



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JAY COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

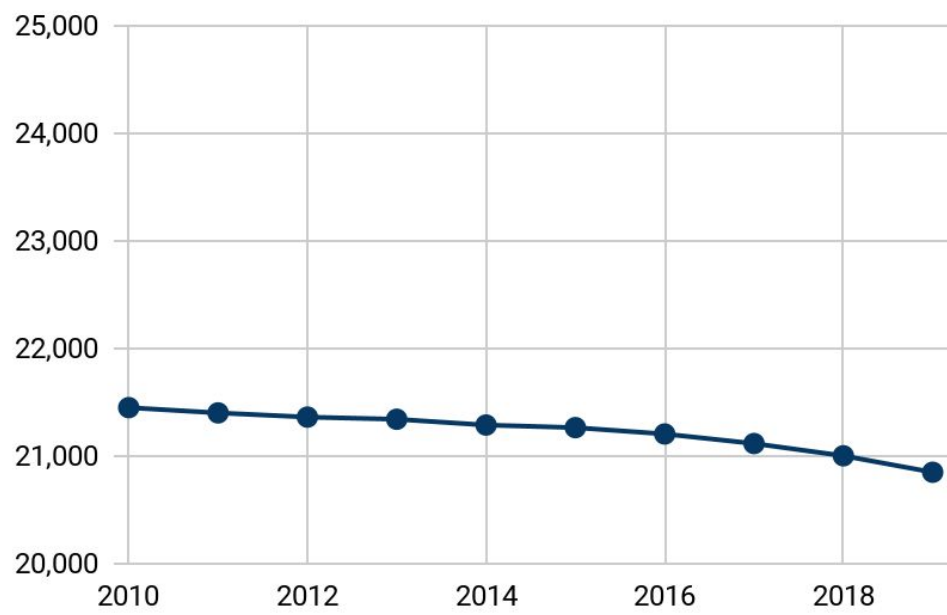
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

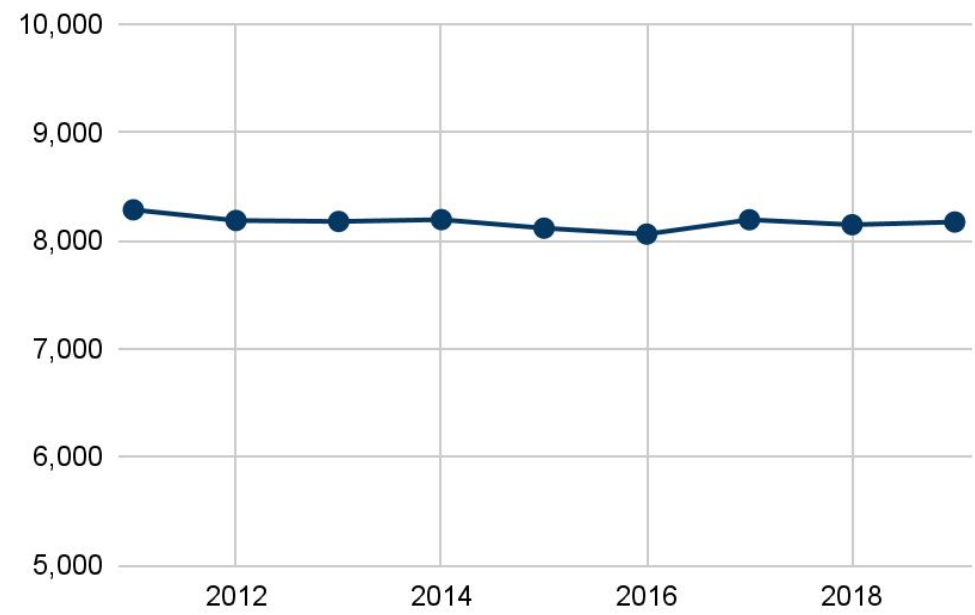
POPULATION | Jay County's population has decreased by 2.80% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

Resident Population
Jay County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Jay County | 2010-2019



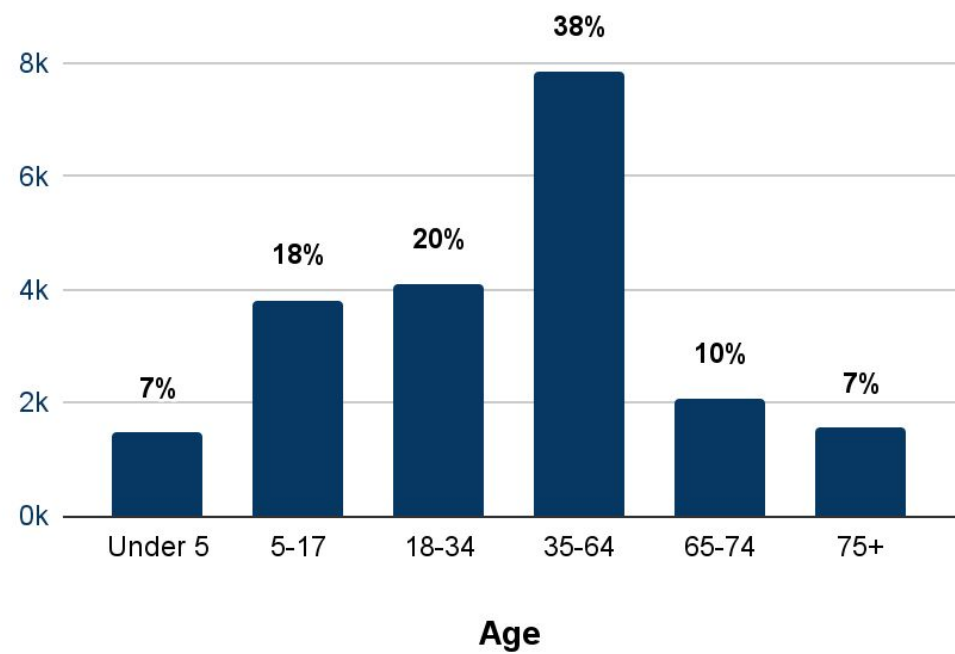
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

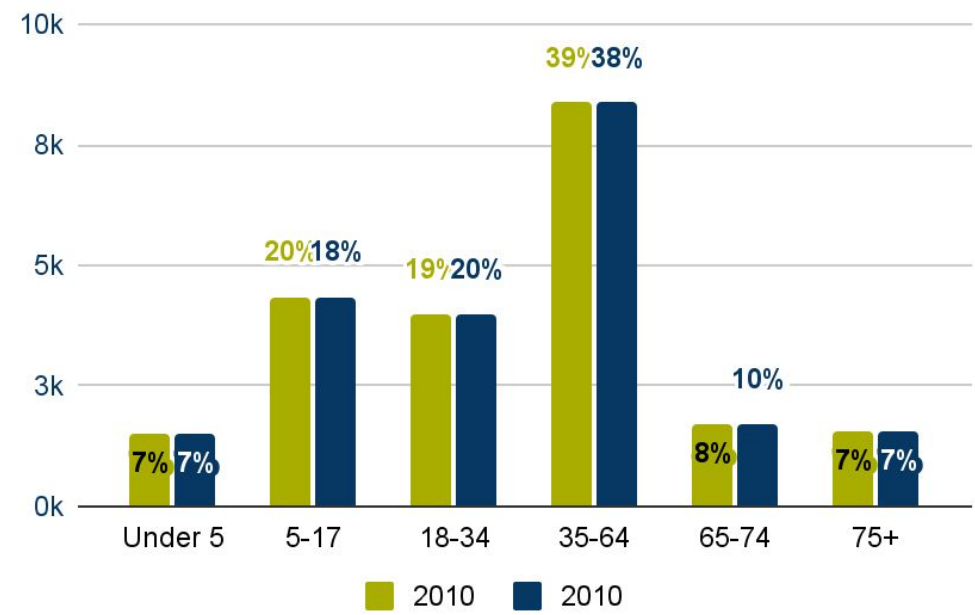
AGE | 17% of people in Jay County are above the age of 65, while 25% are below 18.

Population by Age
Jay County | 2019



Source: ACS 2019 5-year estimates

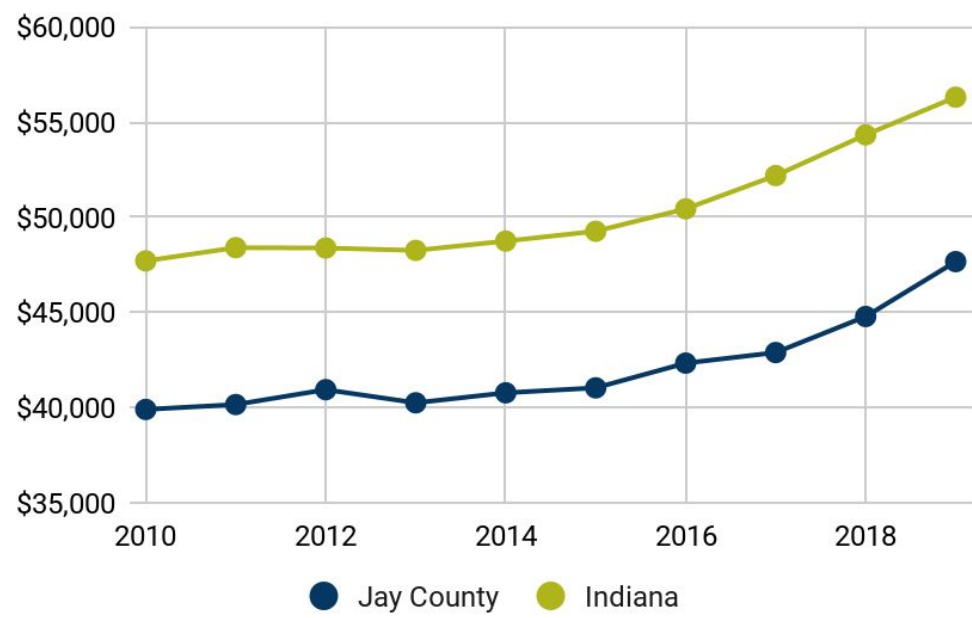
Change in Share of Population
Jay County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

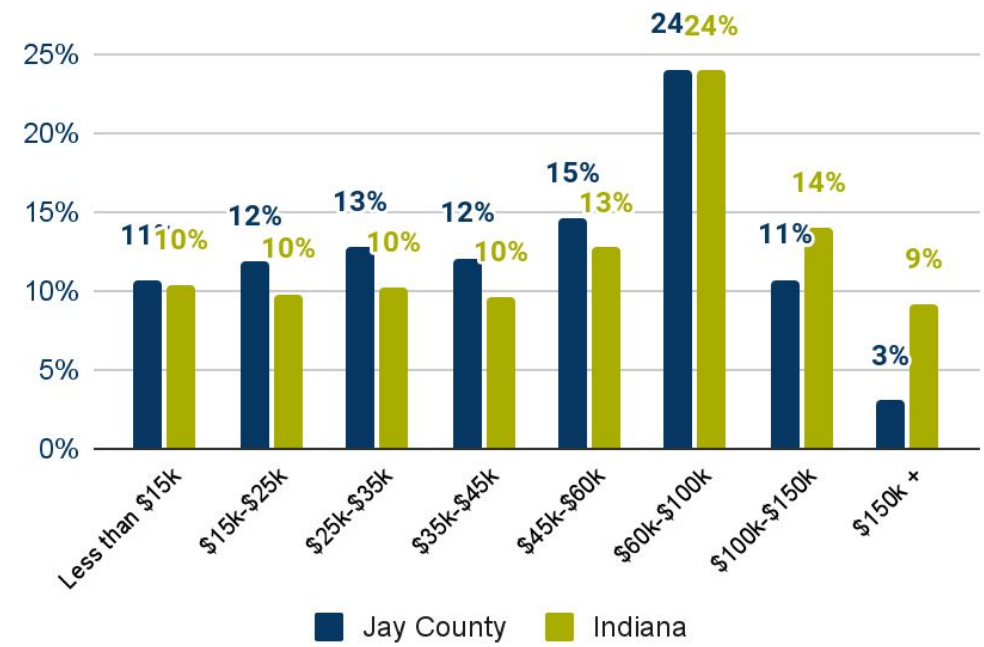
HOUSEHOLD INCOMES | Jay County had a median income of \$47,658 in 2019, up 19% since 2010. 35% of households have incomes below \$35,000, while 14% have incomes above \$100,000.

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



Source: ACS 2010-2019 5-year estimates

Household Income Distribution
Jay County, State of Indiana | 2019



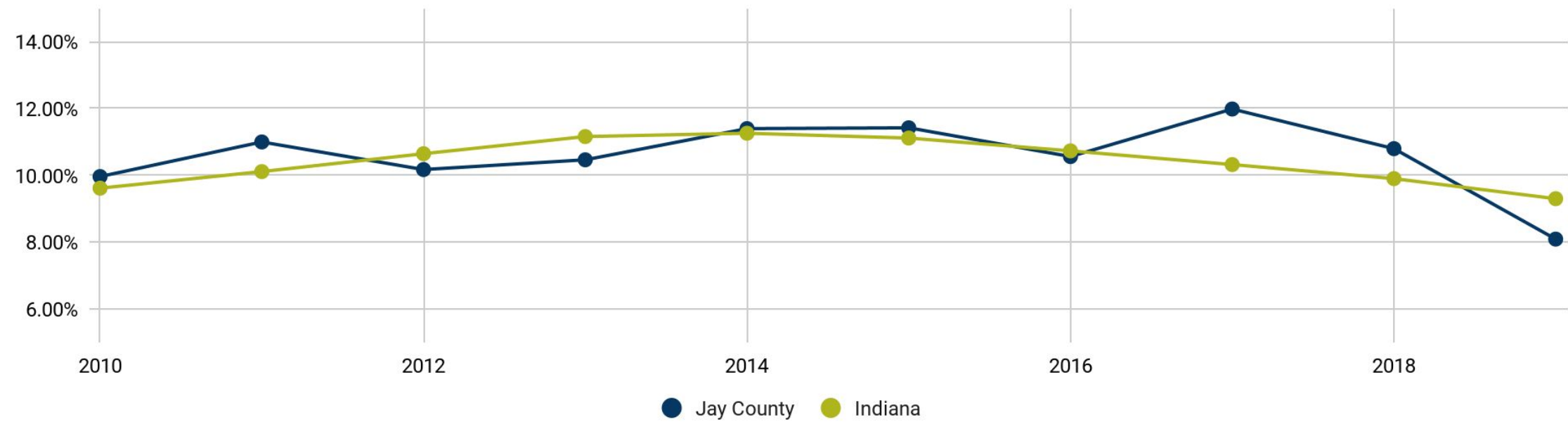
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 8.1% of families live in poverty conditions in Jay County, down 1.9 points from 10.0% in 2010.

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

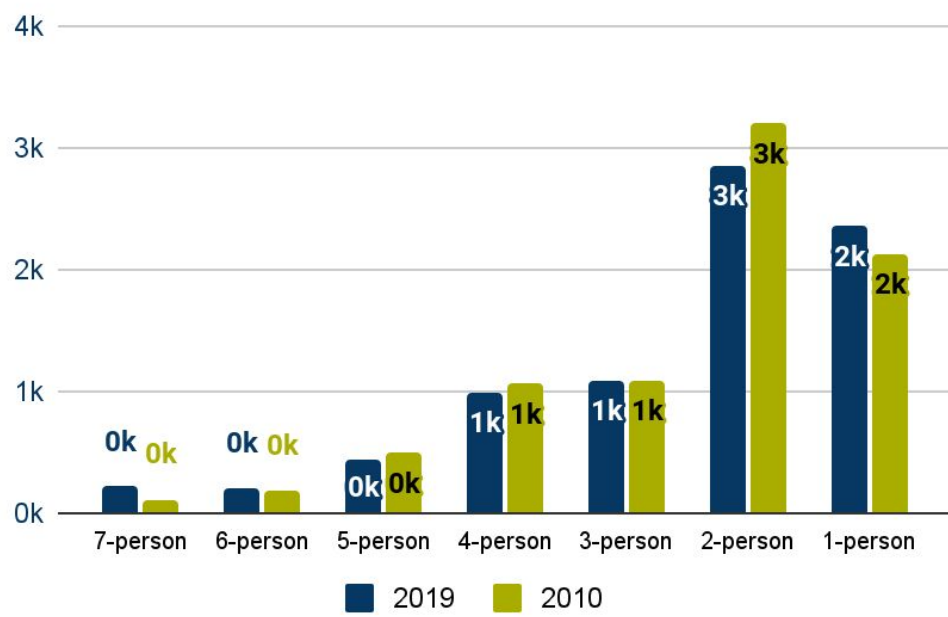


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

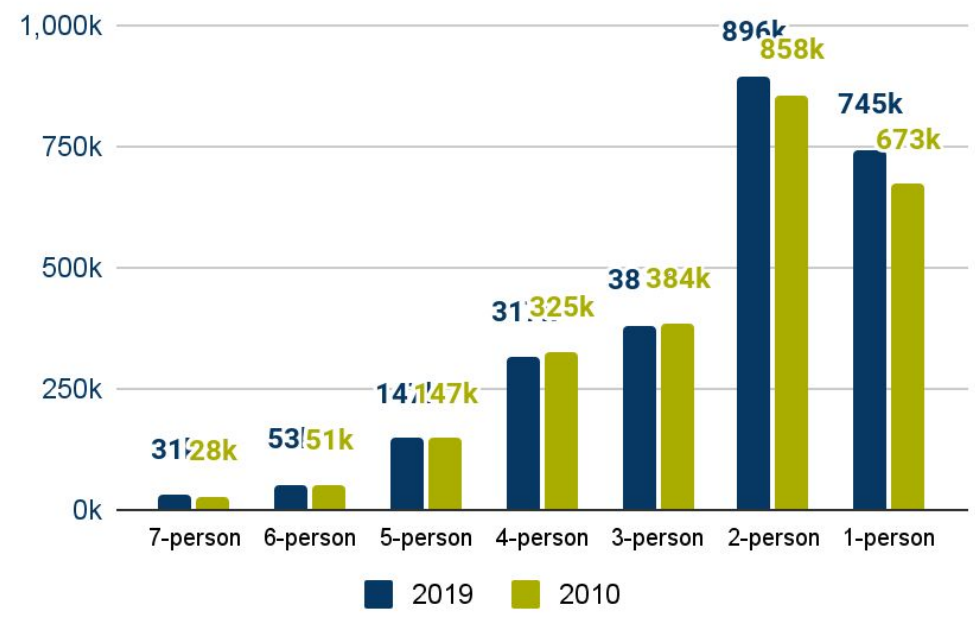
HOUSEHOLD SIZE | The average household size is 2.52, compared to 2.52 statewide. The Jay County average household has shrunk by 0.04 persons since 2010.

Household Size
Jay County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

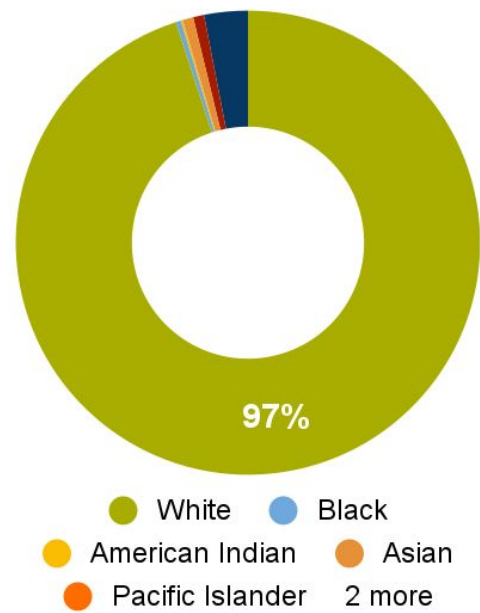
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Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Jay County is 97% white, 0% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

Racial Distribution

Jay County | 2019



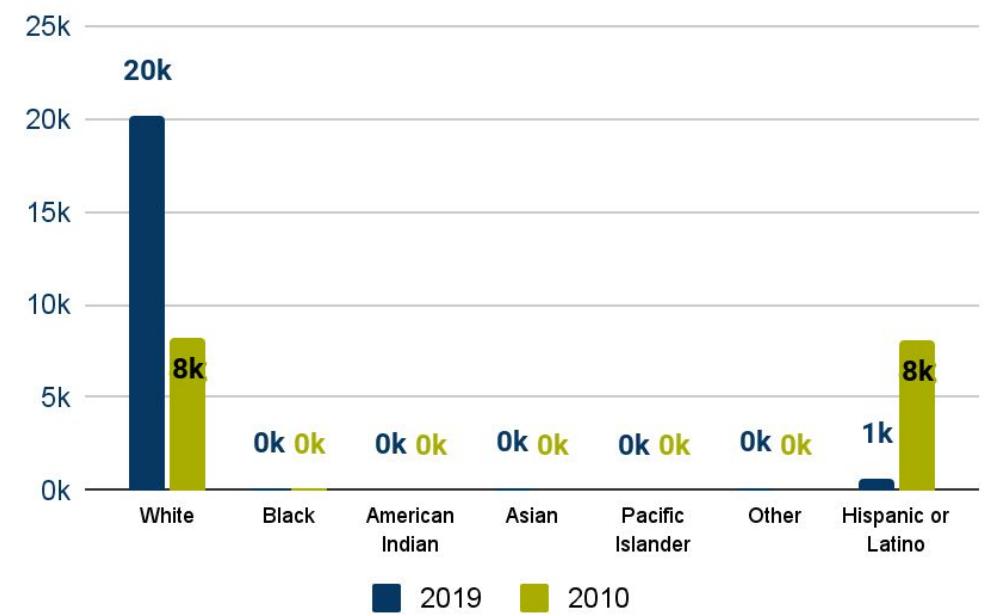
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Jay County | 2010, 2019

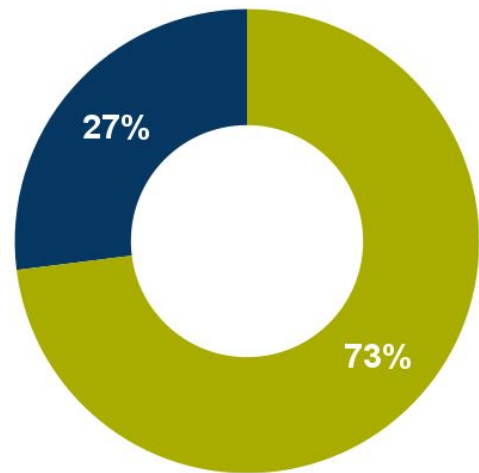


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 27% of households (2,206 households) in Jay County were renters, while 73% are (5,968 households) owner households. The share of renters has increased by 6% since 2010.

Housing Tenure

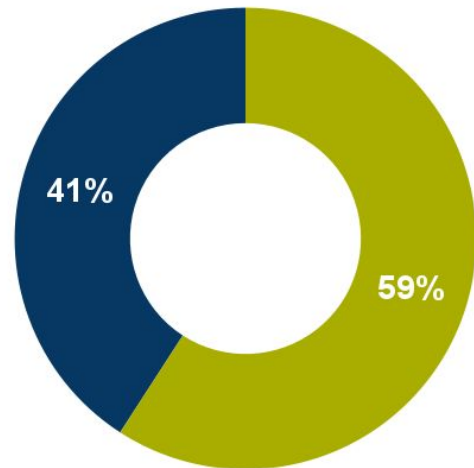
Jay County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

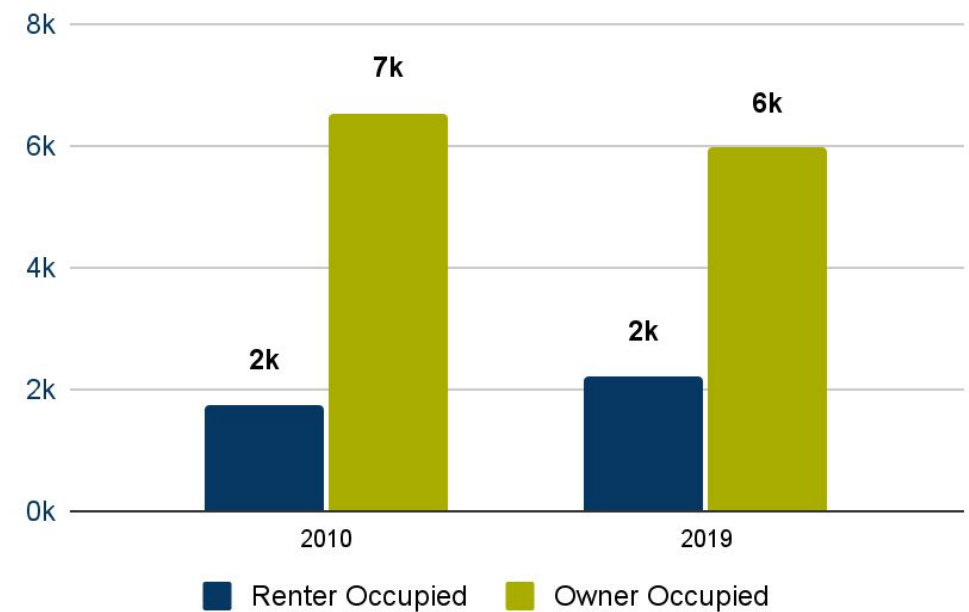
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Jay County | 2010-2019



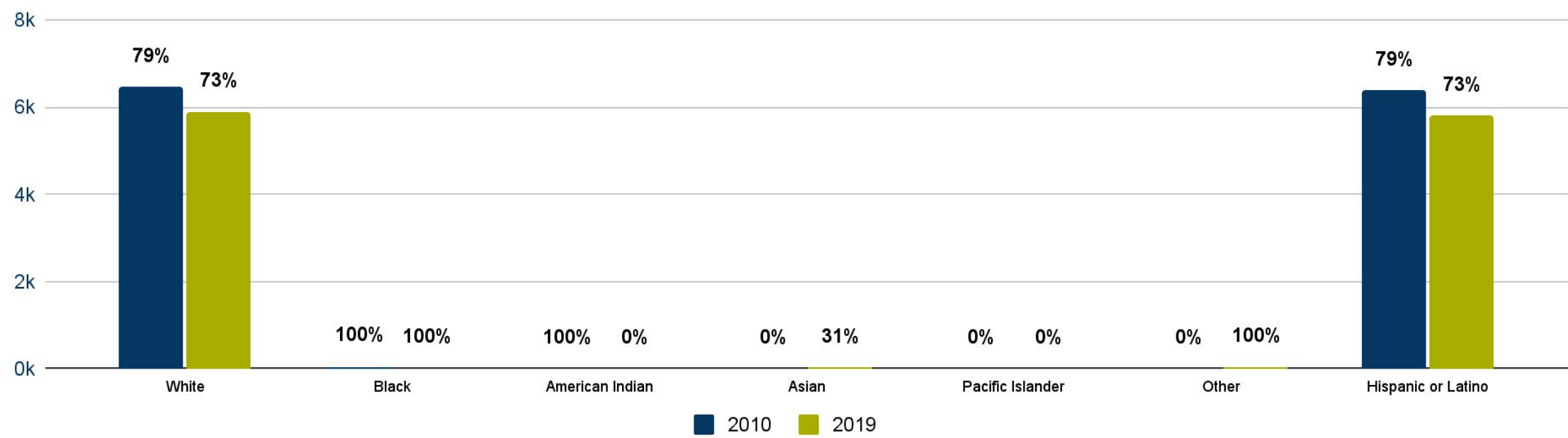
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 73%, among non-Hispanic White households' homeownership is 73%, 100% for Black households, and 73% for Hispanic or Latino households.

Homeownership by Race
Jay County | 2010, 2019

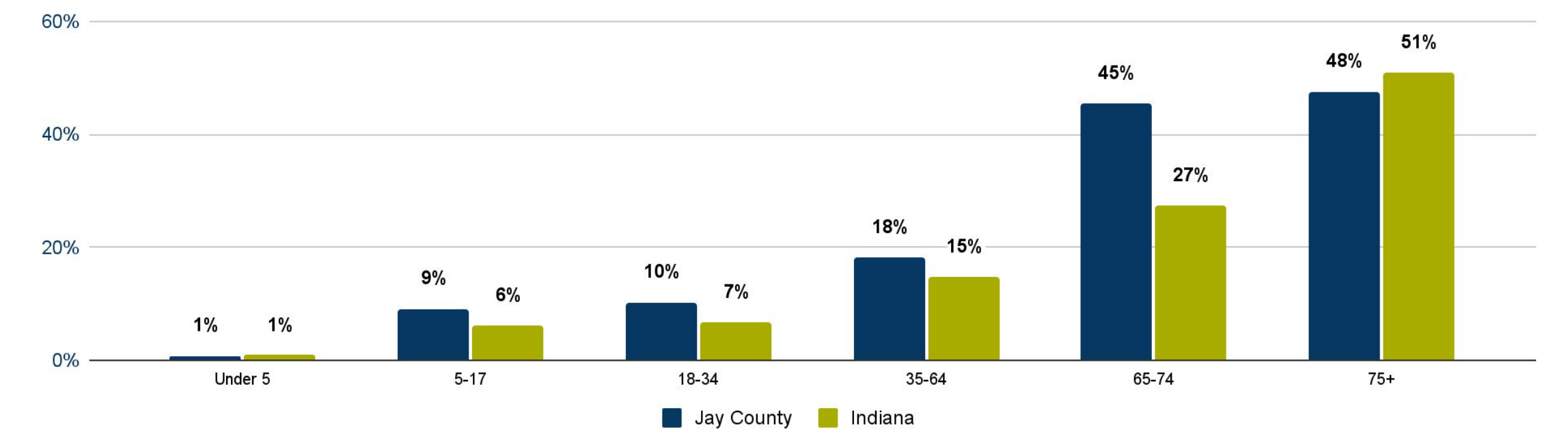


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 19% of people in Jay County live with a disability. For people above 65, the share increases to 46%.

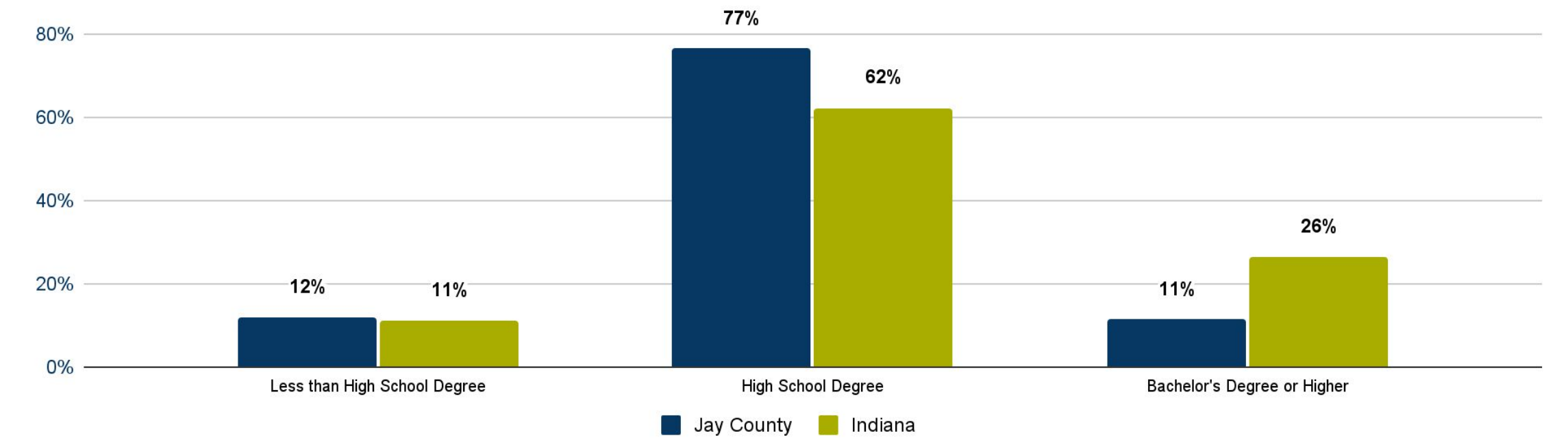
Share of the Population with a Disability by Age
Jay County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Jay County, 77% of the population has at least a high school degree and 11% of the population has at least a Bachelor's degree.

Educational Attainment
Jay County, Indiana | 2019



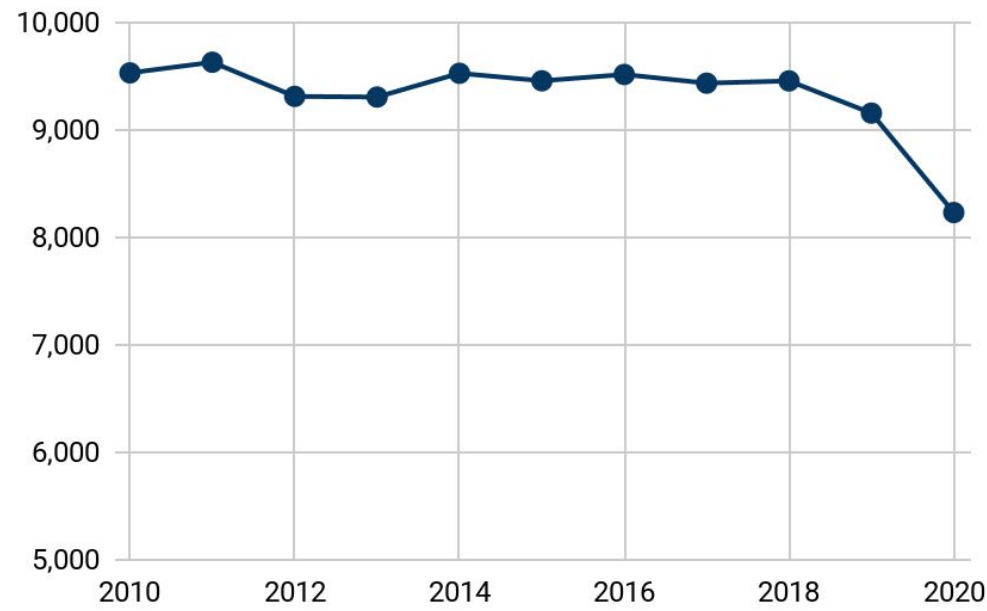
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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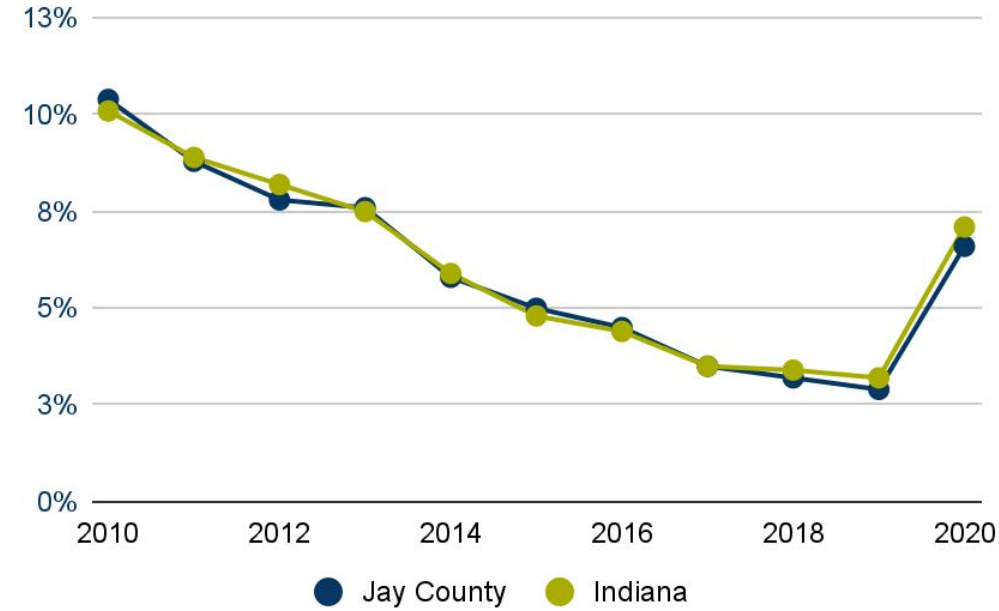
EMPLOYMENT BASE | There are currently 8,000 employed persons in Jay County, down by 14% since 2010. The unemployment rate in 2020 was 6.60%, up 3.7 points from 2019.

Total Employment
Jay County | 2010-2019



Source: ACS 2010-2019 5-year estimates

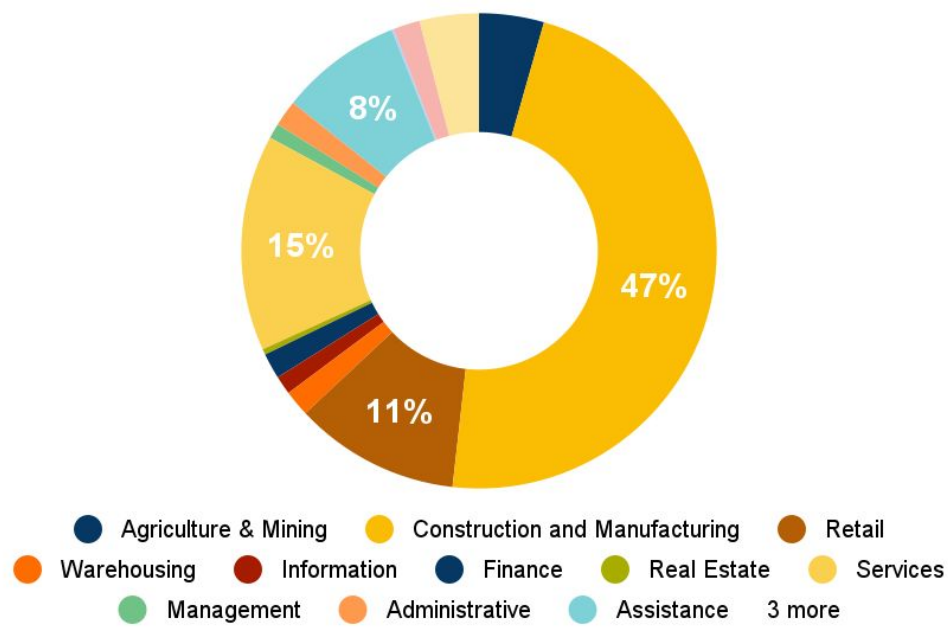
Unemployment Rate
Jay County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Jay County, accounting for 43% of all jobs, followed by Health Care and Social Assistance (8% of all jobs).

Total Jobs by All Industries
Jay County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$33,556
- 2. Trade, transportation, and utilities | \$37,819
- 3. Goods-producing | \$47,383
- 4. Financial activities | \$45,878
- 5. Construction | \$42,130

Source: BLS

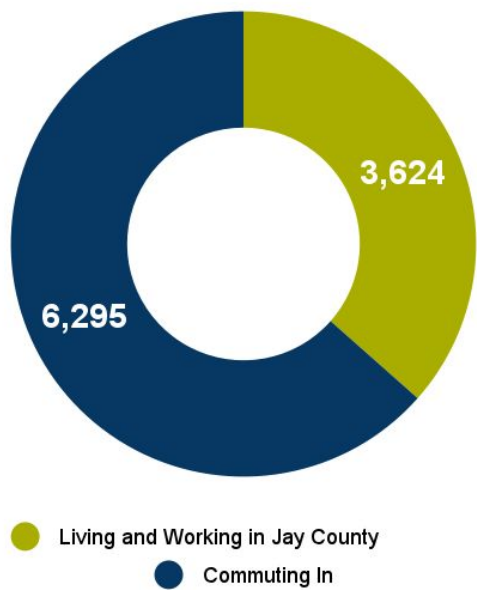
Top 5 Employers

- 1. Fcc Indiana Inc (Portland)
- 2. Tyson Foods-mexican Original (Portland)
- 3. Iu Health Jay Hospital (Portland)
- 4. Walmart Supercenter (Portland)
- 5. Persimmon Ridge Rehab Ctr (Portland)

Source: BLS

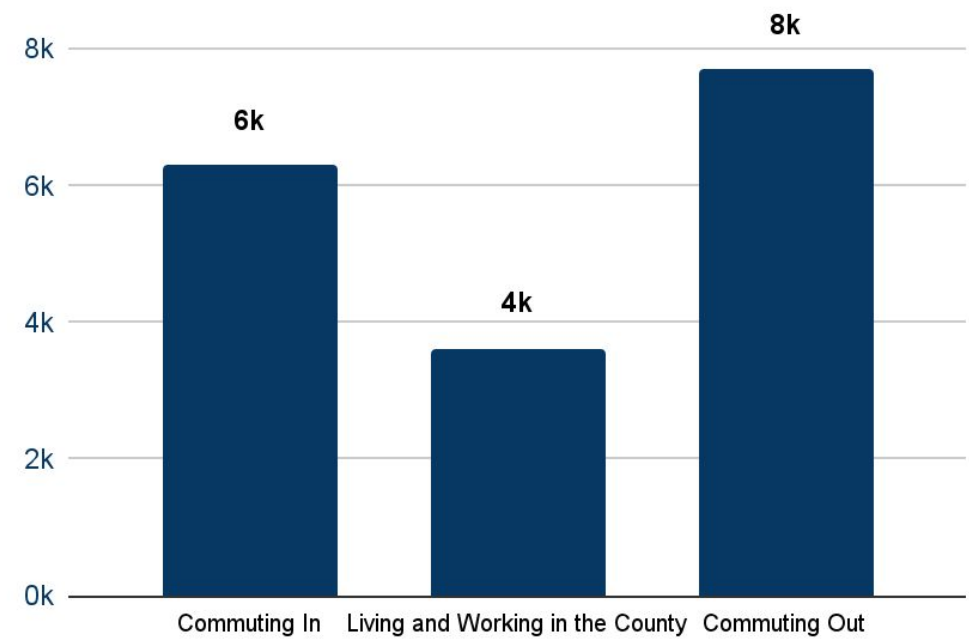
COMMUTER INFLOW / OUTFLOW | 6,000 commuters come into Jay County for their jobs, while 8,000 employees travel outside for their jobs.

Employment Inflow
Jay County | 2018



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

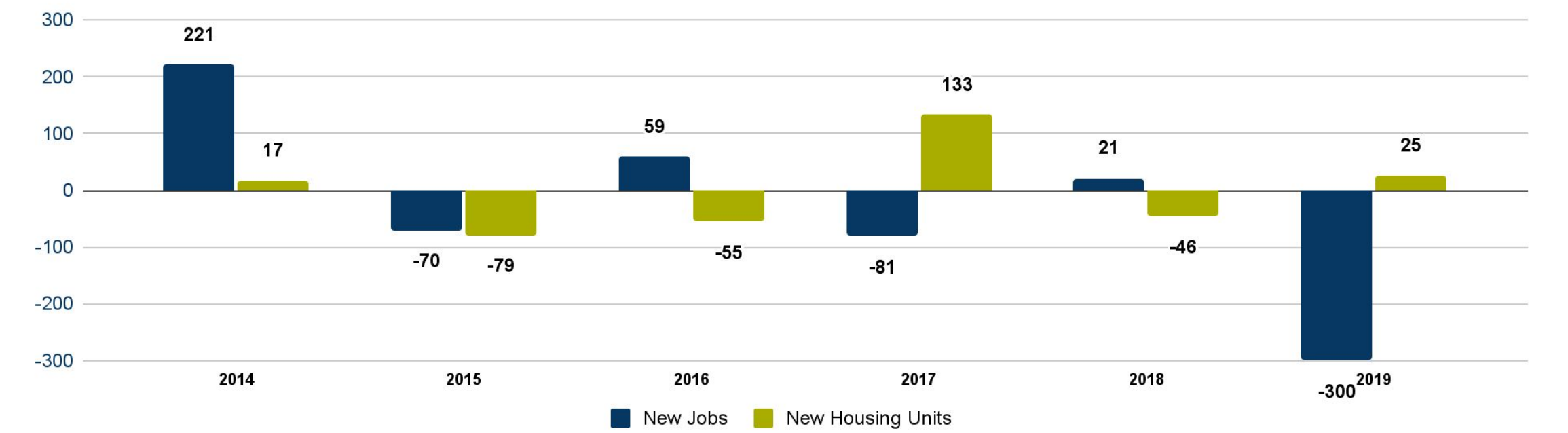
Commuting Patterns
Jay County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created -150 between 2014-2019 and -5, or 3 units for every 100 jobs created.

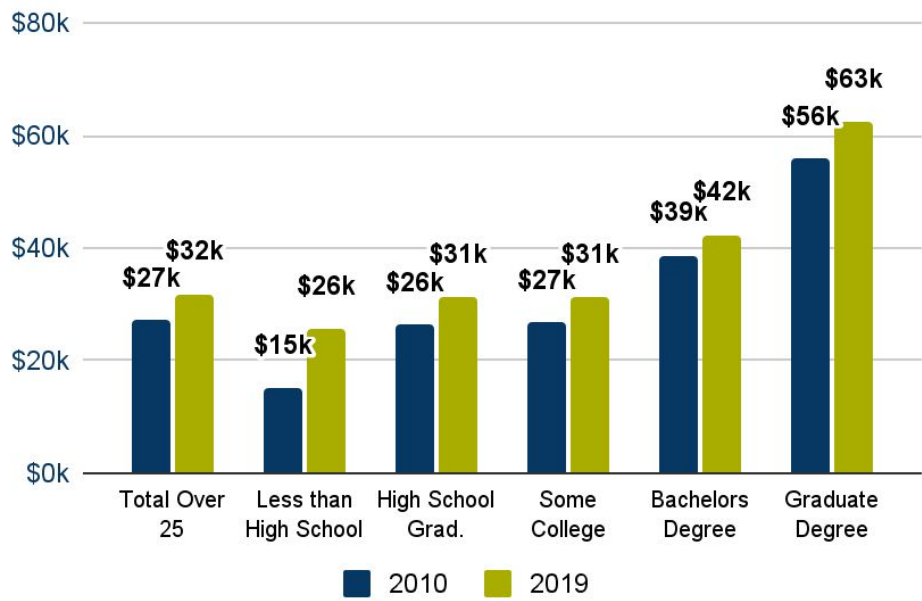
Job Growth and Housing Production
Jay County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

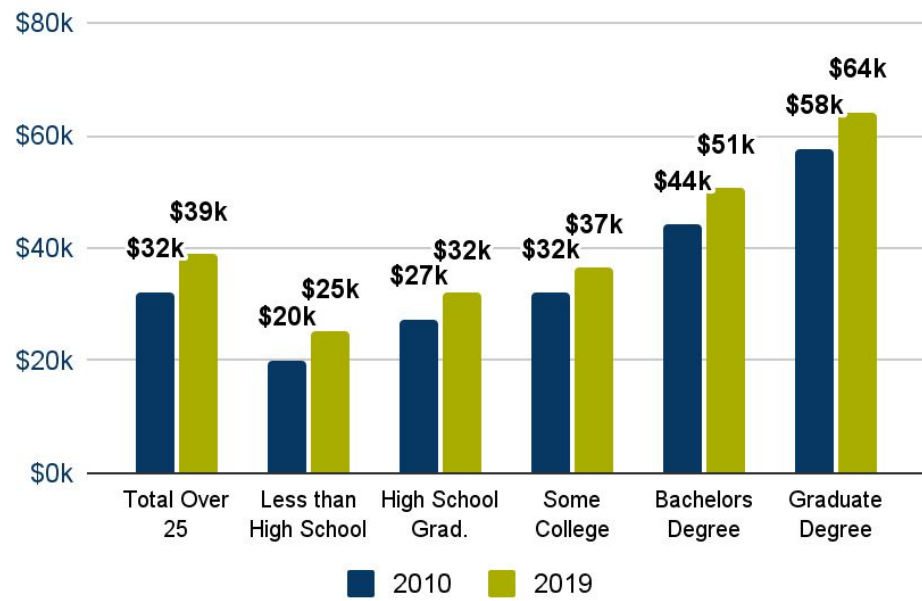
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 18% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Jay County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

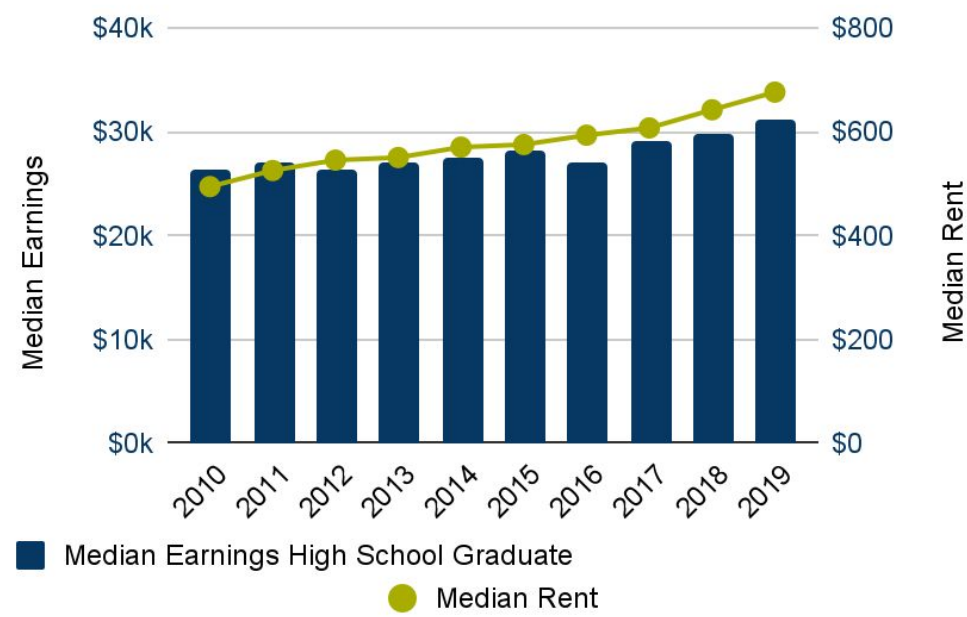
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 36.8% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

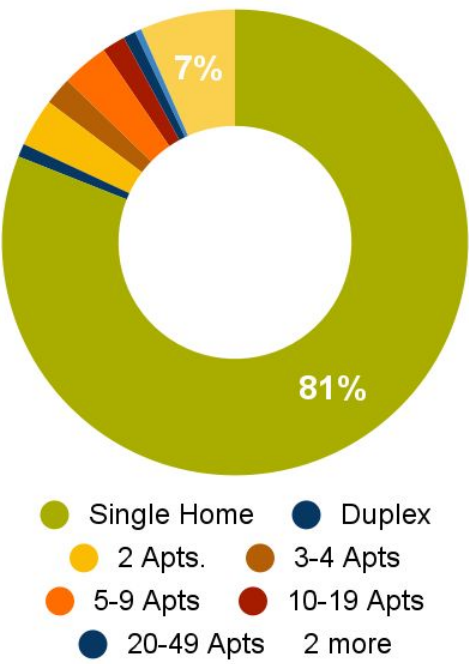
WORKING DRAFT

HOUSING TRENDS

HOUSING TYPOLOGY | 81% of homes in Jay County are single-family, while 12% are multifamily. The share of multifamily housing has increased by 211 homes since 2010.

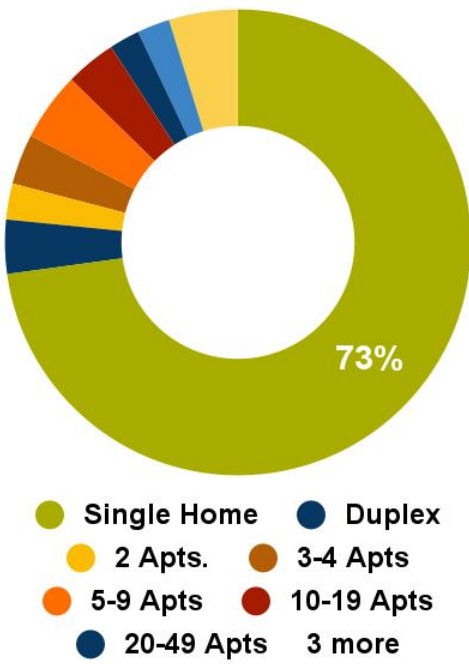
Housing Typology

Jay County | 2019



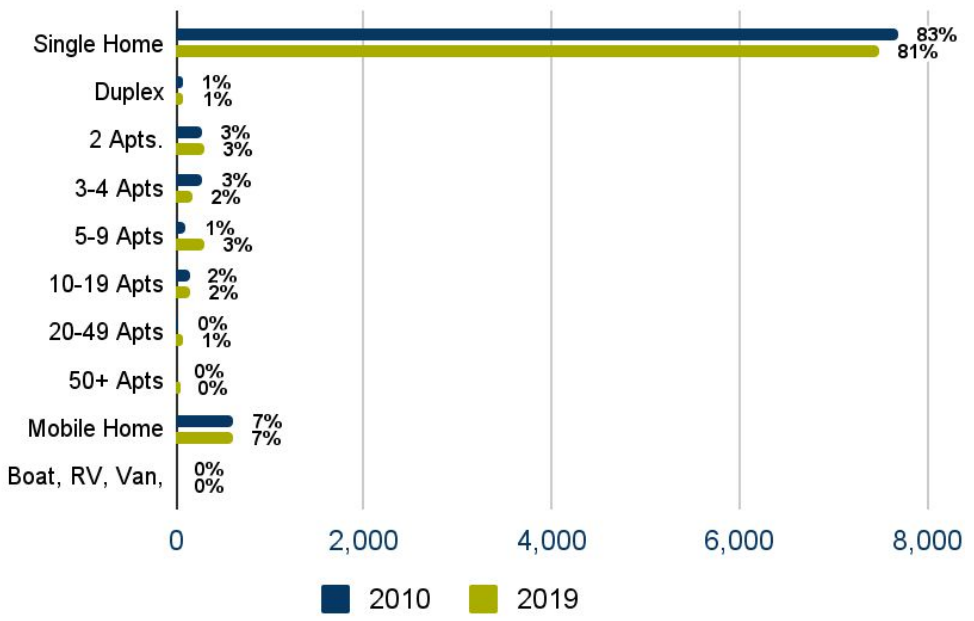
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Jay County | 2010, 2019

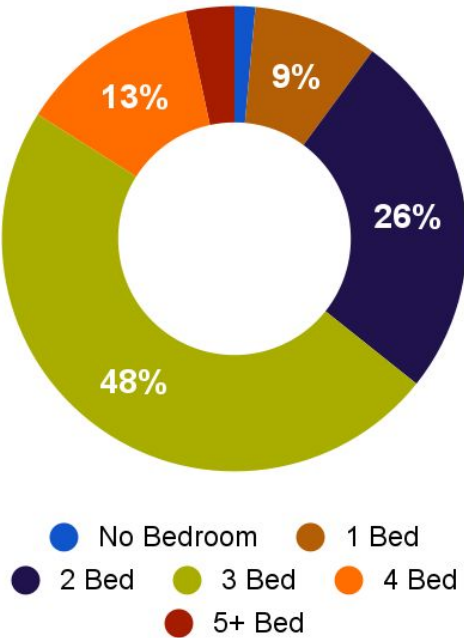


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Jay County are 2.52, with 64% of units 3 bedroom or more.

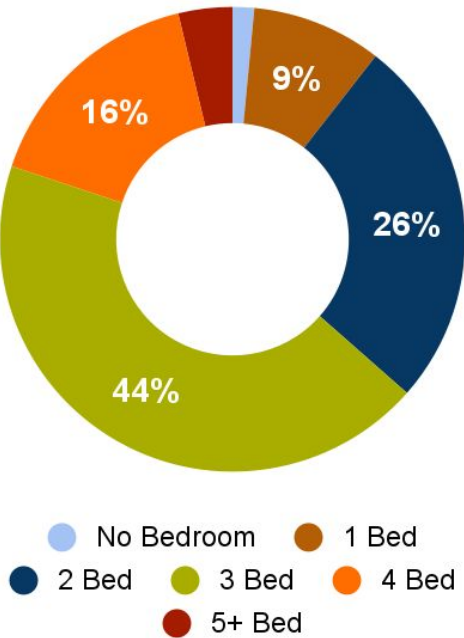
Housing Stock by Bedrooms

Jay County | 2019



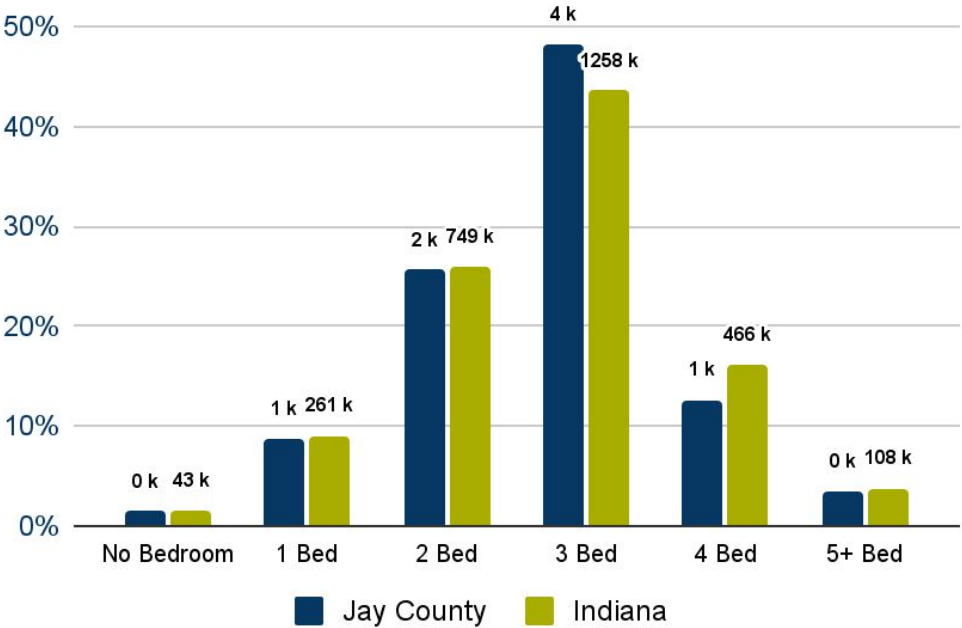
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

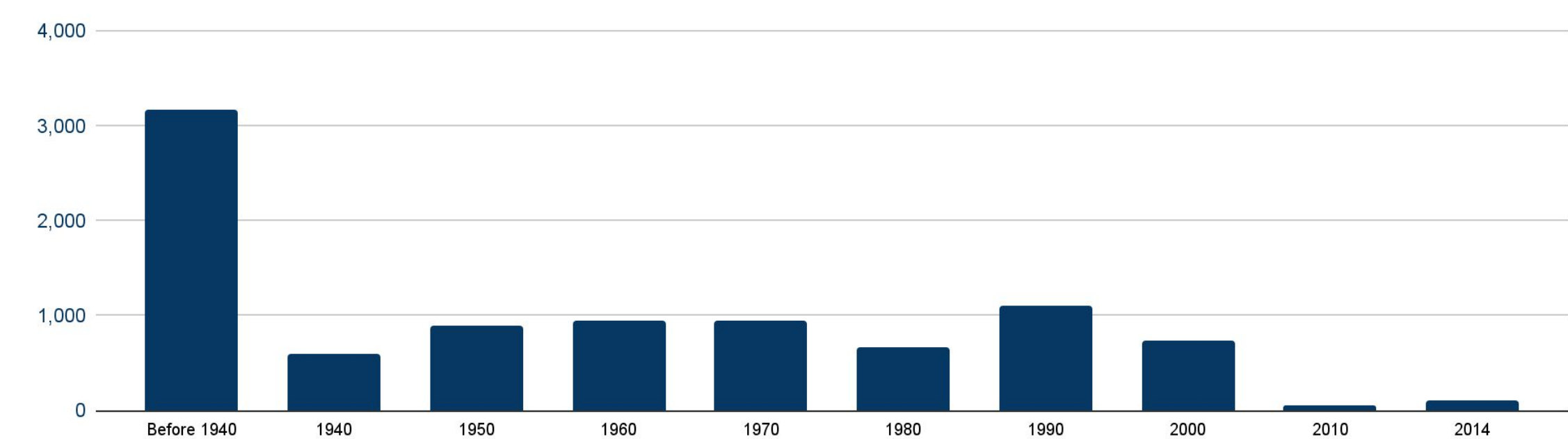
Jay County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 90% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Jay County | 2019

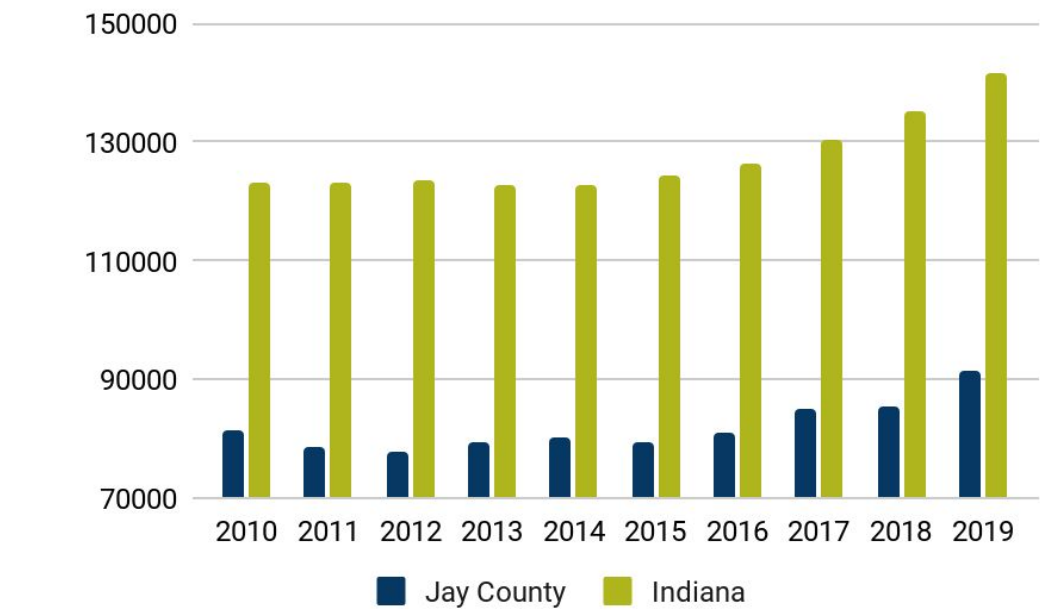


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

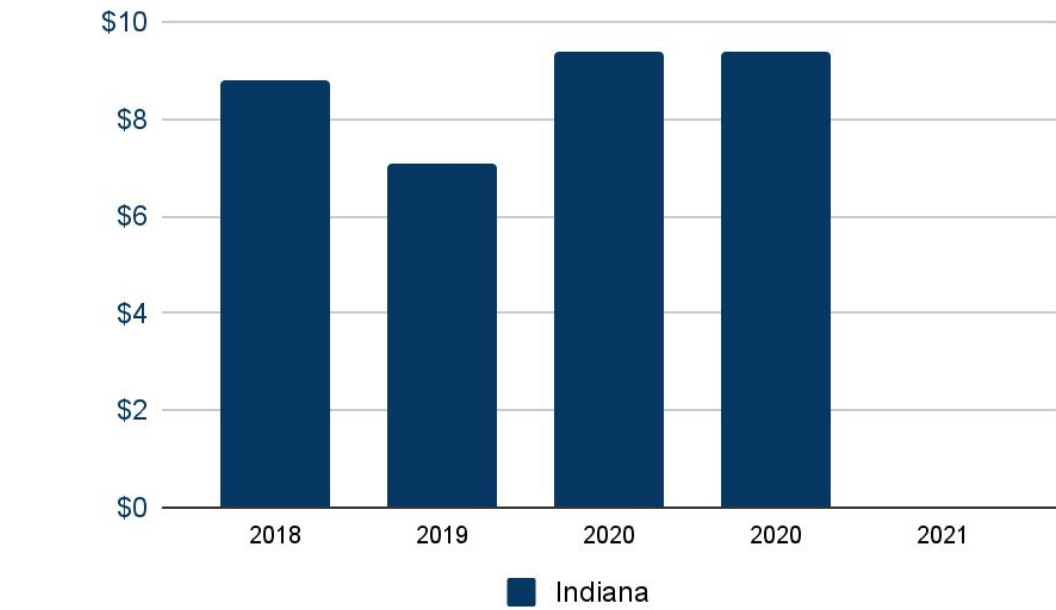
MEDIAN LISTING PRICE | Homes in Jay County have a median listing price of \$91,400, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

Median Listing Price
Jay County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

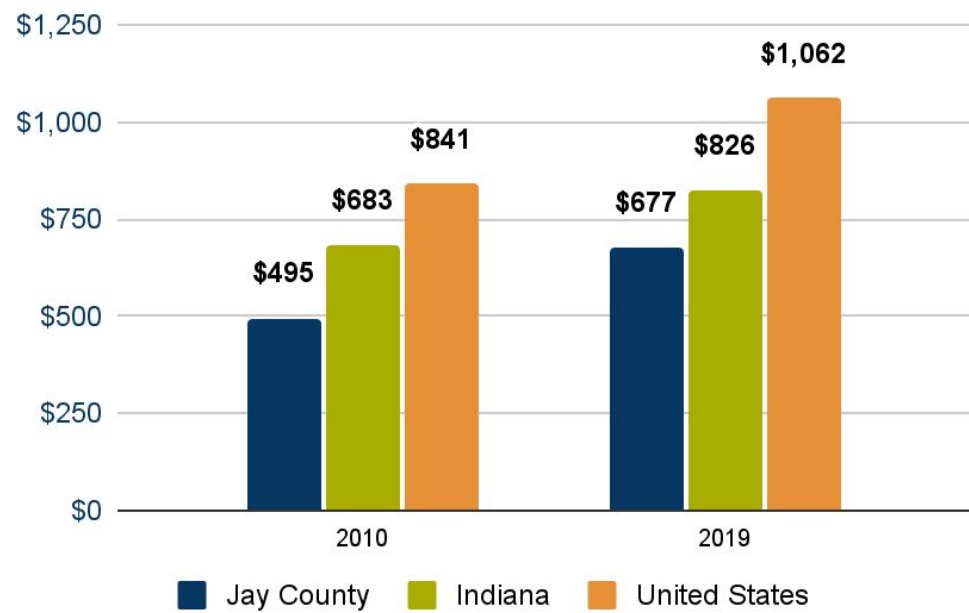


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 37% since 2010, with average rents at \$677.

Median Rent

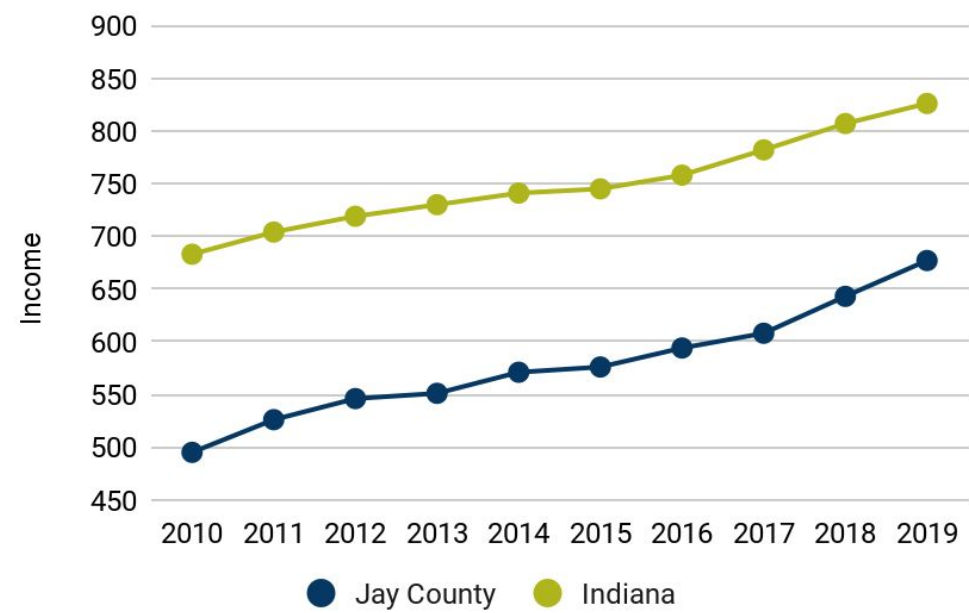
Jay County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Jay County, Indiana | 2010 - 2019



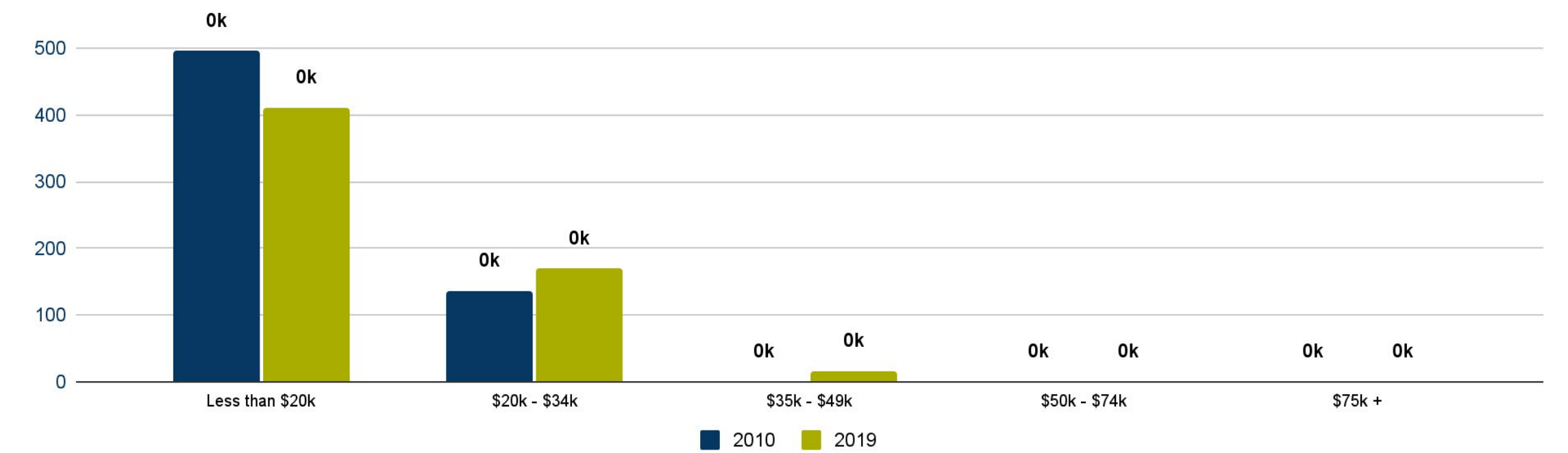
Source: ACS 2010-2019 5-year estimates

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

COST BURDEN | 35% of households are housing cost burdened in Jay County, down -16% since 2010. 47% of households earning below \$50,000 are housing cost burdened.

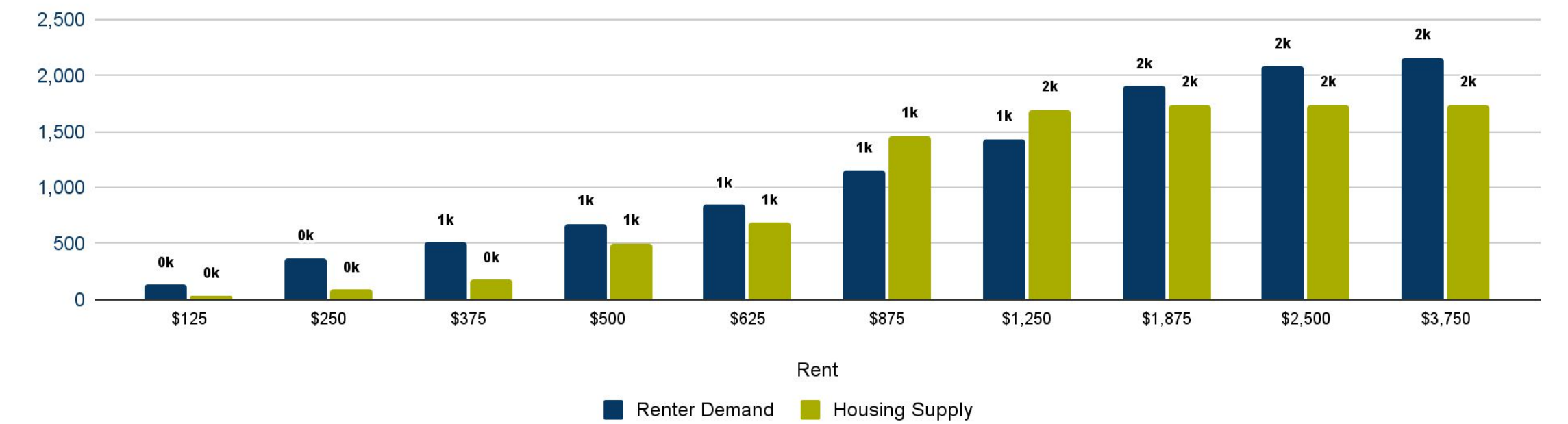
Renter Housing Cost Burden
Jay County, Indiana | 2010 - 2019



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
Jay County, Indiana | 2010-2019

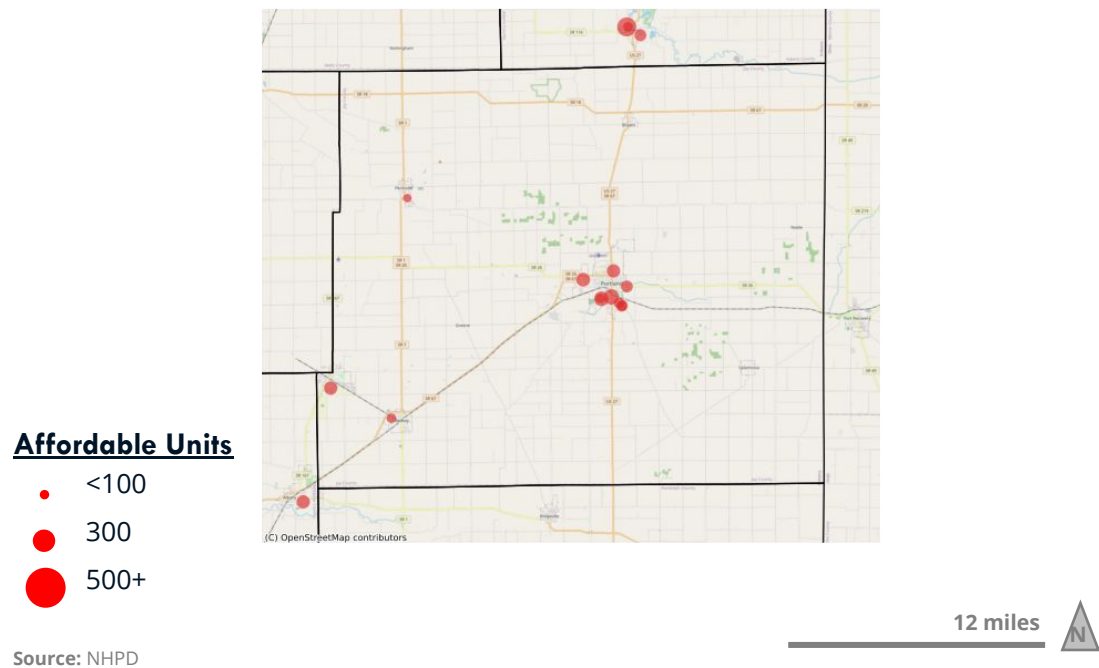


Source: ACS 2010-2019 5-year estimates

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

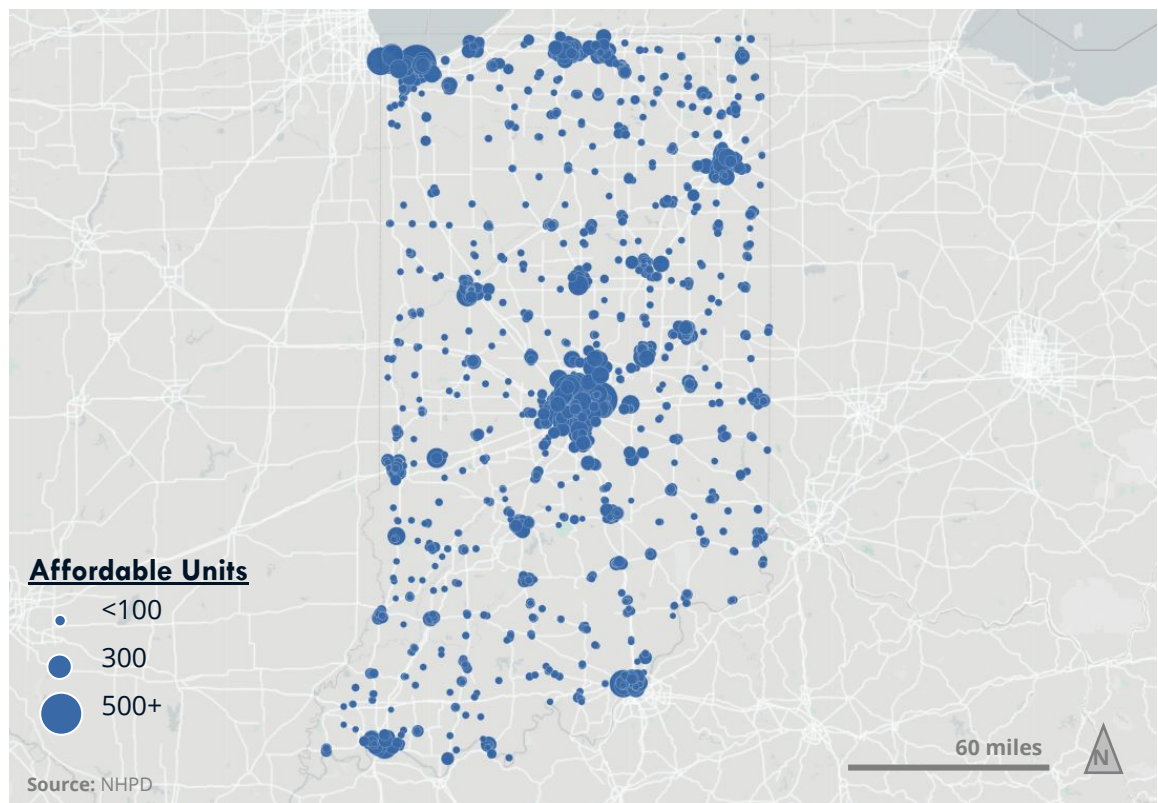
Affordable Housing Inventory

Jay County | 2020



Affordable Housing Inventory

State of Indiana | 2020

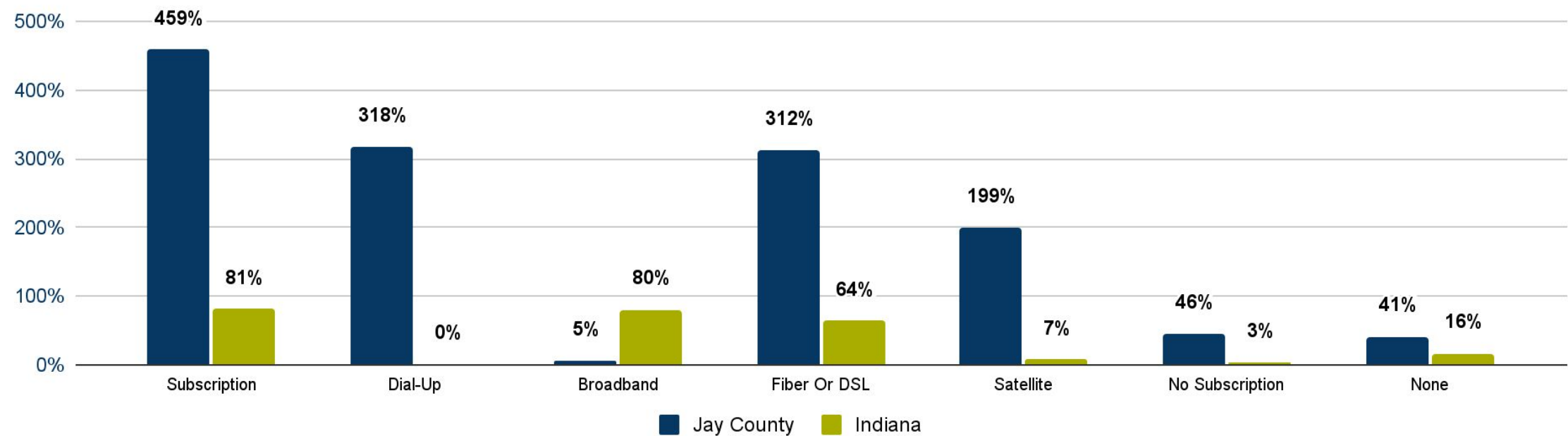


WORKING DRAFT

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HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access
Jay County | 2017-2020



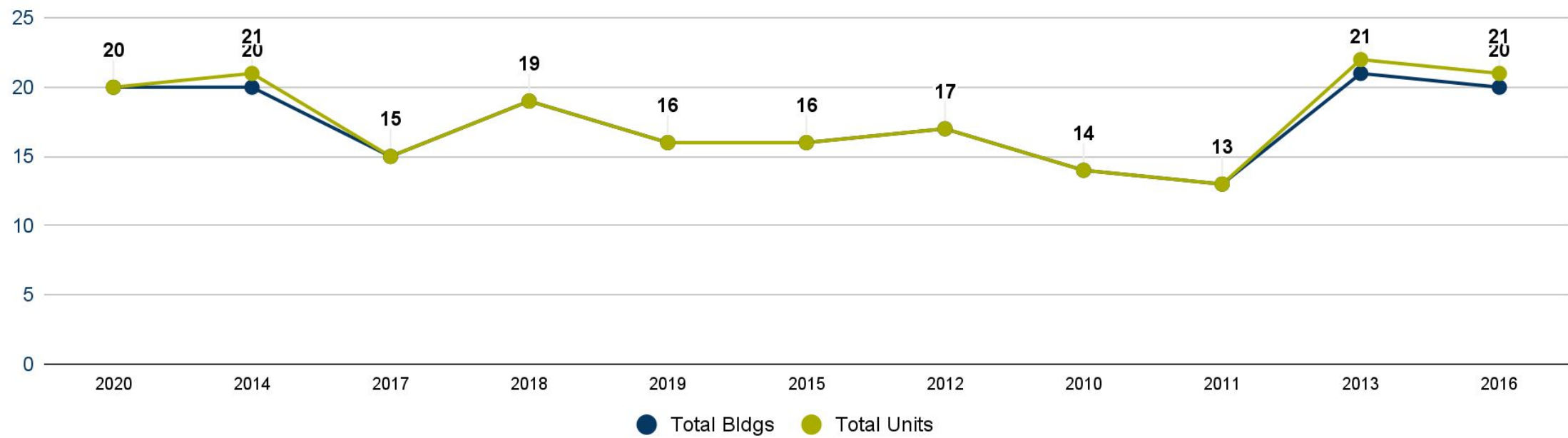
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 20 new housing starts in 2016 in Jay County, with 191 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Jay 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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