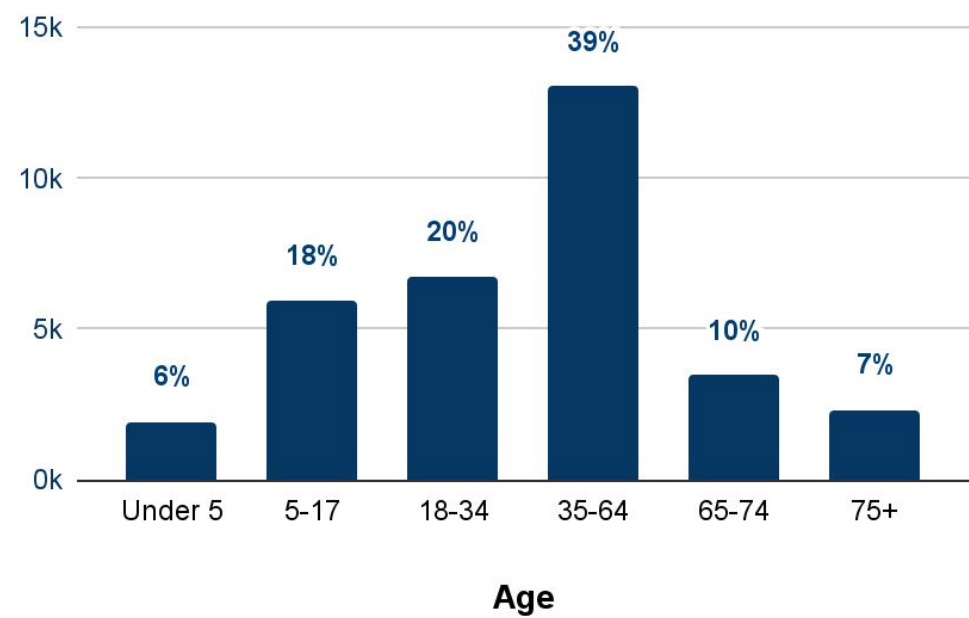
Households
Jasper County | 2010-2019



Source: FRED, U.S. Census Bureau

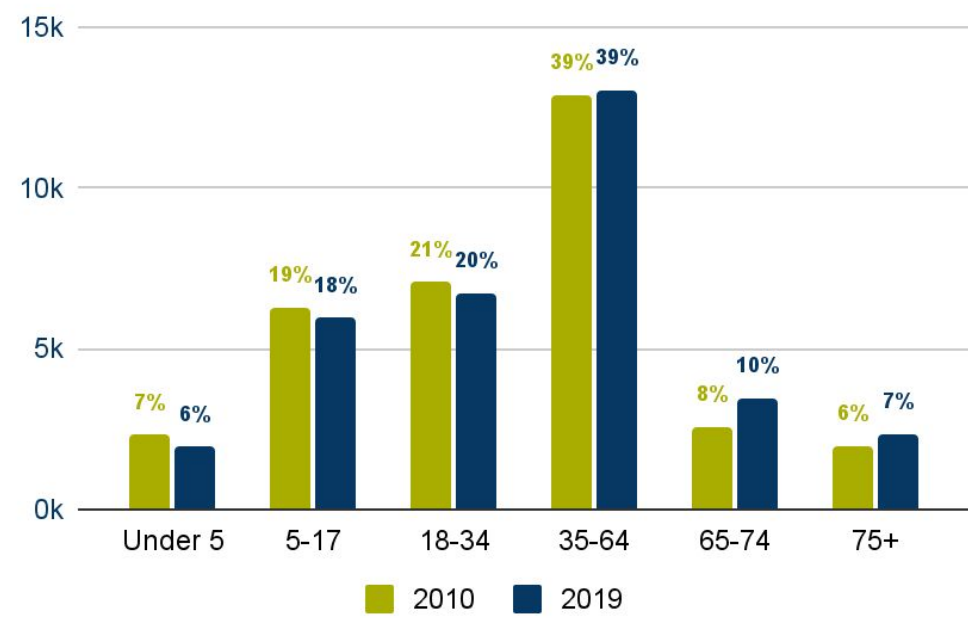
AGE | 17% of people in Jasper County are above the age of 65, while 24% are below 18.

Population by Age
Jasper County | 2019



Source: ACS 2019 5-year estimates

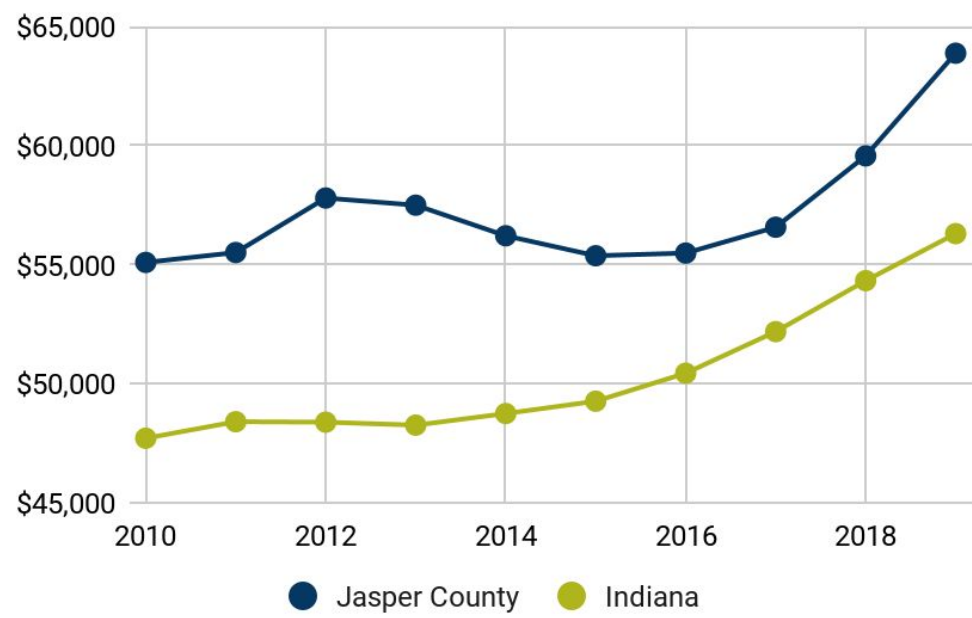
Change in Share of Population
Jasper County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

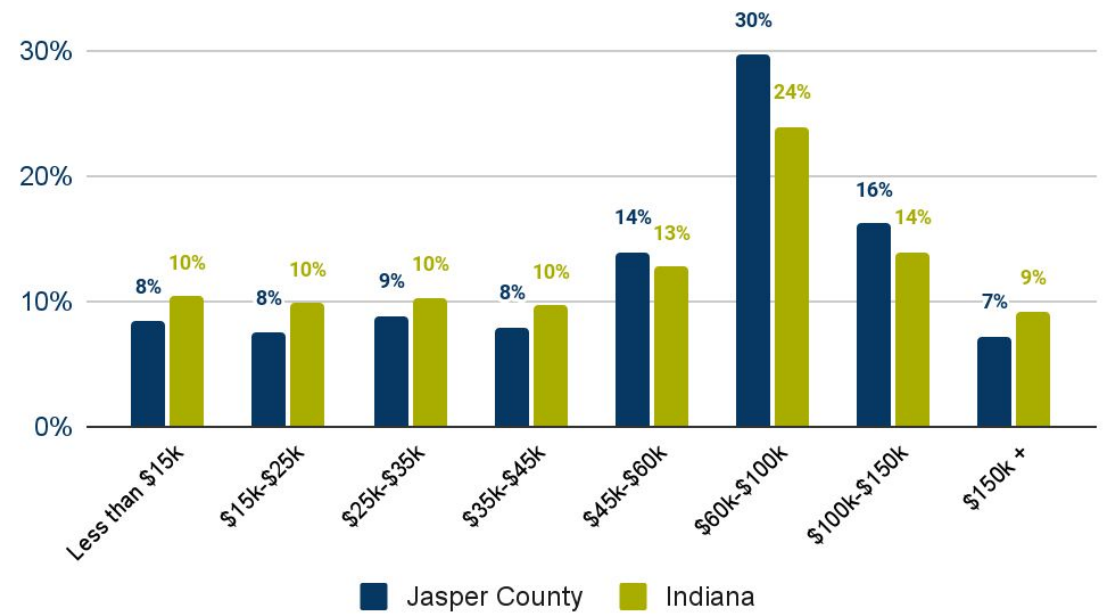
HOUSEHOLD INCOMES | Jasper County had a median income of \$63,892 in 2019, up 16% since 2010. 25% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

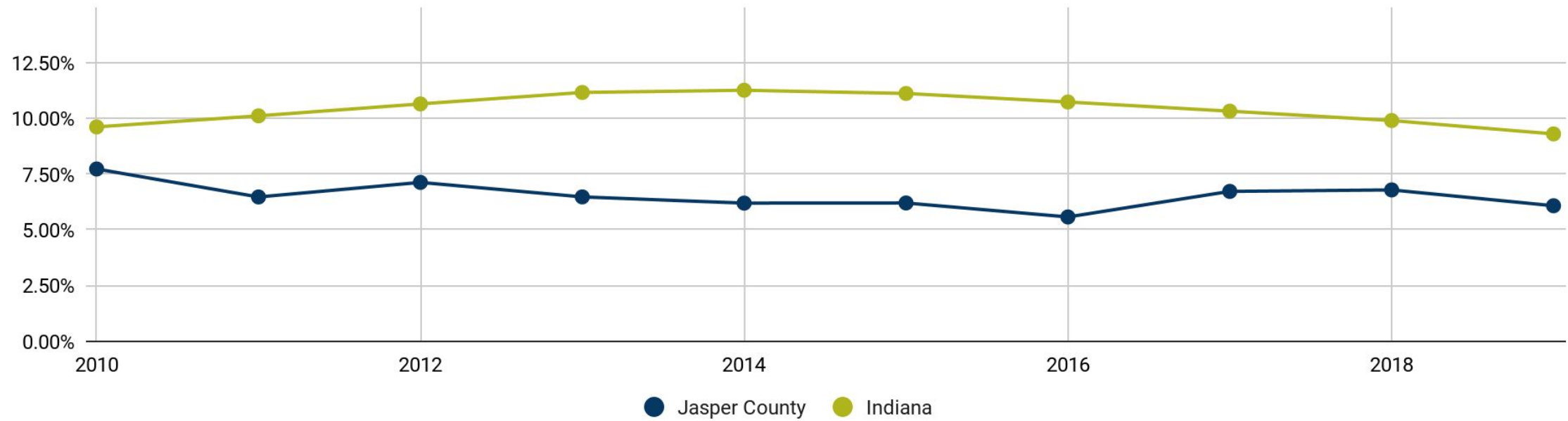
Household Income Distribution
Jasper County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 6.1% of families live in poverty conditions in Jasper County, down 1.65 percentage points from 7.7% in 2010.

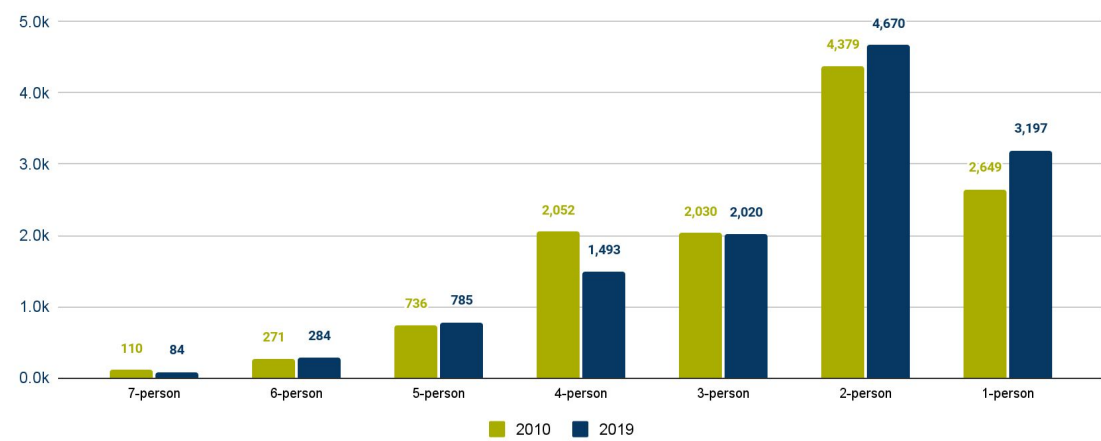
Family Poverty Rate
Jasper County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

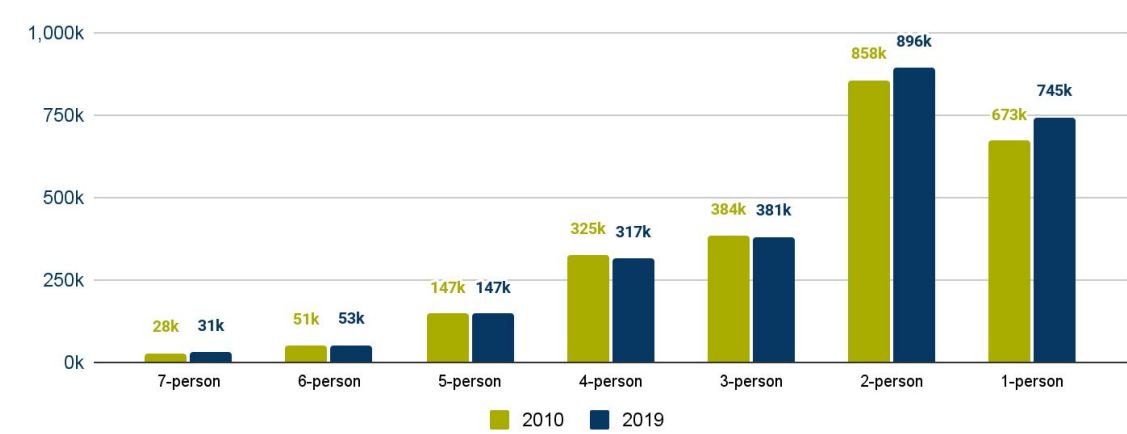
HOUSEHOLD SIZE | The average household size is 2.60 people, compared to 2.52 statewide. The Jasper County average household has shrunk by 0.00 persons since 2010.

Household Size
Jasper County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

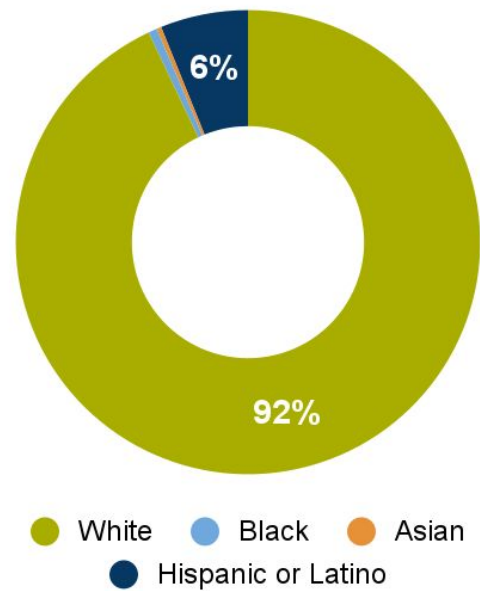


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Jasper County is 92% white, 1% Black, 6% Hispanic/Latino, 0% Asian, and 0% other.

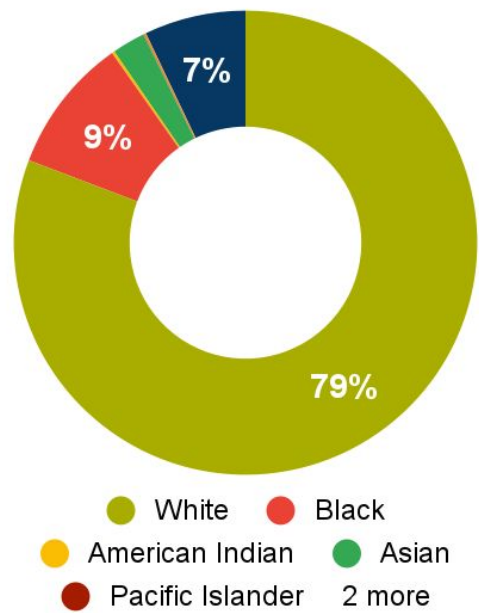
Racial/Ethnic Distribution

Jasper County | 2019



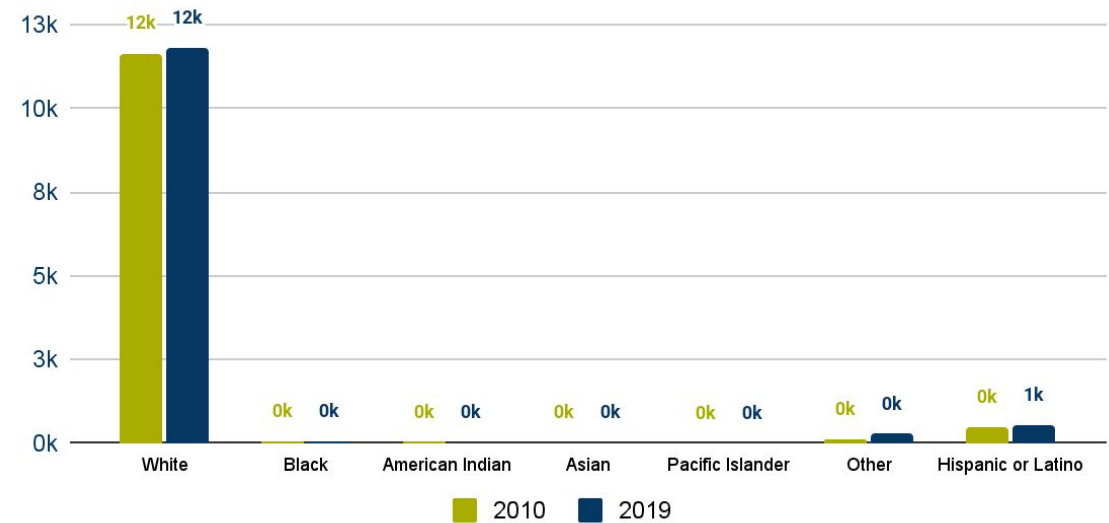
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Jasper County | 2010, 2019

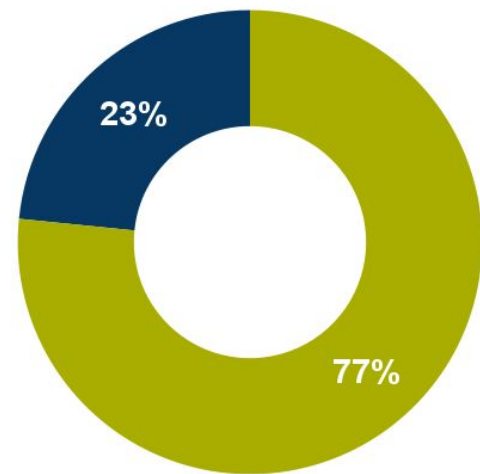


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 23% of households (2,932 households) in Jasper County were renters, while 77% (9,601 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

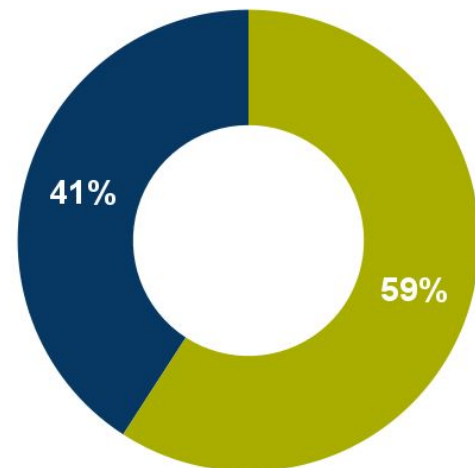
Jasper County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

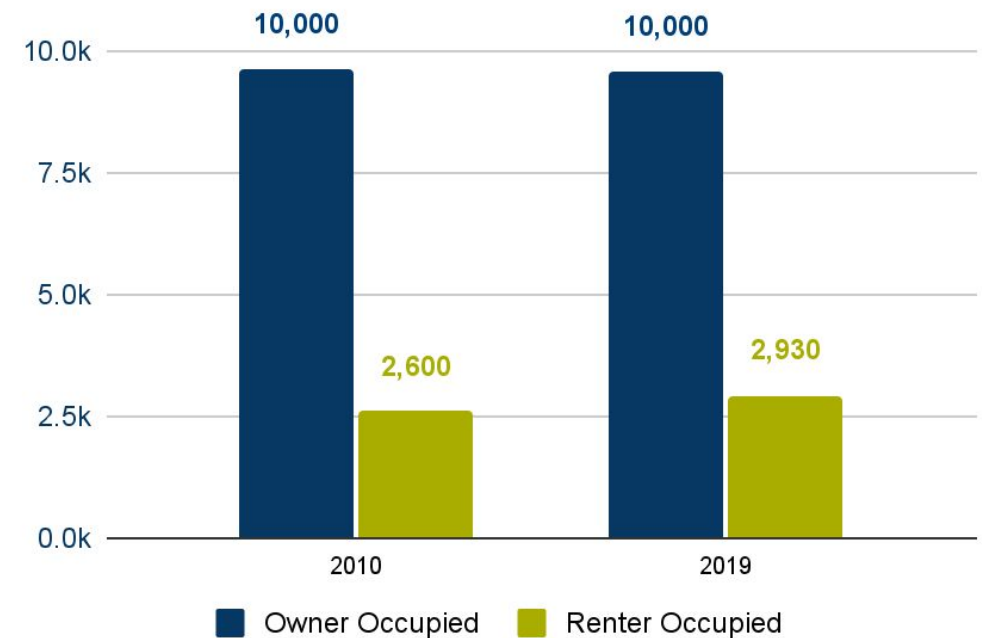
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

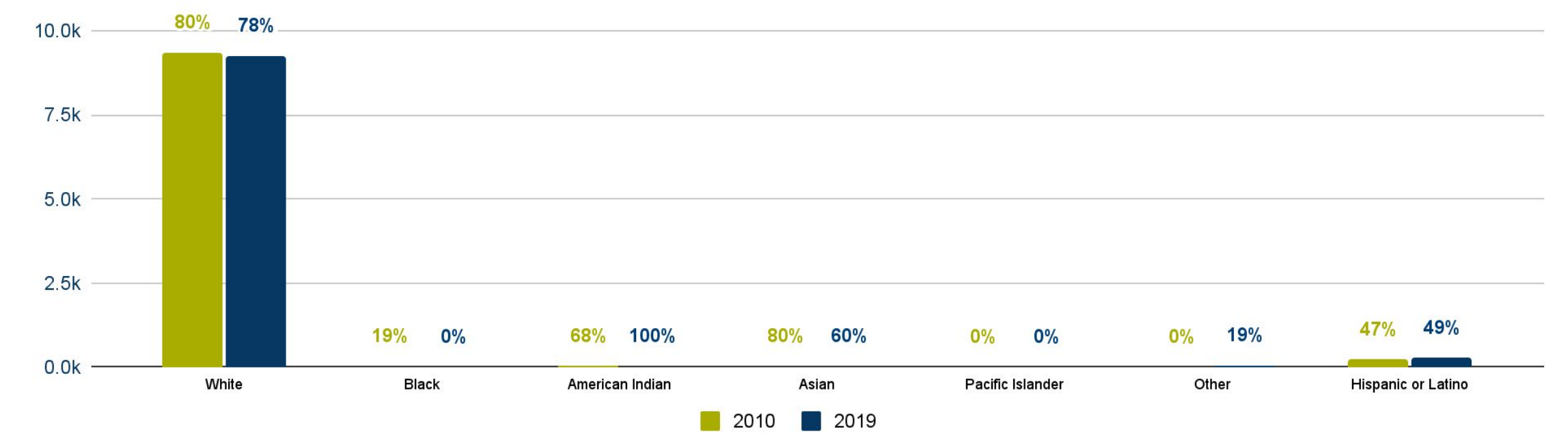
Jasper County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 77%, homeownership is 78% among non-Hispanic White households, 0% for Black households, and 49% for Hispanic or Latino households.

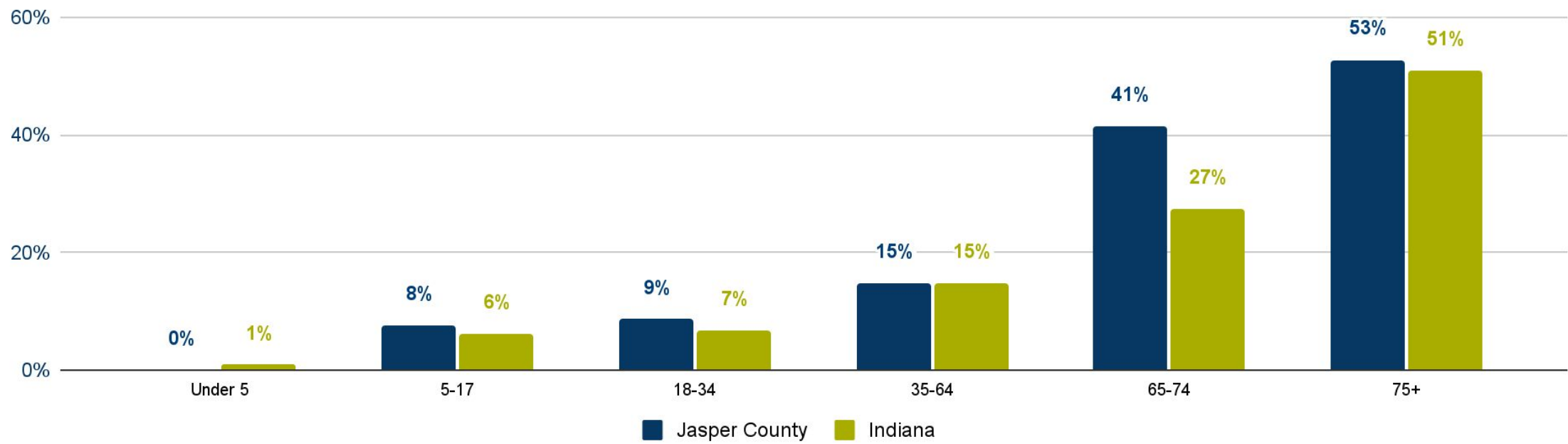
Homeownership by Race
Jasper County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 17% of people in Jasper County live with a disability. For people above 65, the share increases to 46%.

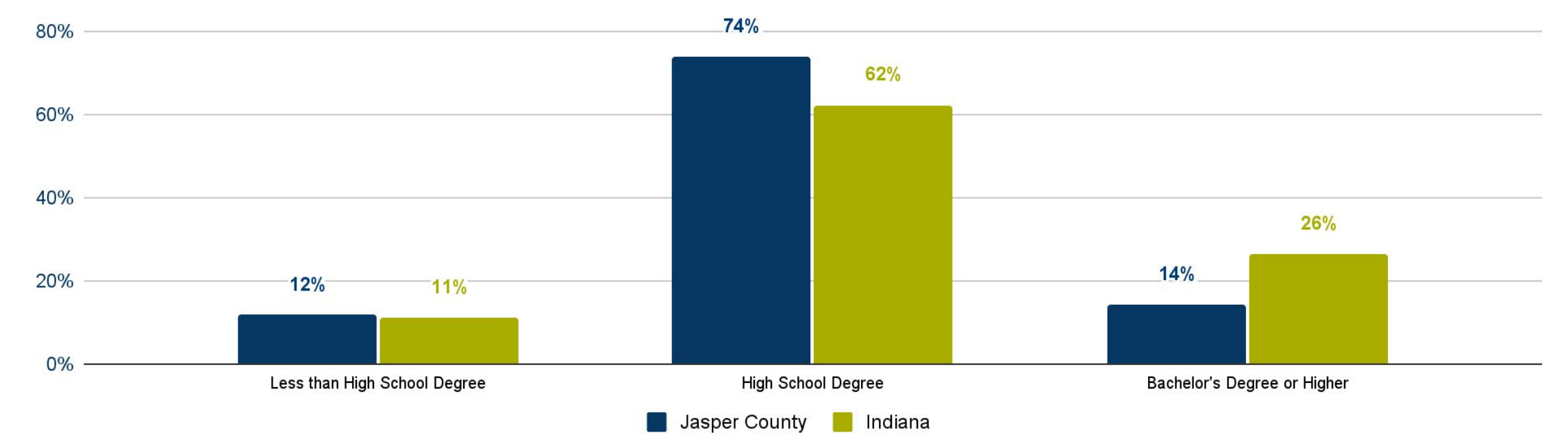
Share of the Population with a Disability by Age
Jasper County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Jasper County, 74% of the population has at least a high school degree and 14% of the population has at least a Bachelor's degree.

Educational Attainment
Jasper County, Indiana | 2019

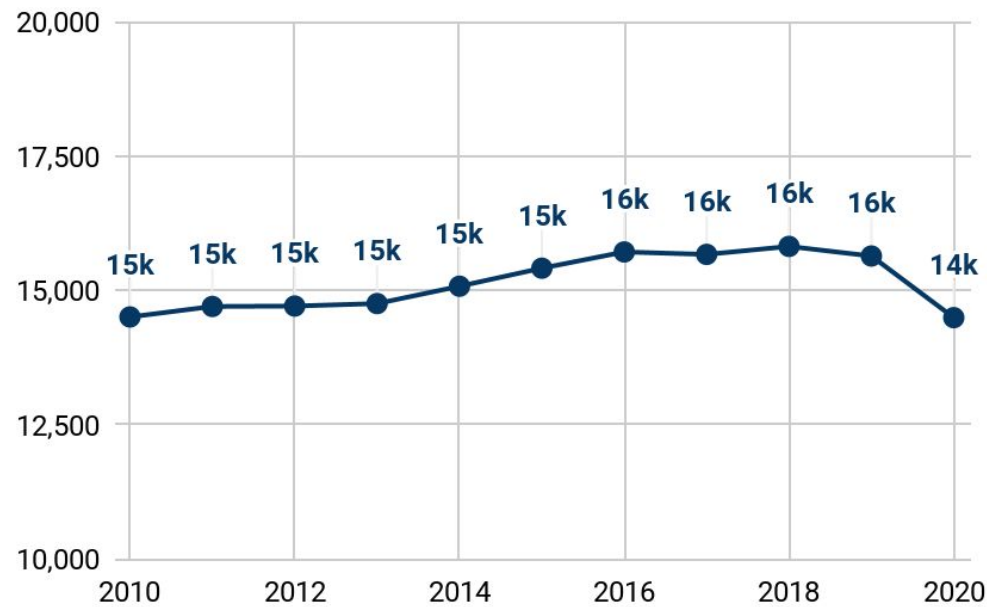


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

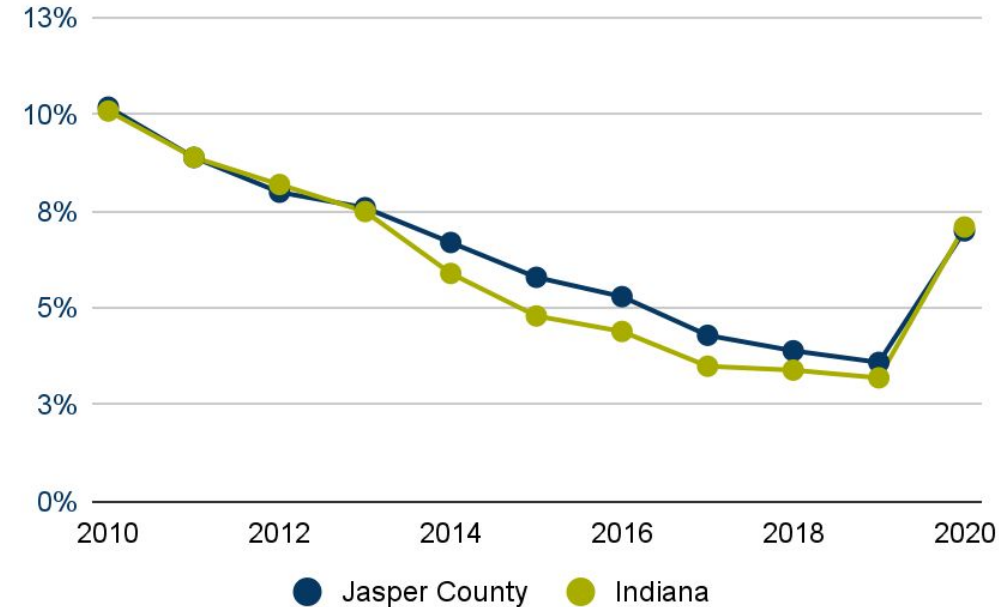
EMPLOYMENT BASE | There are currently 14,000 employed persons in Jasper County, down by 0.09% since 2010. The unemployment rate in 2020 was 7.00%, up 3.40 points from 2019.

Total Employment
Jasper County | 2010-2019



Source: ACS 2010-2019 5-year estimates

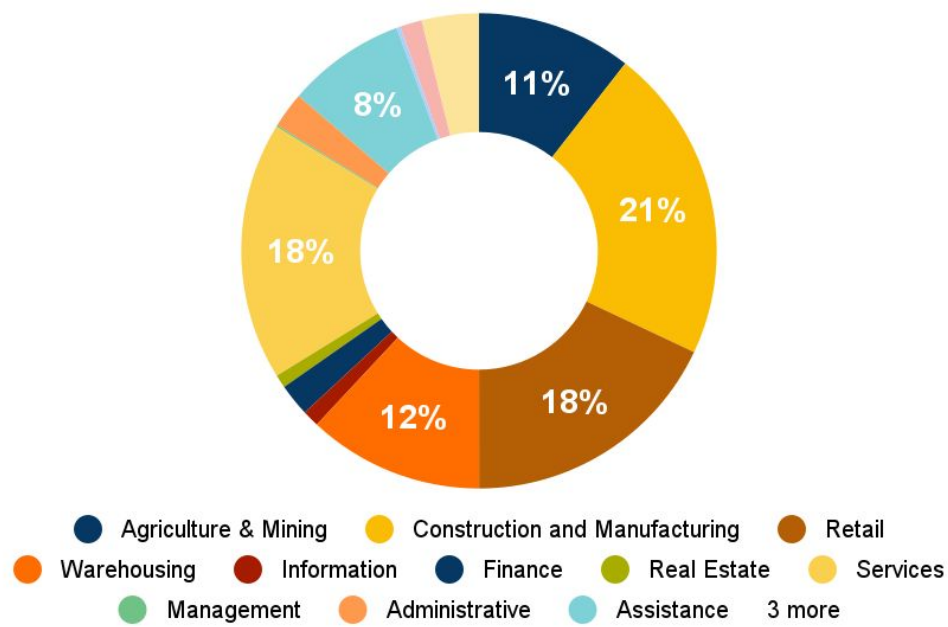
Unemployment Rate
Jasper County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Jasper County, accounting for 14% of all jobs, followed by Retail Trade (13% of all jobs).

Total Jobs by All Industries
Jasper County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$37,426**
2. Trade, transportation, and utilities | **\$47,608**
3. Goods-producing | **\$58,274**
4. Professional and business services | **\$34,222**
5. Construction | **\$60,500**

Source: BLS

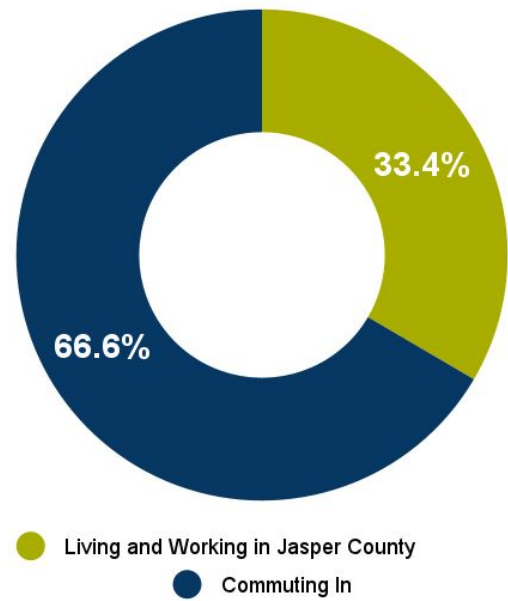
Top 5 Employers

1. Advance Auto Distribution Ctr (Remington)
2. Franciscan Healthcare Rnsslr (Rensselaer)
3. Fbi Buildings Inc (Remington)
4. Sealy Mattress Corp (Rensselaer)
5. Talbert Manufacturing Inc (Rensselaer)

Source: BLS

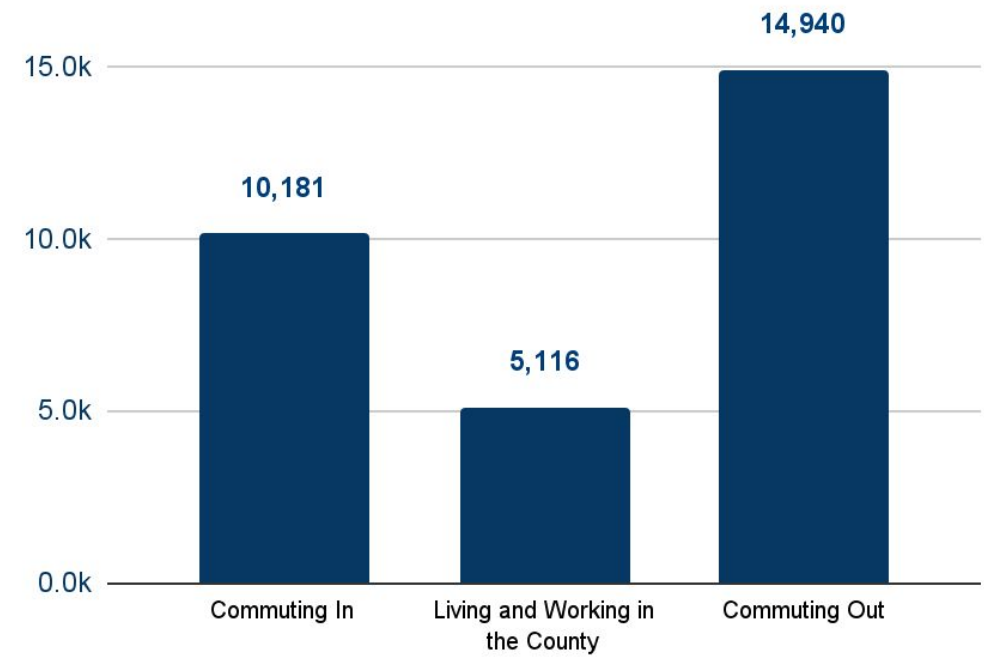
COMMUTER INFLOW / OUTFLOW | 10,000 commuters come into Jasper County for their jobs, while 15,000 employees travel outside of Jasper County for their jobs.

Employment Inflow
Jasper County | 2018



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

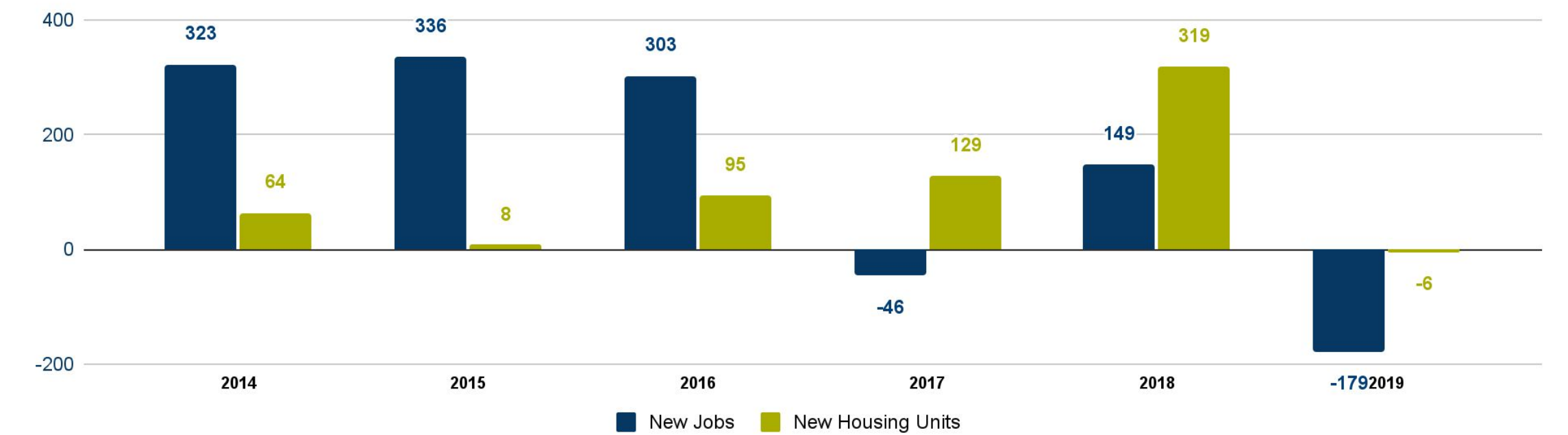
Commuting Patterns
Jasper County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Jasper County has created 886 jobs between 2014-2019 and 609 housing units, or 69 units for every 100 jobs created.

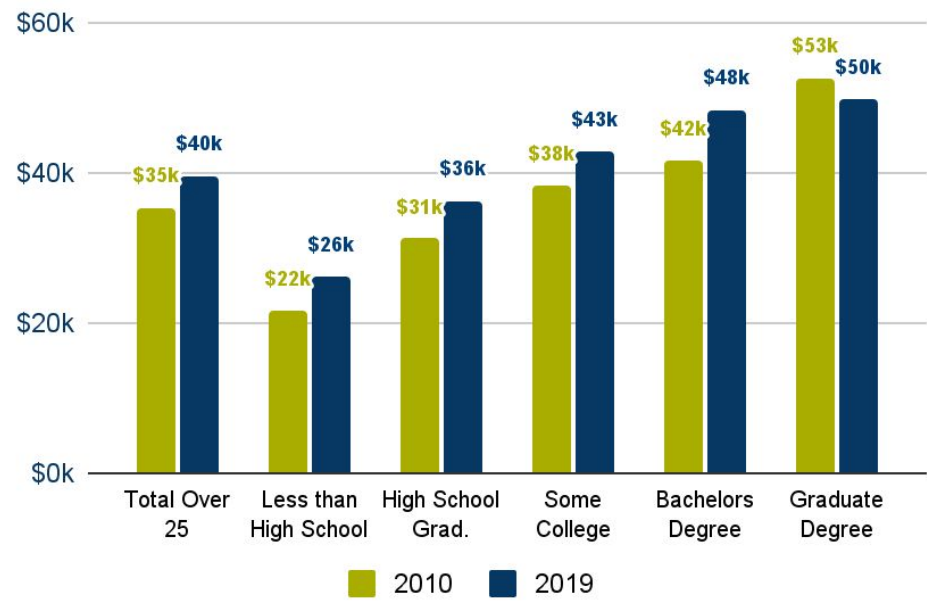
Job Growth and Housing Production
Jasper County | Total Jobs, New Jobs



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

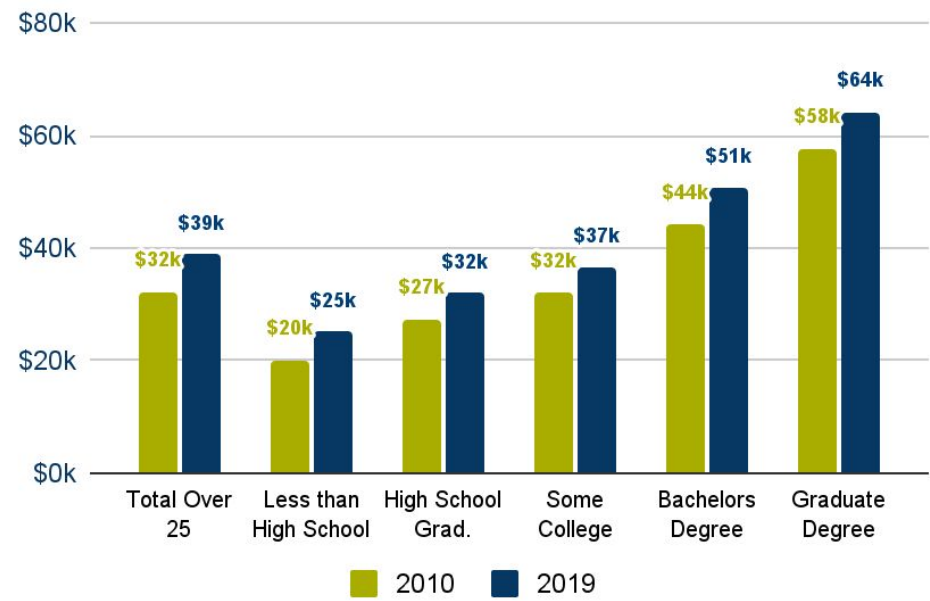
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 12% since 2010 for the total population and increased 16% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Jasper County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

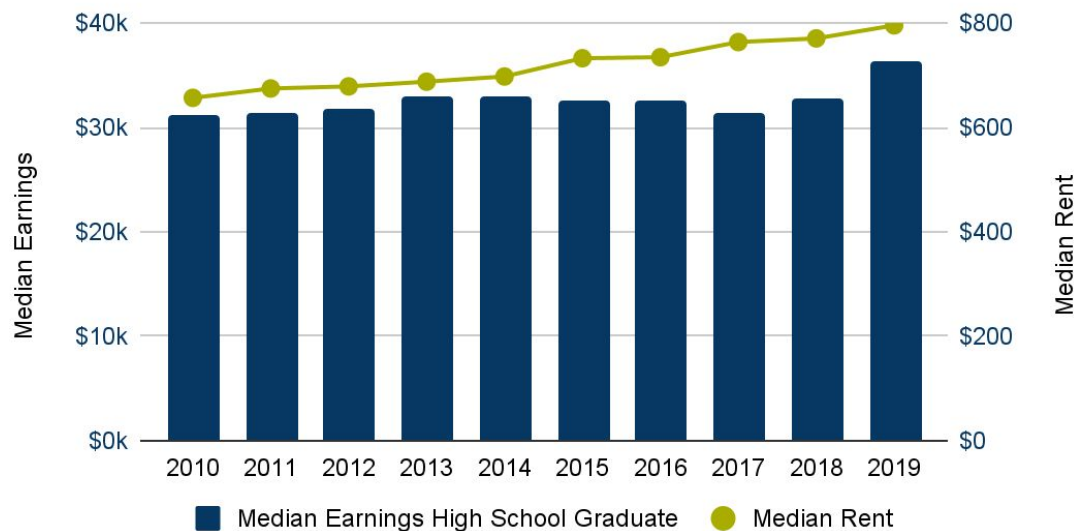
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

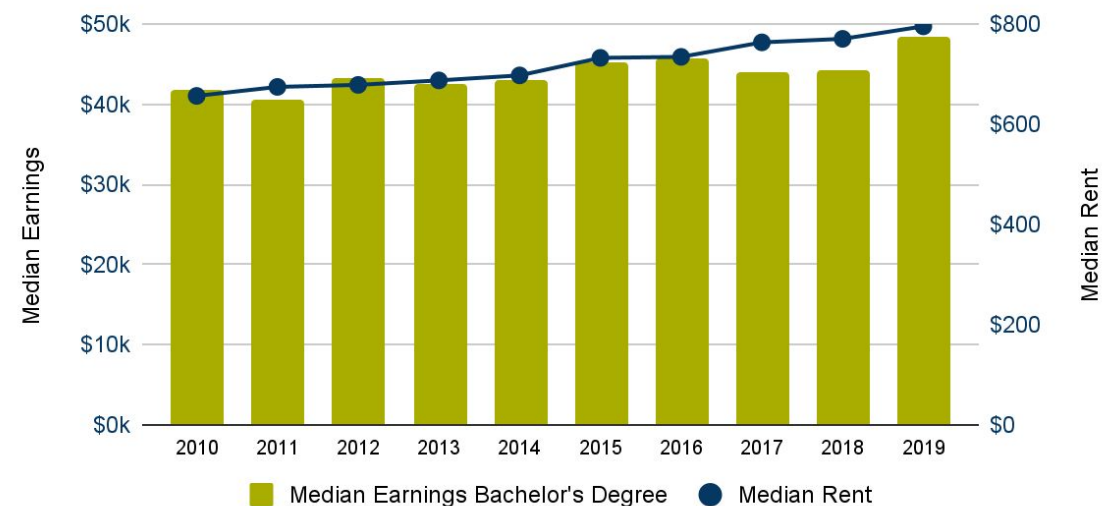
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 21.2%, or 21% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



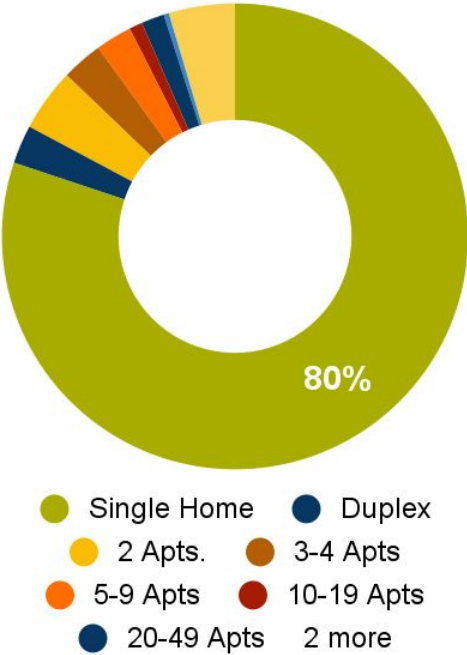
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 80% of homes in Jasper County are single-family, while 15% are multifamily. Multifamily housing has increased by 459 homes since 2010.

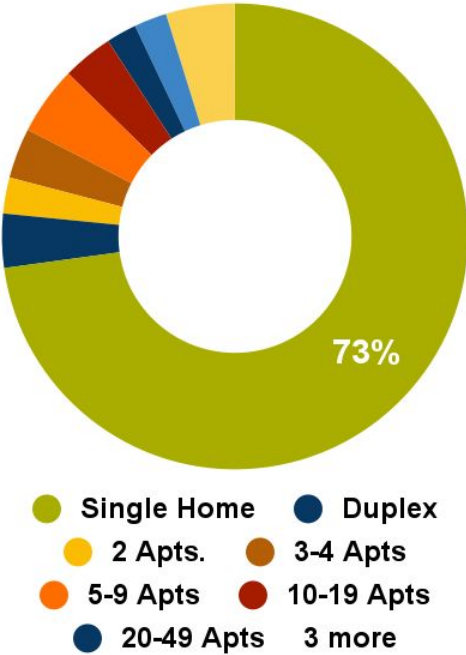
Housing Typology

Jasper County | 2019



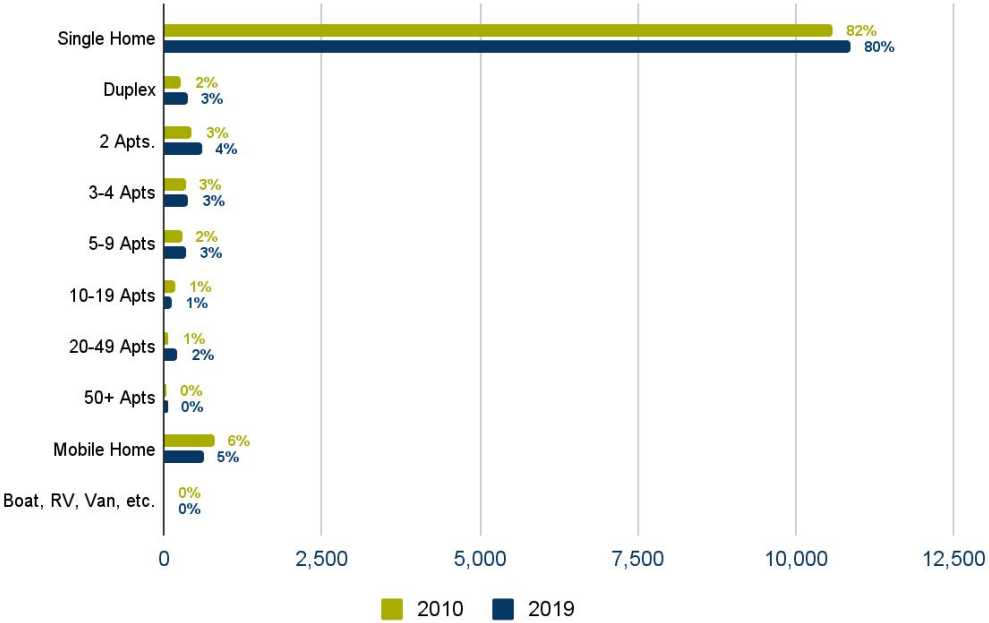
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Jasper County | 2010-2019



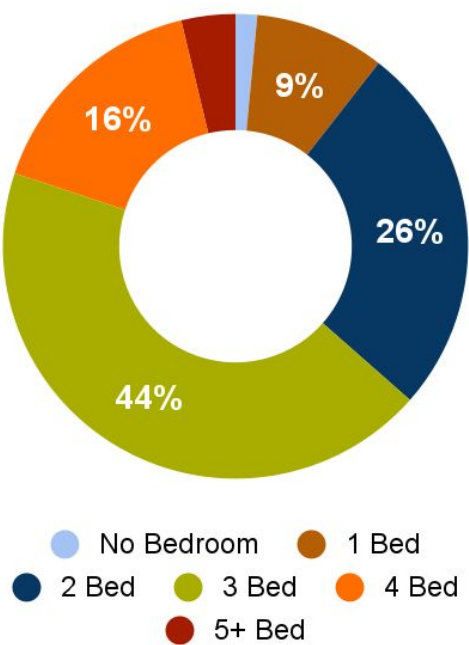
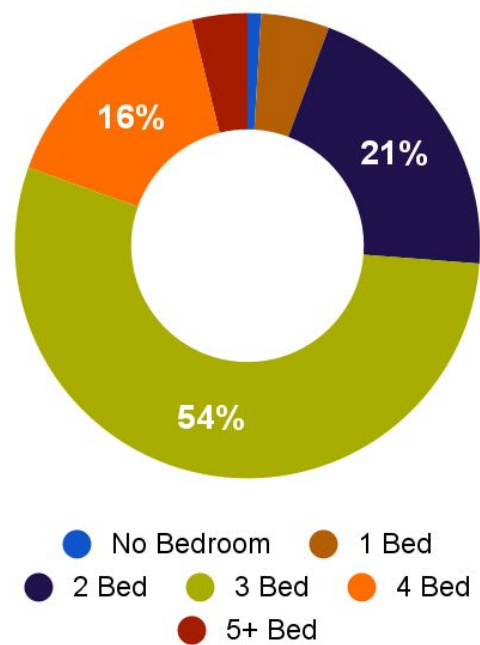
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Jasper County contain 2.6 bedrooms, with 74% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Jasper County | 2019

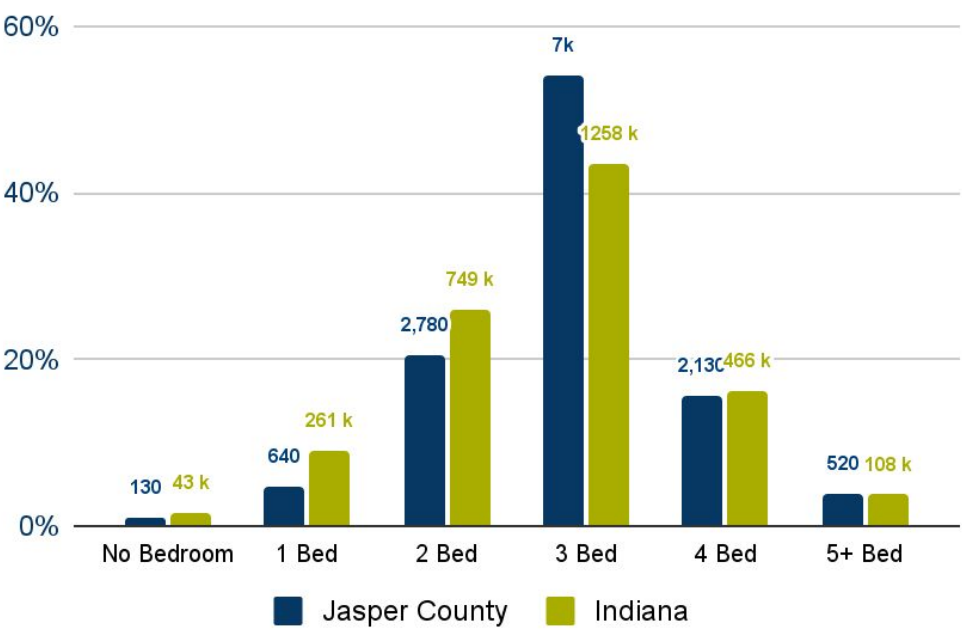
Indiana | 2019



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

Share of Housing Stock by Bedroom

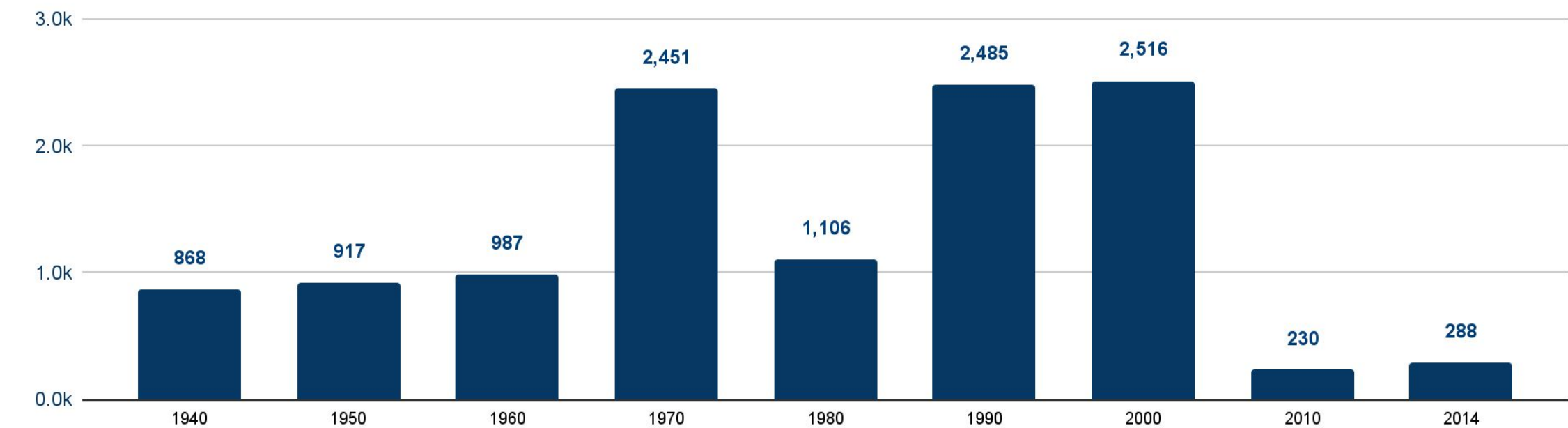
Jasper County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 78% of homes were built before 1990, with a plurality of homes built in 2000.

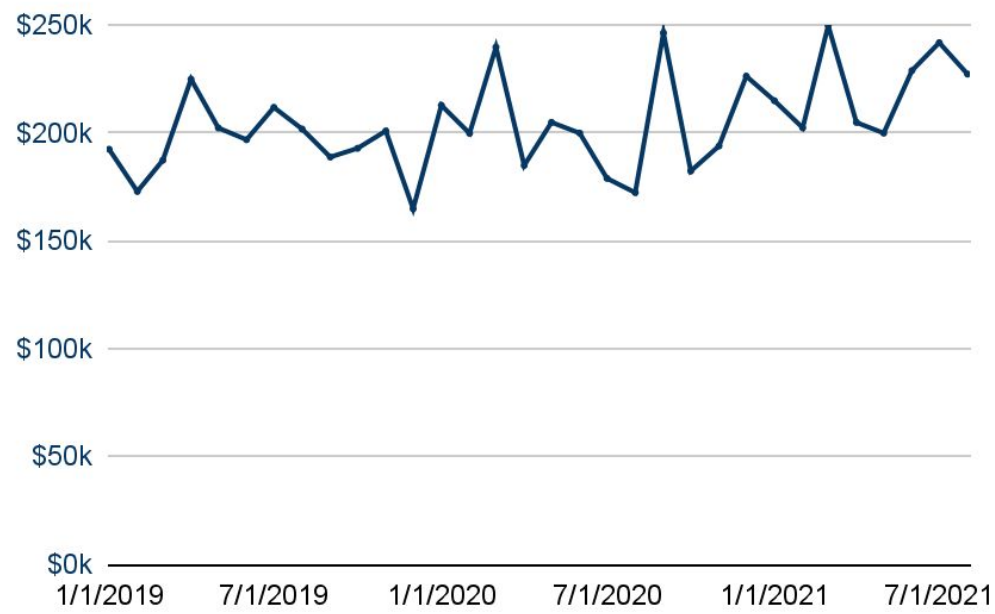
Homes by Year Built
Jasper County | 2019



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

MEDIAN LISTING PRICE | Homes in Jasper County have a median listing price of \$227,400. Home prices have increased by 18% since 2019.

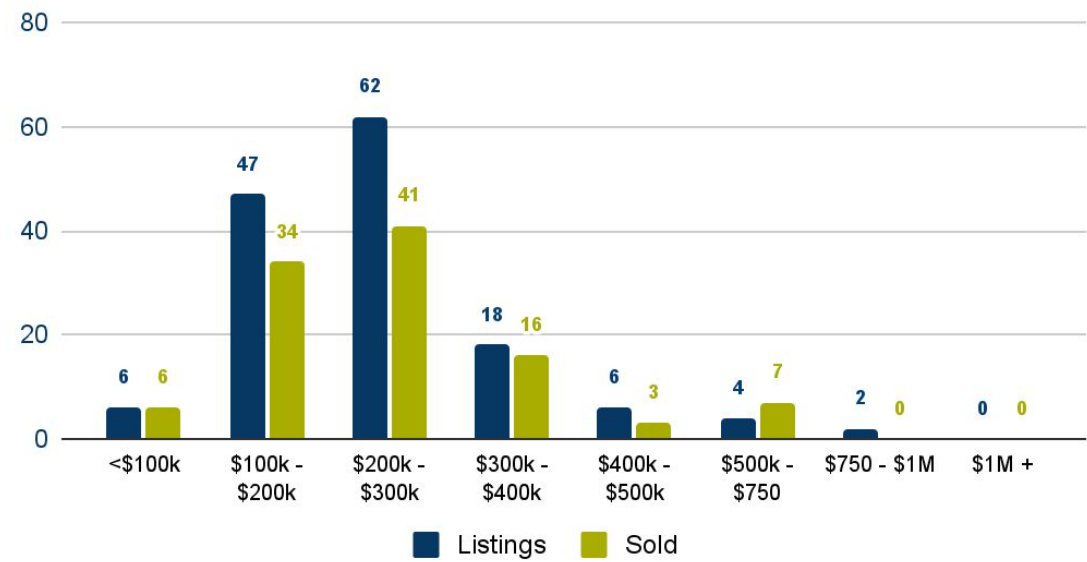
Median Listing Price
Jasper County | 2019-2021



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)
Jasper County | 2021

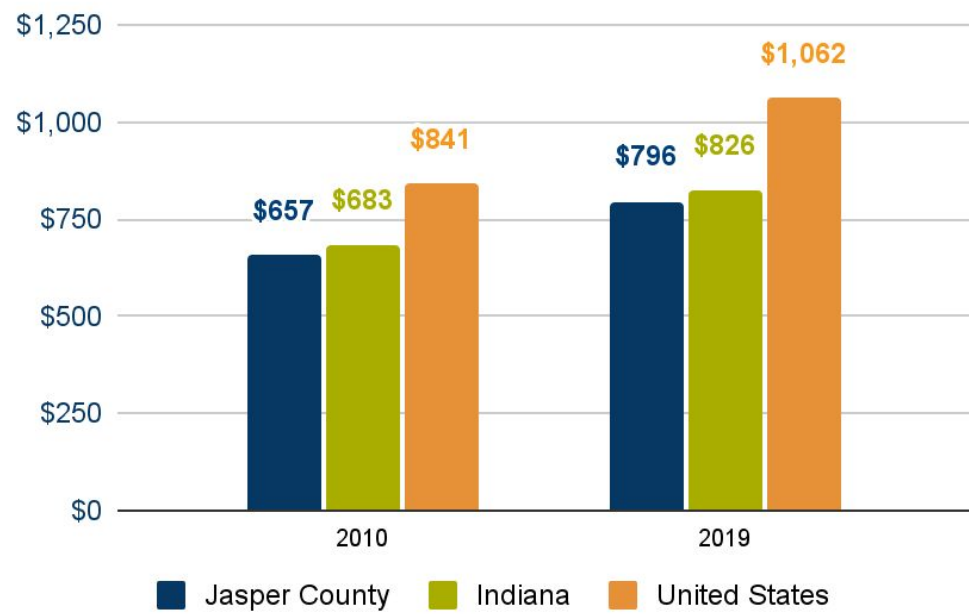


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 21% since 2010, with average rents at \$796 in 2019.

Median Rent

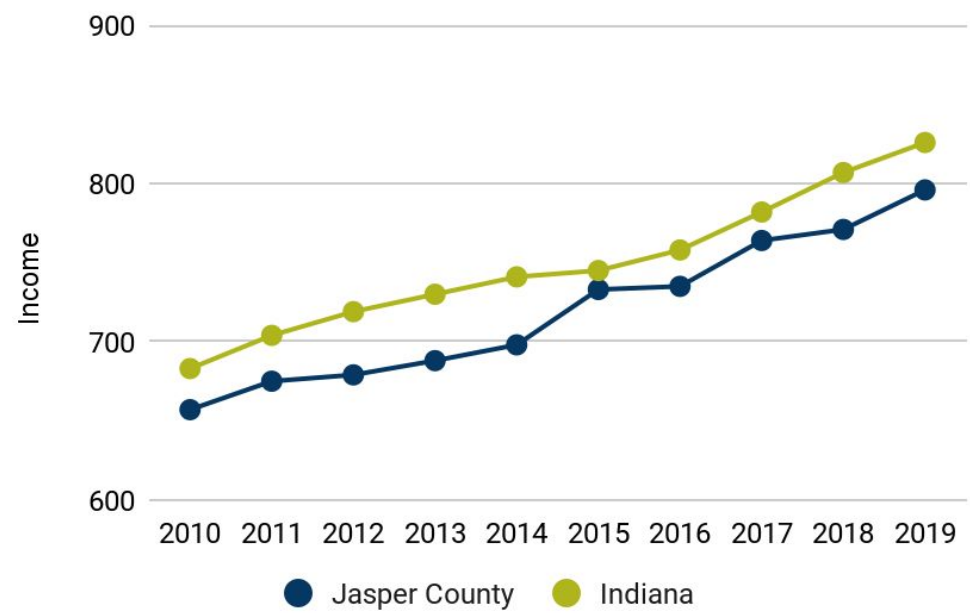
Jasper County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

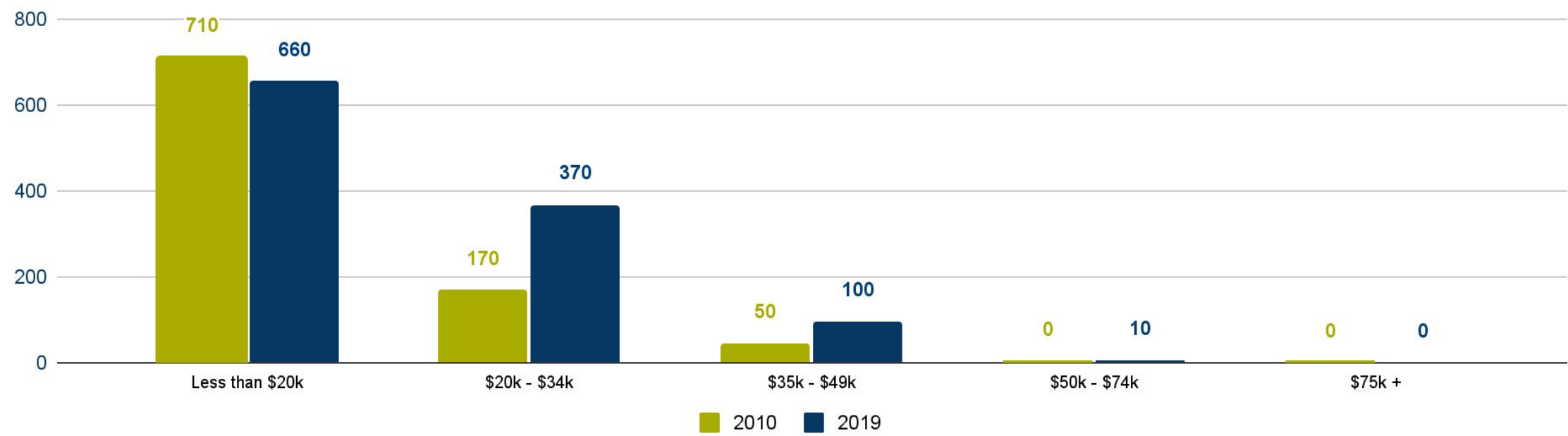
Jasper County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 43% of renter households are housing cost burdened in Jasper County, up 7% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

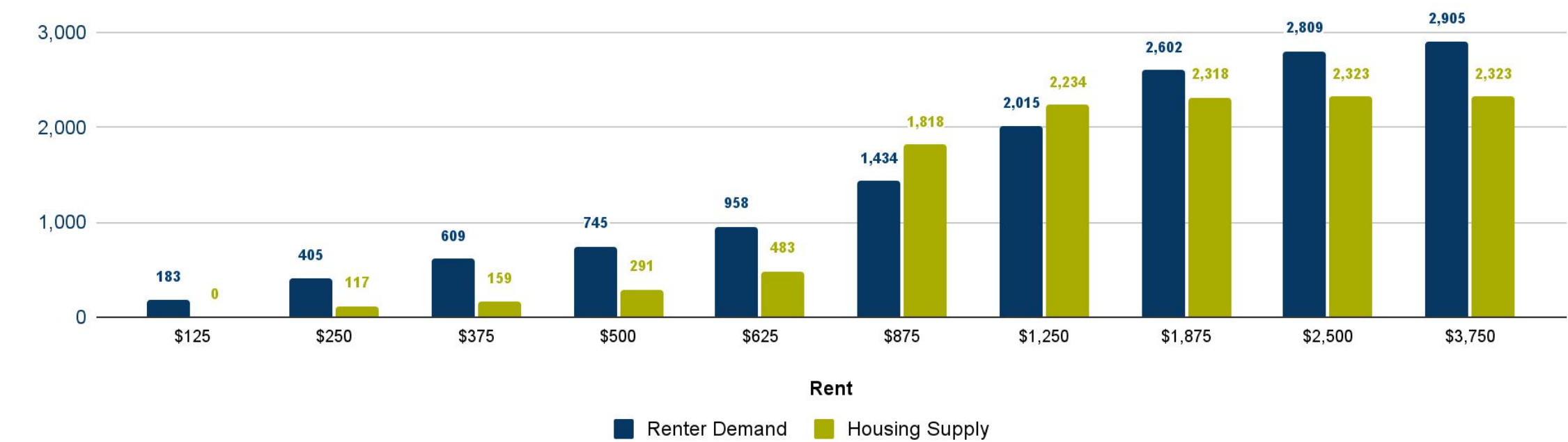
Renter Housing Cost Burden
Jasper County, Indiana | 2010 - 2019



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 1000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

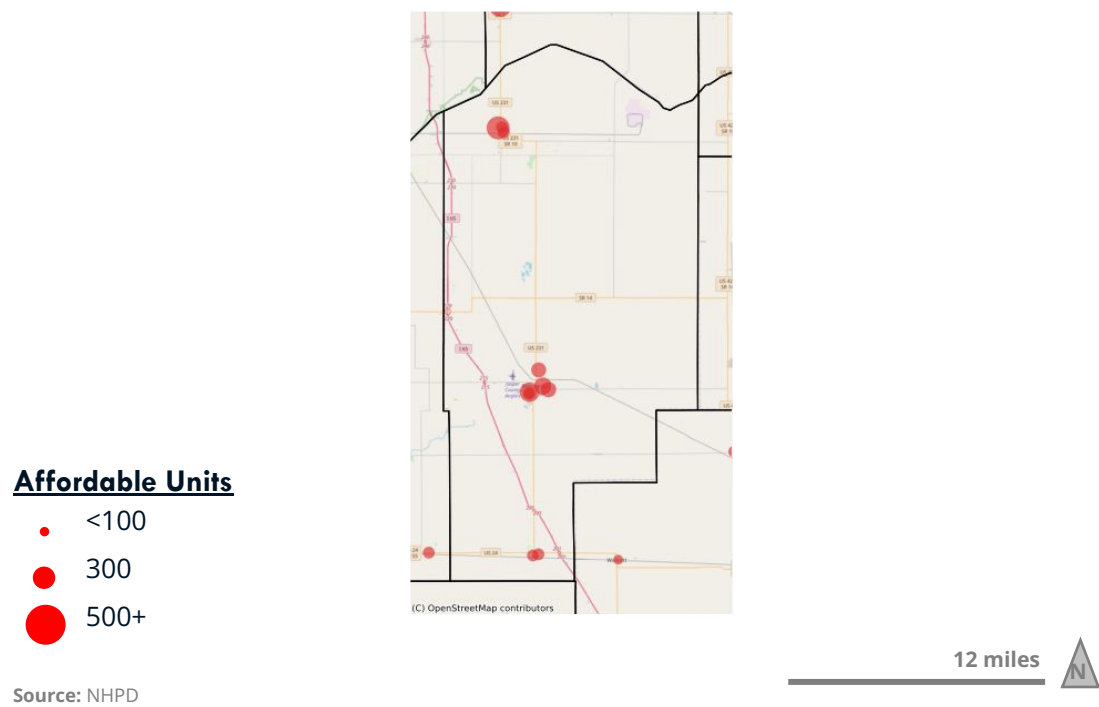
Cumulative Housing Gap
Jasper County, Indiana | 2010-2019



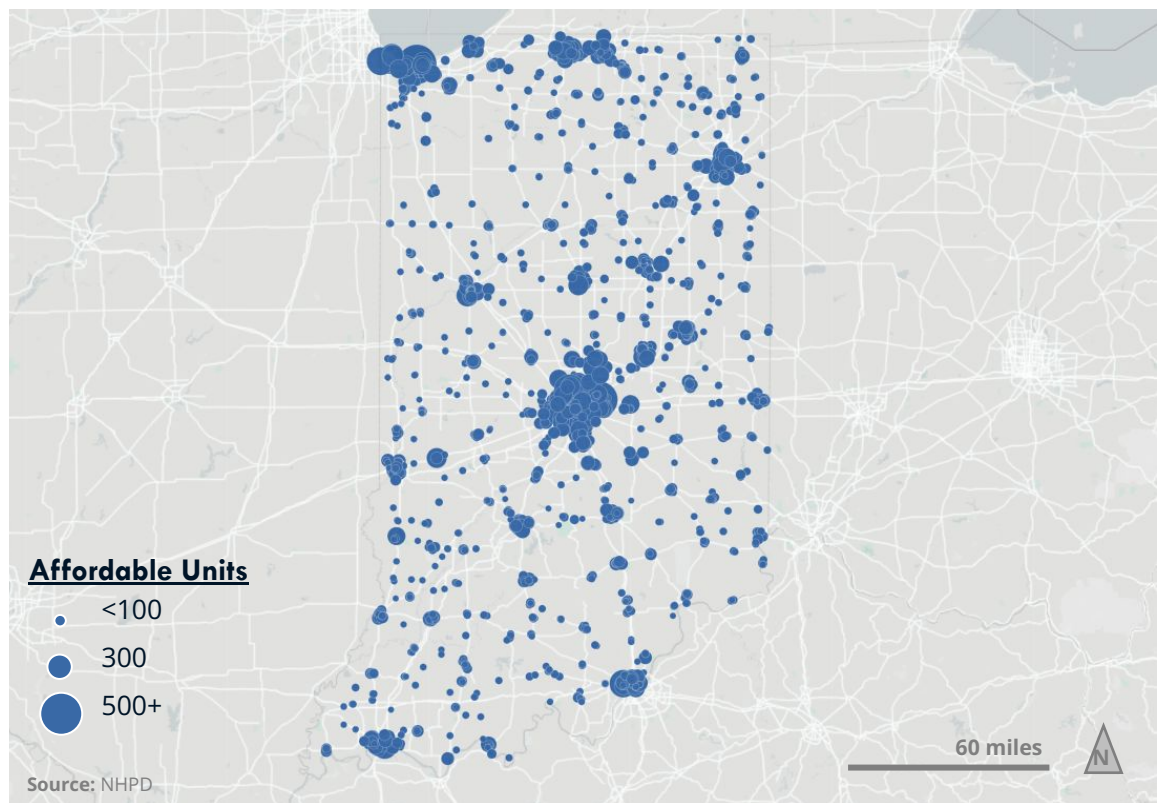
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Jasper County | 2020

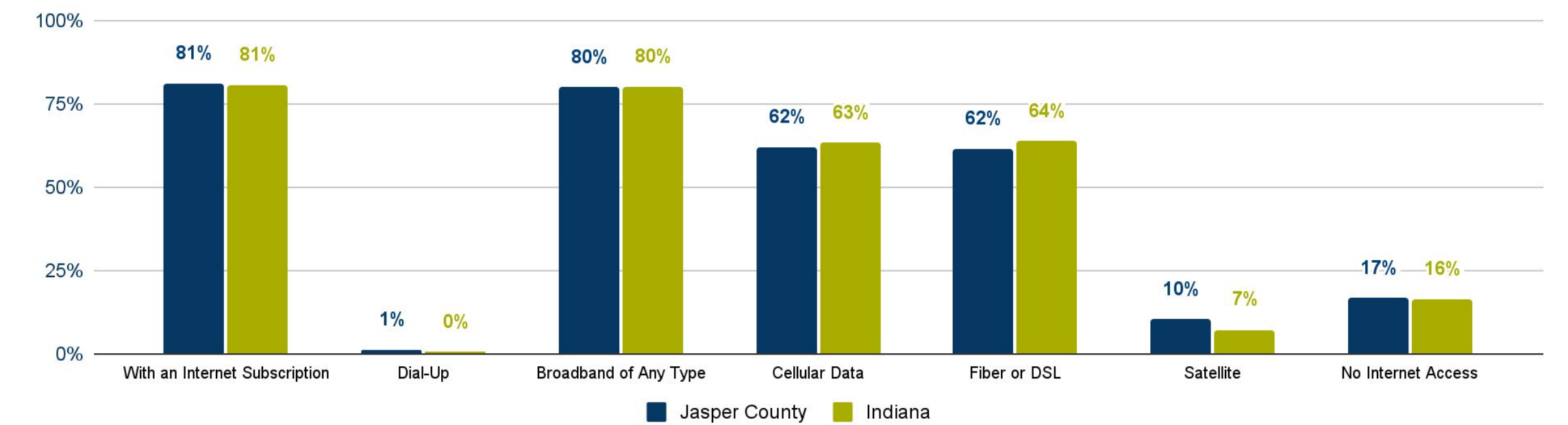


Affordable Housing Inventory
State of Indiana | 2020



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

Broadband Access
Jasper County | 2020

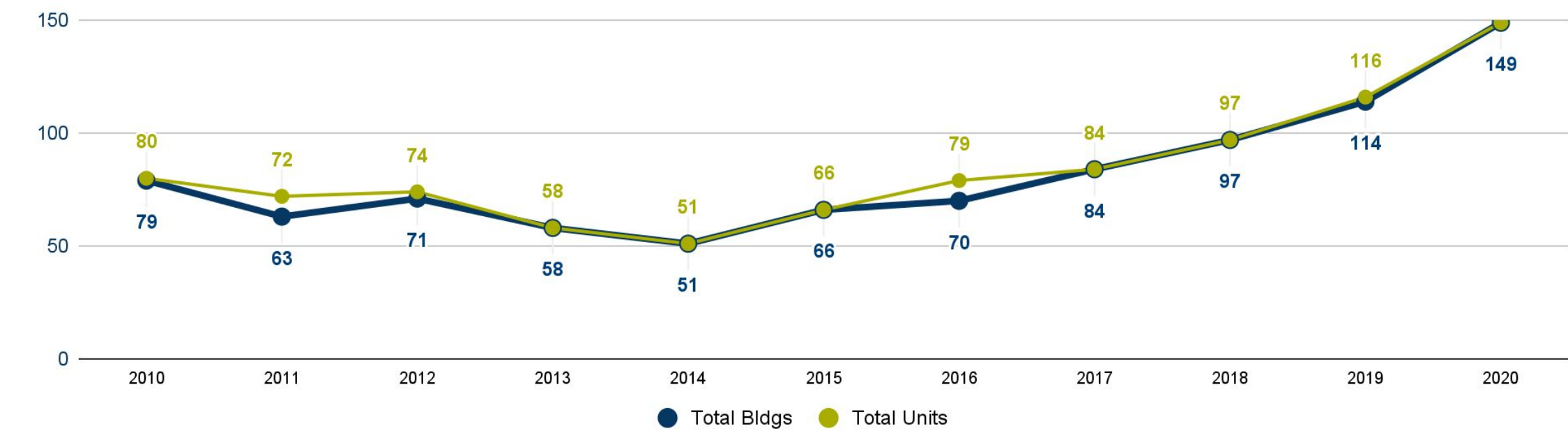


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 149 new housing starts in 2020 in Jasper County, with 902 total building permits authorized since 2010.

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



Source: St. Louis Fed.

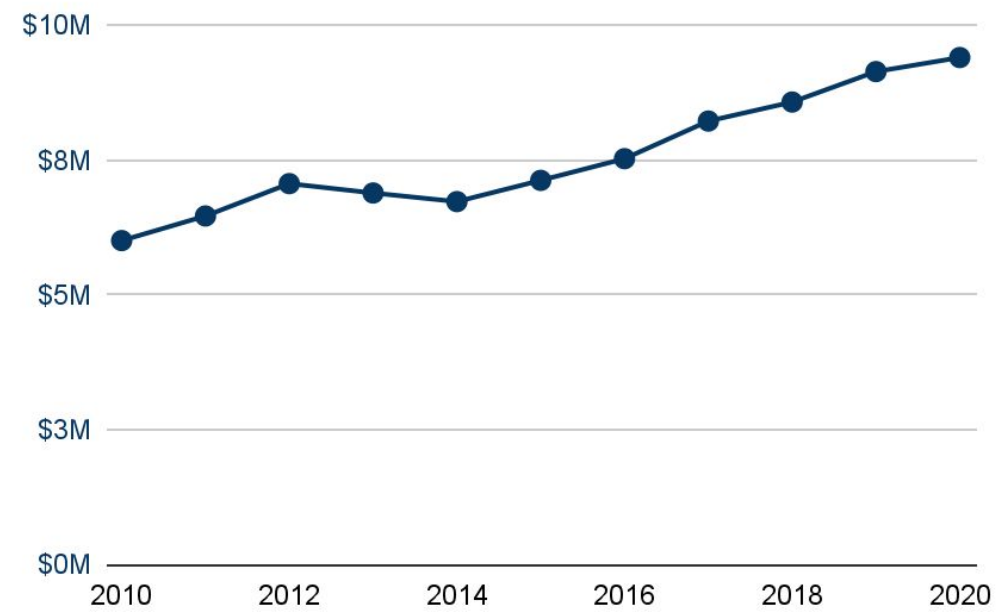
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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