



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR TIPTON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

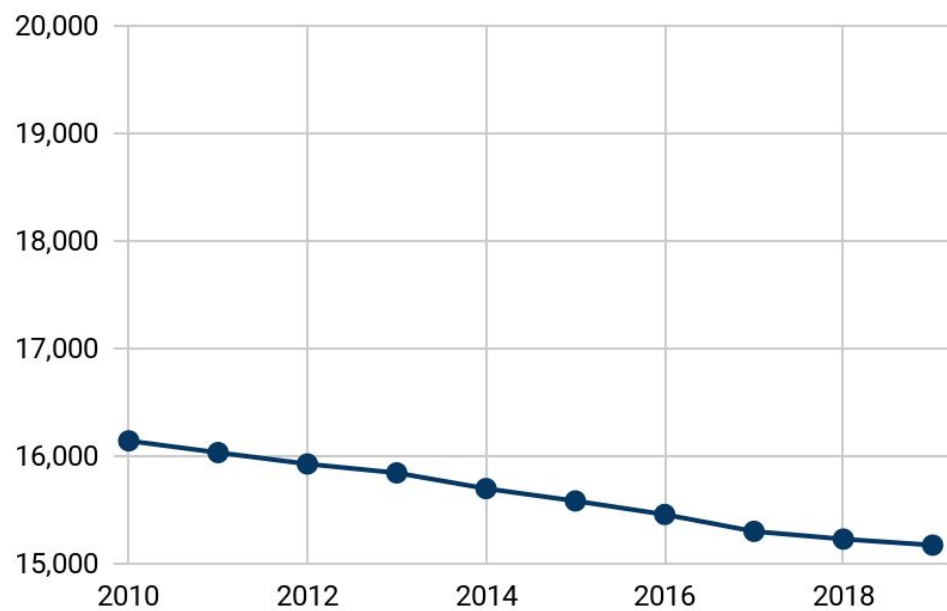
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

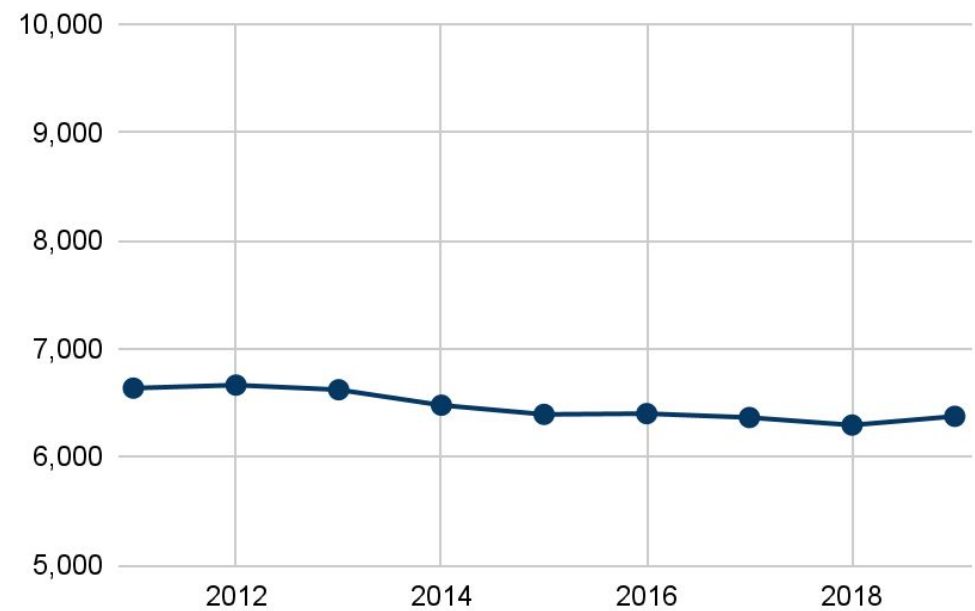
POPULATION | Tipton County's population has decreased by 6.01% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 4% (0 households).

Resident Population
Tipton County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Tipton County | 2010-2019



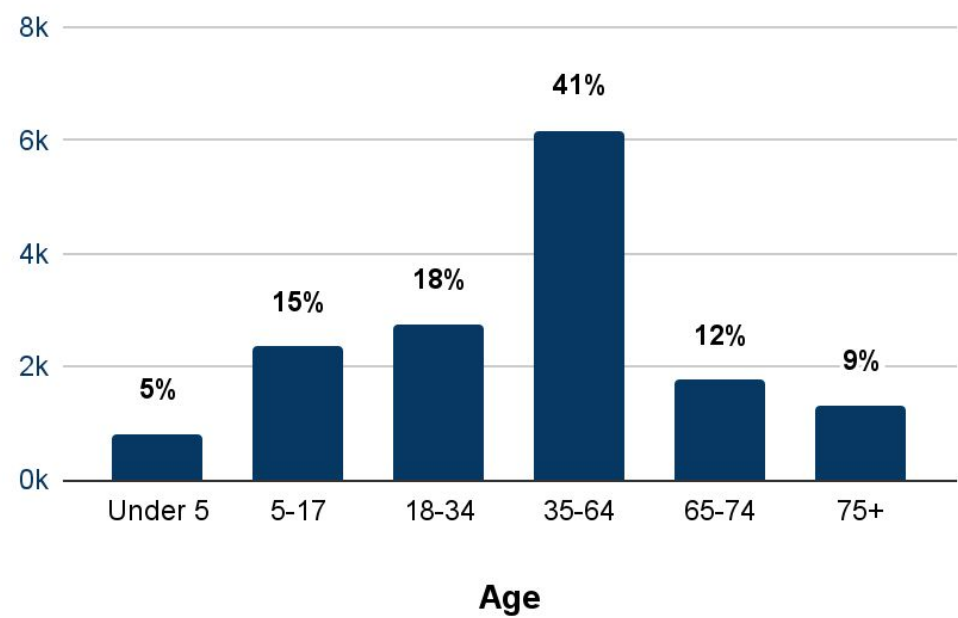
Source: FRED, U.S. Census Bureau

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

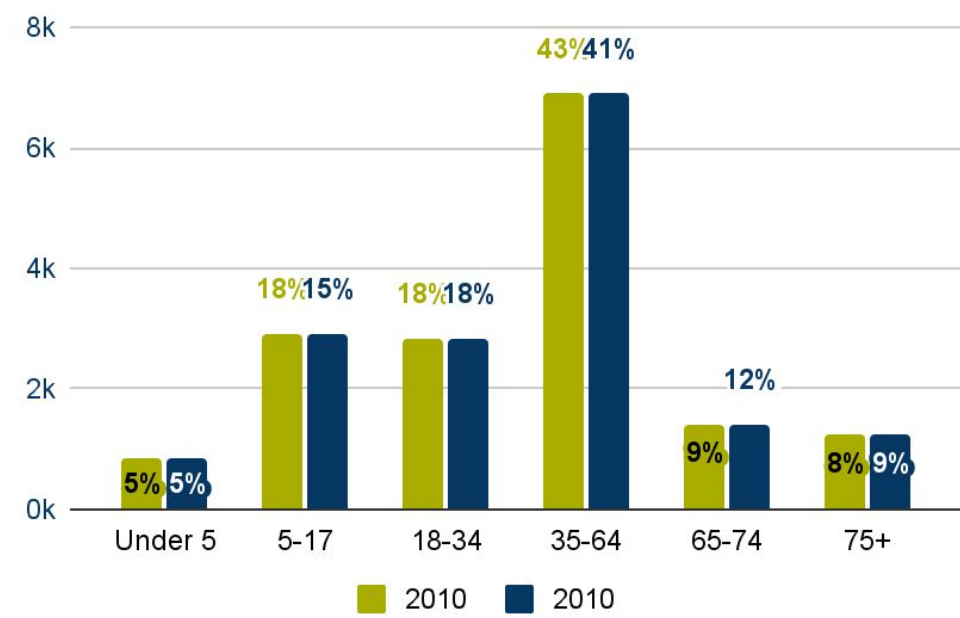
AGE | 20% of people in Tipton County are above the age of 65, while 21% are below 18.

Population by Age
Tipton County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Tipton County | 2010, 2019

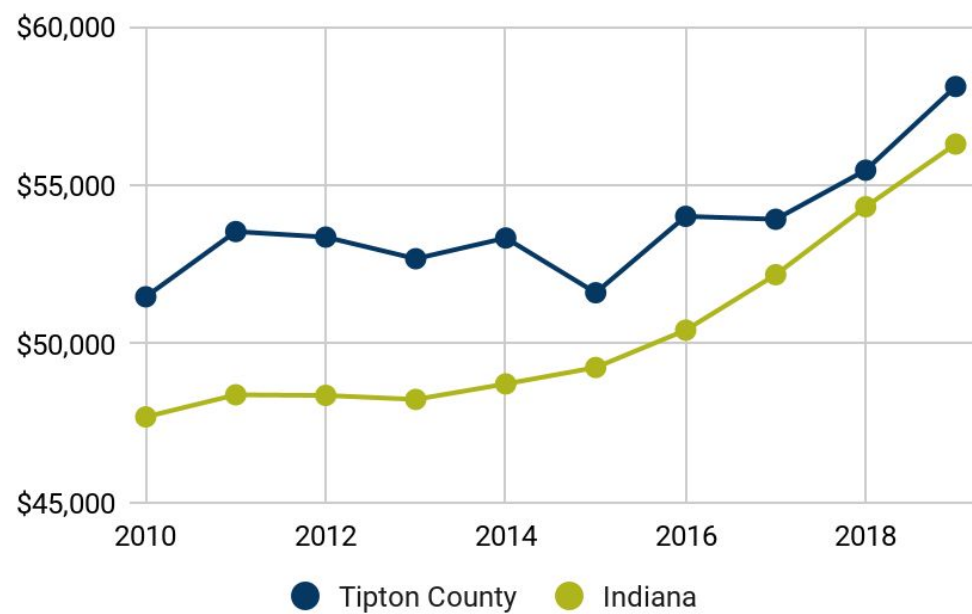


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Tipton County had a median income of \$58,118 in 2019, up 13% since 2010. 25% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

Median Income

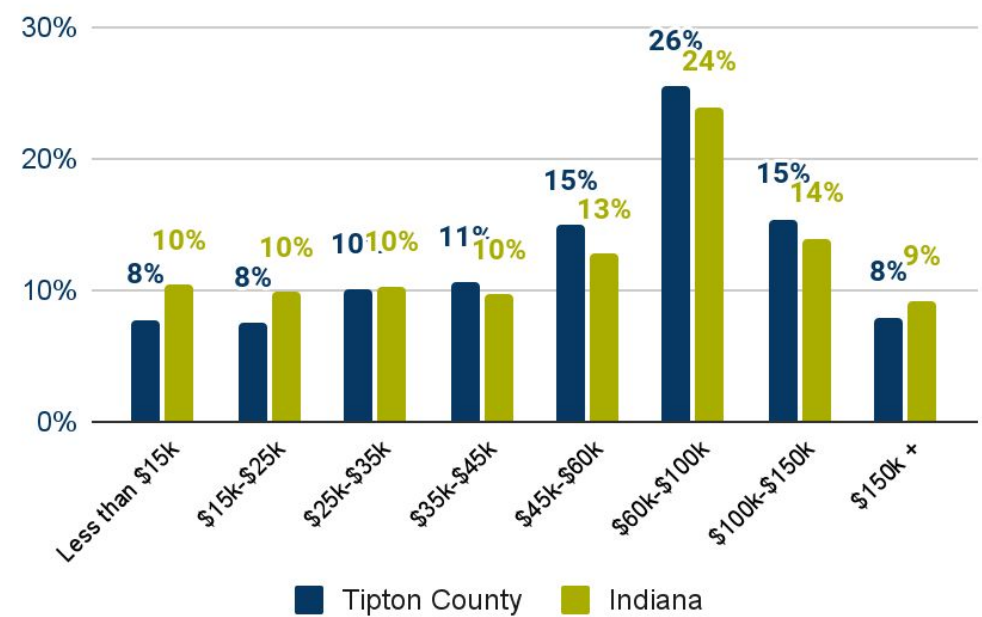
Tipton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Tipton County, State of Indiana | 2019



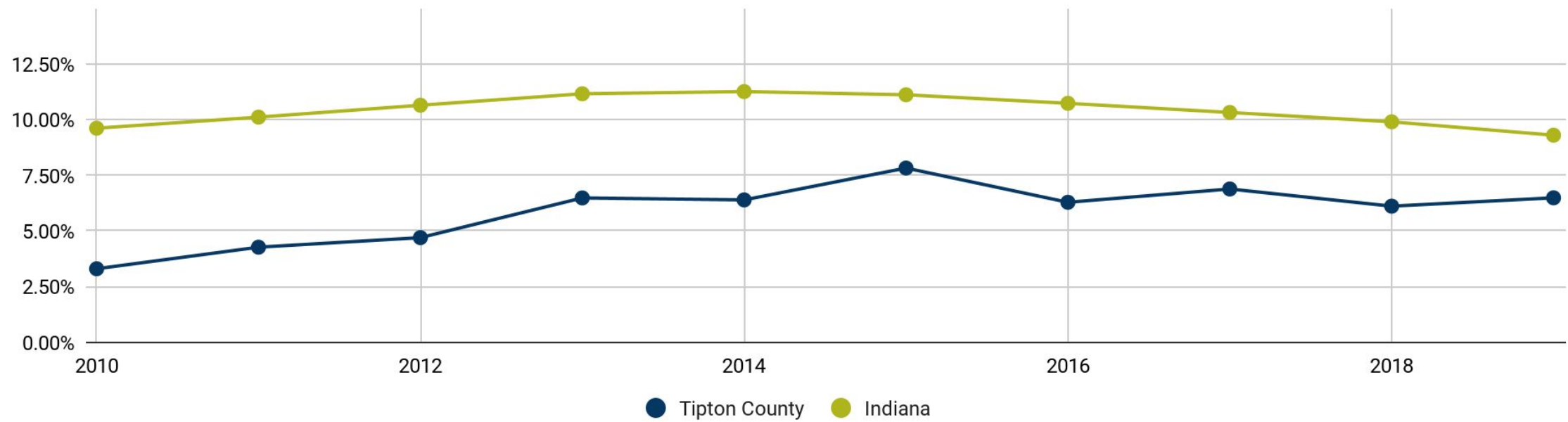
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 6.5% of families live in poverty conditions in Tipton County, up 3.2 points from 3.3% in 2010.

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

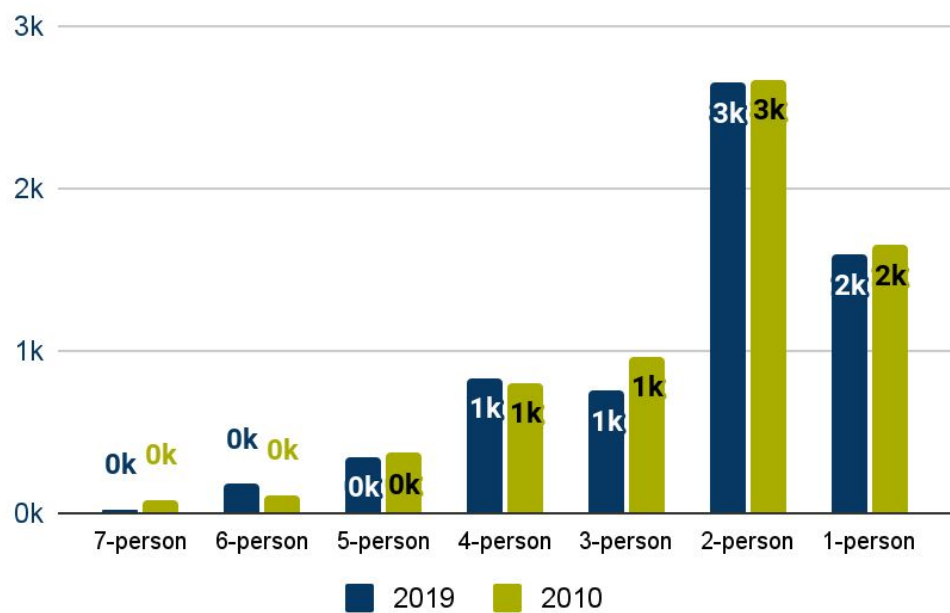


Source: ACS 2010-2019 5-year estimates

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HOUSEHOLD SIZE | The average household size is 2.34, compared to 2.52 statewide. The Tipton County average household has shrunk by 0.03 persons since 2010.

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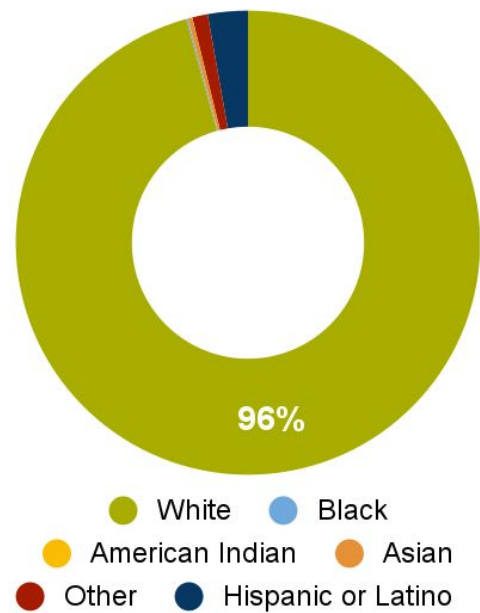
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Tipton County is 96% white, 0% Black, 3% Hispanic/Latino, 0% Asian, and 1% other.

Racial Distribution

Tipton County | 2019

Indiana | 2019

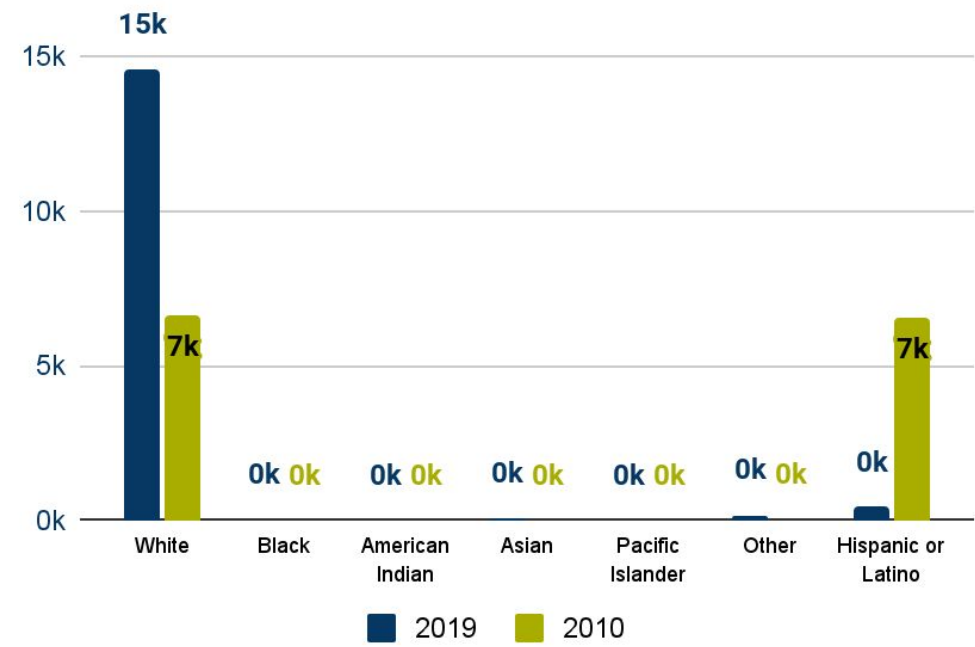


Source: ACS 2010-2019 5-year estimates



Household Racial Distribution

Tipton County | 2010, 2019

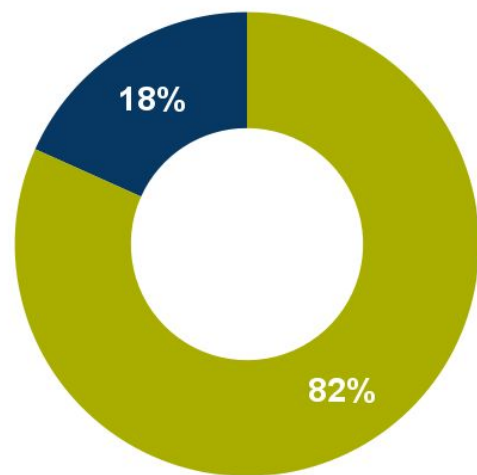


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 18% of households (1,166 households) in Tipton County were renters, while 82% are (5,210 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

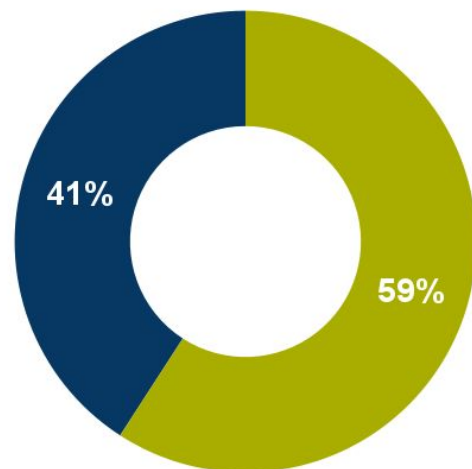
Tipton County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

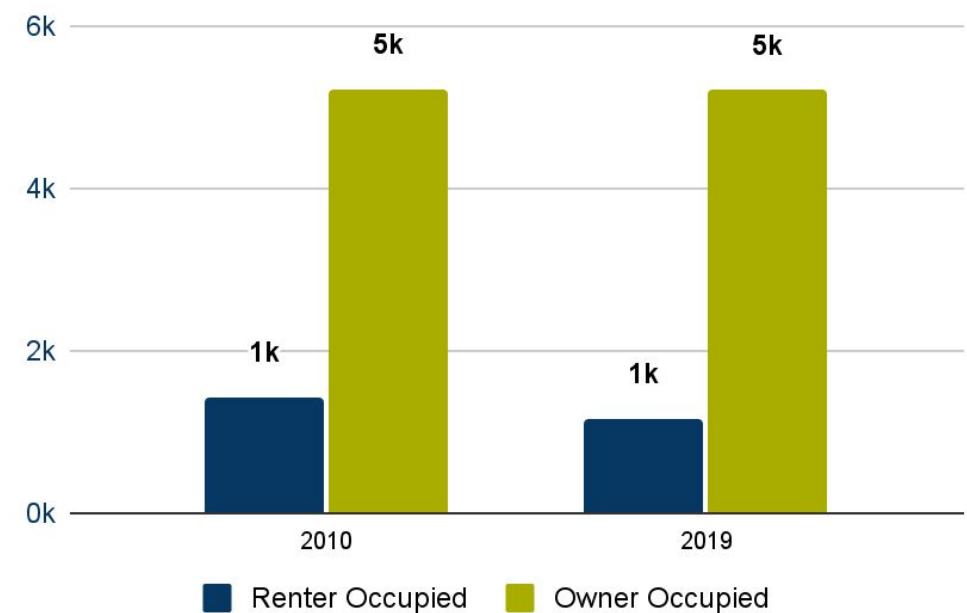
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Tipton County | 2010-2019



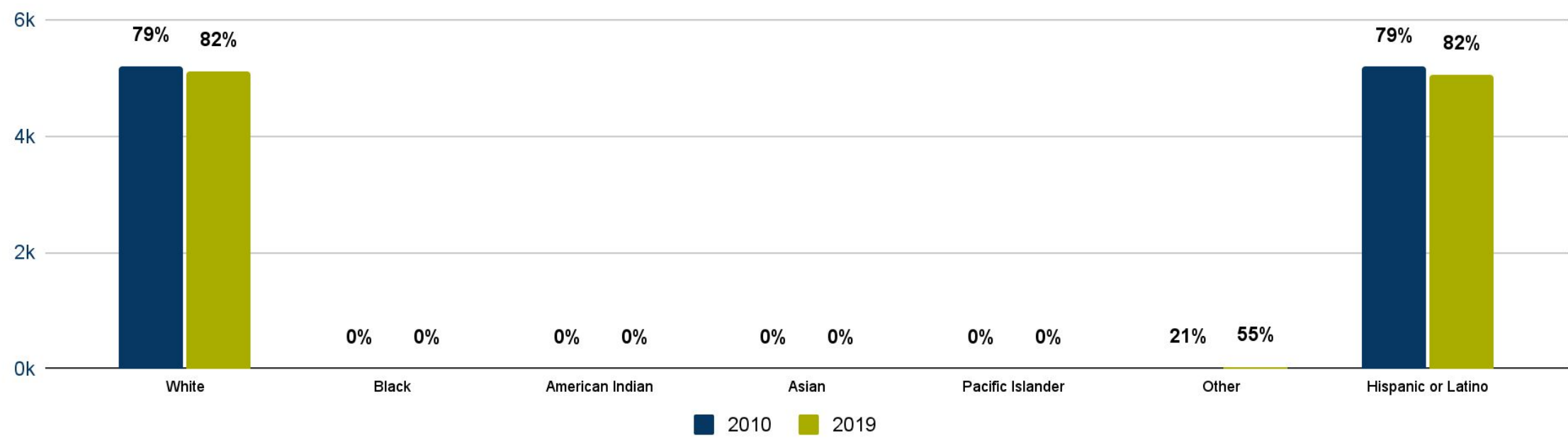
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 82%, among non-Hispanic White households' homeownership is 82%, #DIV/0! for Black households, and 82% for Hispanic or Latino households.

Homeownership by Race
Tipton County | 2010, 2019

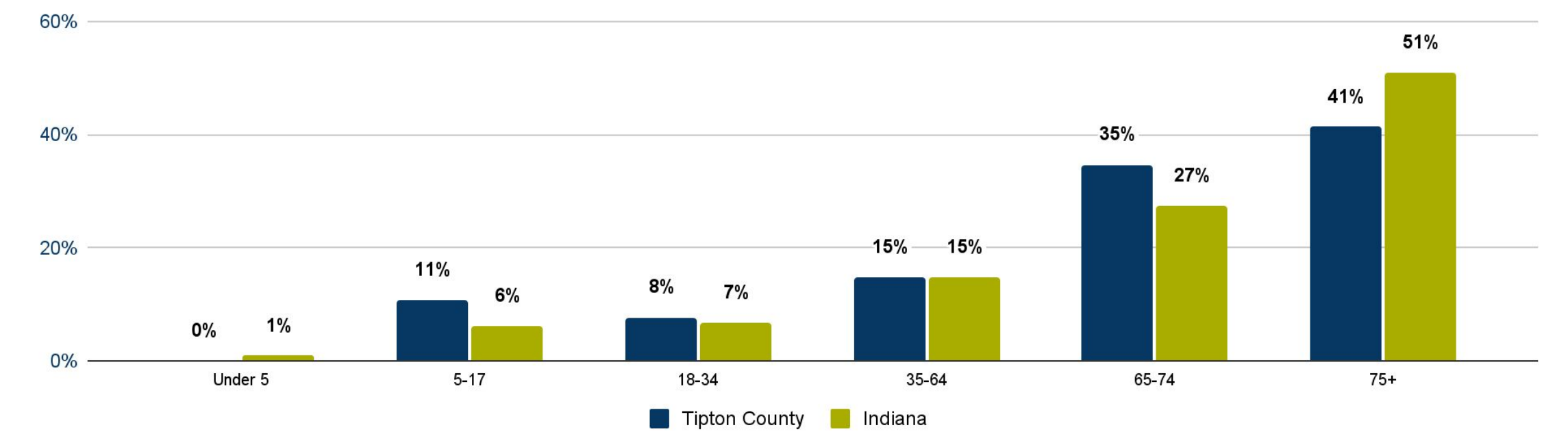


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 16% of people in Tipton County live with a disability. For people above 65, the share increases to 37%.

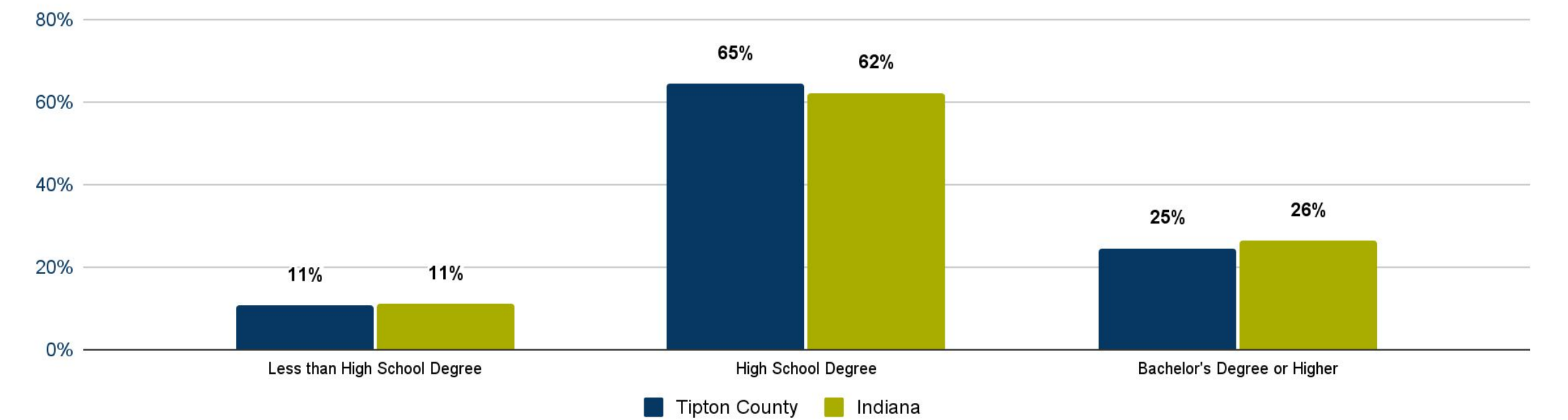
Share of the Population with a Disability by Age
Tipton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Tipton County, 65% of the population has at least a high school degree and 25% of the population has at least a Bachelor’s degree.

Educational Attainment
Tipton County, Indiana | 2019



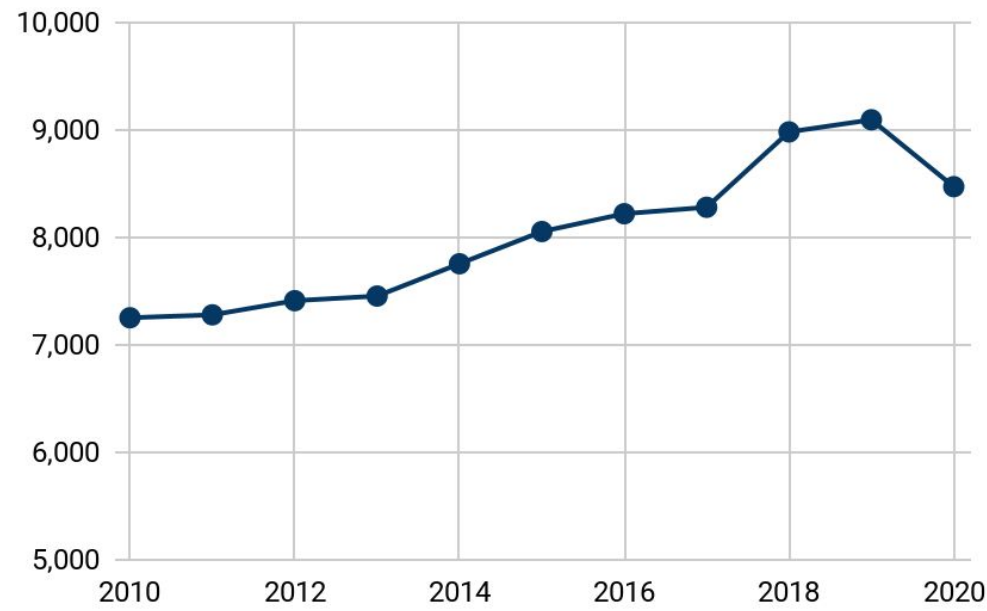
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

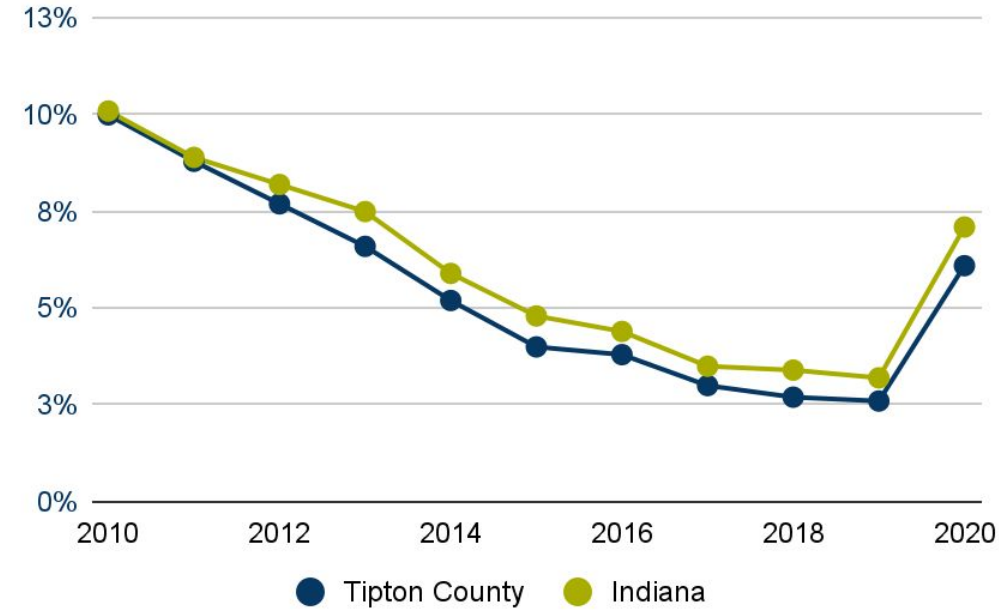
EMPLOYMENT BASE | There are currently 8,000 employed persons in Tipton County, up by 17% since 2010. The unemployment rate in 2020 was 6.10%, up 3.5 points from 2019.

Total Employment
Tipton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Tipton County, Indiana | 2010-2019

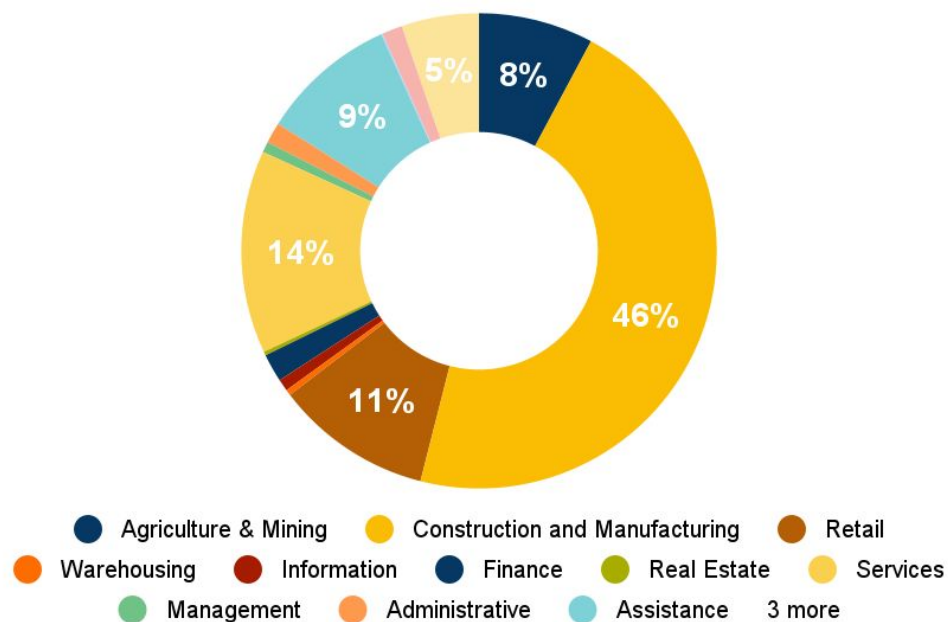


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Tipton County, accounting for 39% of all jobs, followed by Health Care and Social Assistance (9% of all jobs).

Total Jobs by All Industries
Tipton County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$40,416**
2. Goods-producing | **\$55,551**
3. Trade, transportation, and utilities | **\$47,547**
4. Construction | **\$50,519**
5. Professional and business services | **\$62,189**

Source: BLS

Top 5 Employers

1. Miller's Merry Manor (Tipton)
2. Steel Parts Mfg Inc (Tipton)
3. Iu Health Tipton Hospital (Tipton)
4. Corteva Agriscience (Tipton)
5. Tri Central Elementary School (Sharpville)

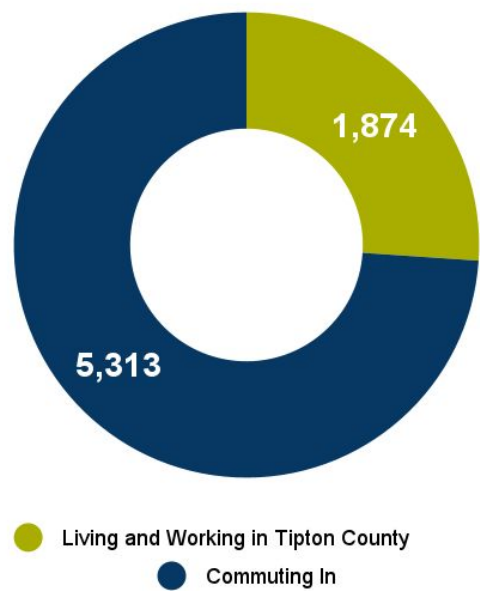
Source: BLS

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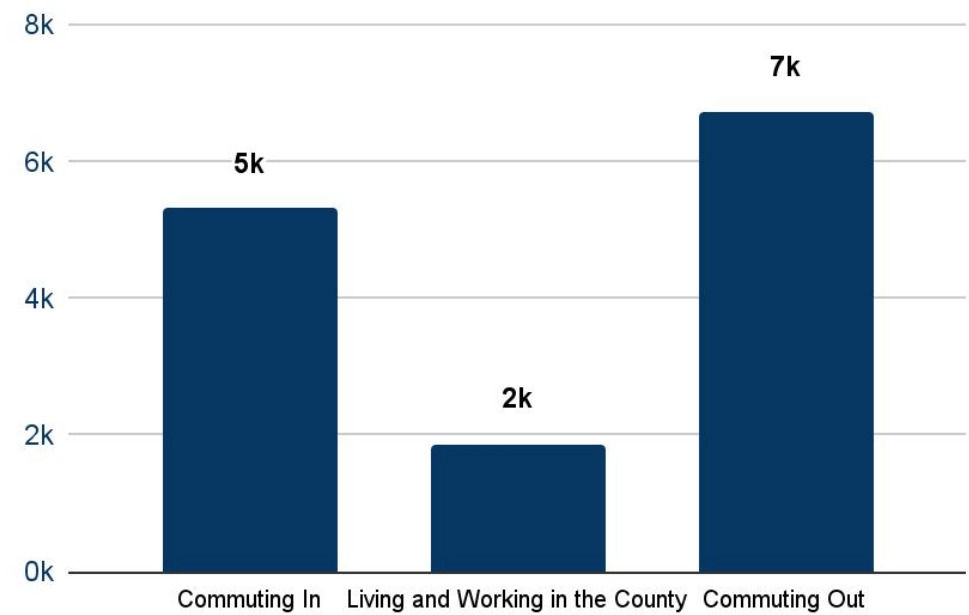
COMMUTER INFLOW / OUTFLOW | 5,000 commuters come into Tipton County for their jobs, while 7,000 employees travel outside for their jobs.

Employment Inflow
Tipton County | 2018



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

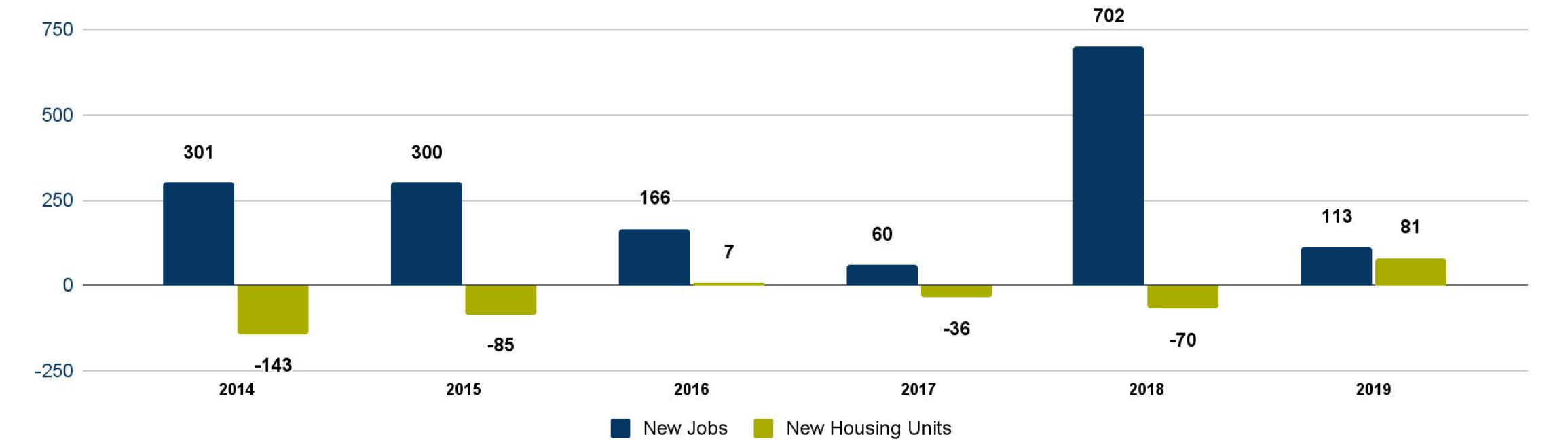
Commuting Patterns
Tipton County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1 642 between 2014-2019 and -246, or -15 units for every 100 jobs created.

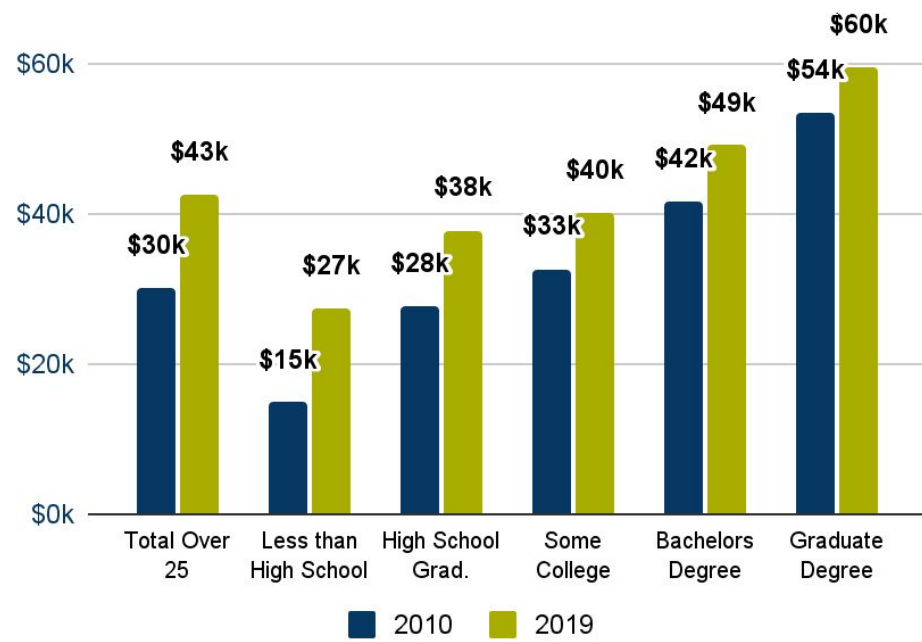
Job Growth and Housing Production
Tipton County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

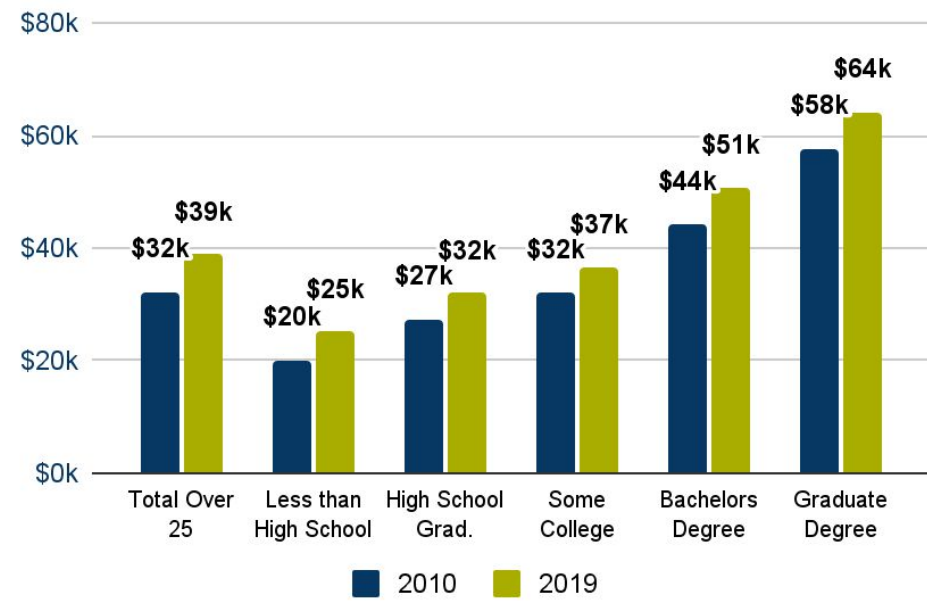
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 41% since 2010 for the total population and increased 36% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Tipton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

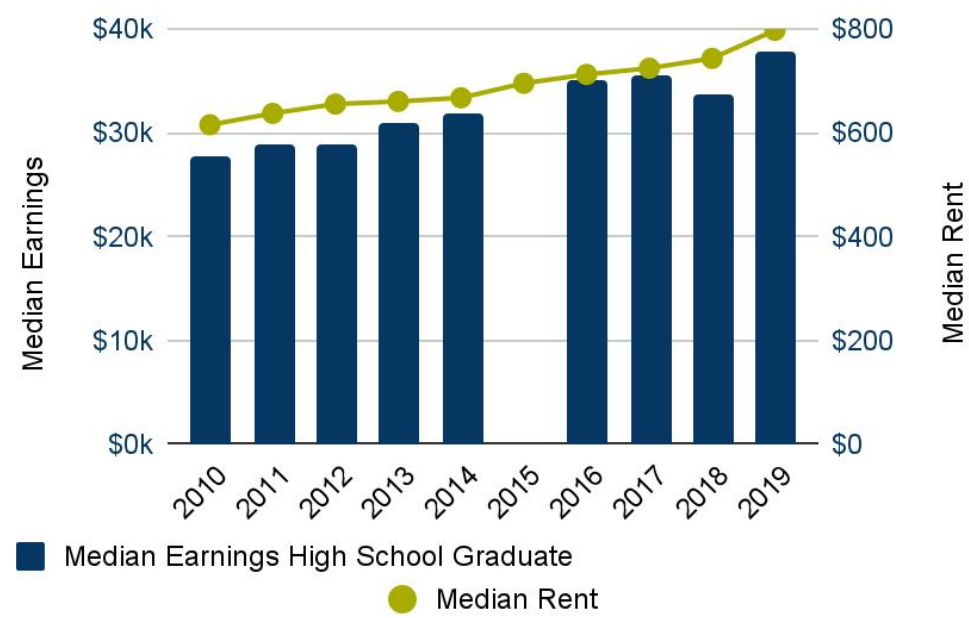
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 29.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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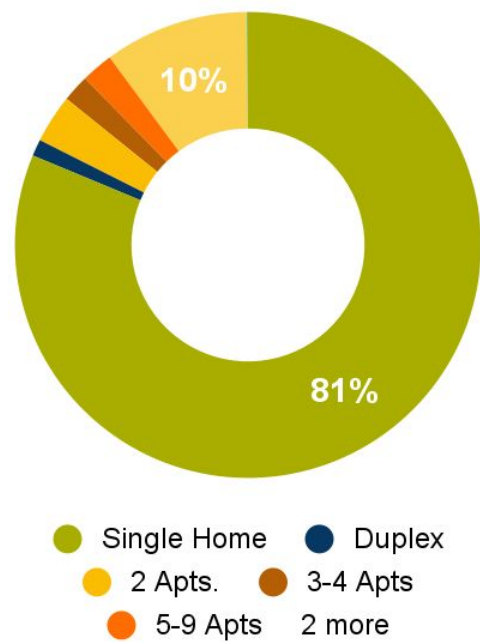
HOUSING TRENDS

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HOUSING TYPOLOGY | 81% of homes in Tipton County are single-family, while 9% are multifamily. The share of multifamily housing has decreased by 33 homes since 2010.

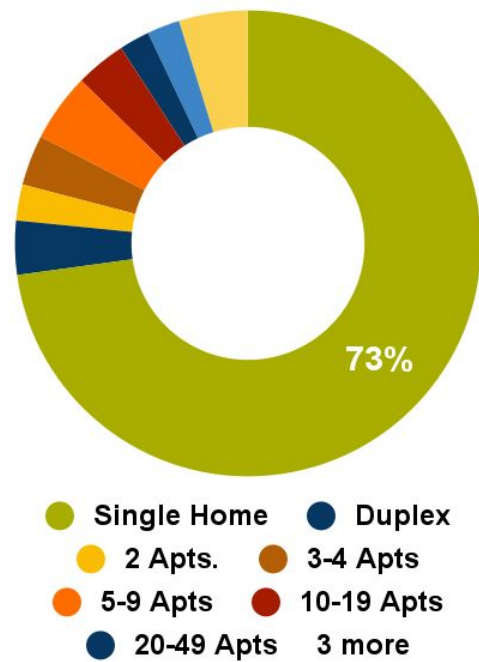
Housing Typology

Tipton County | 2019



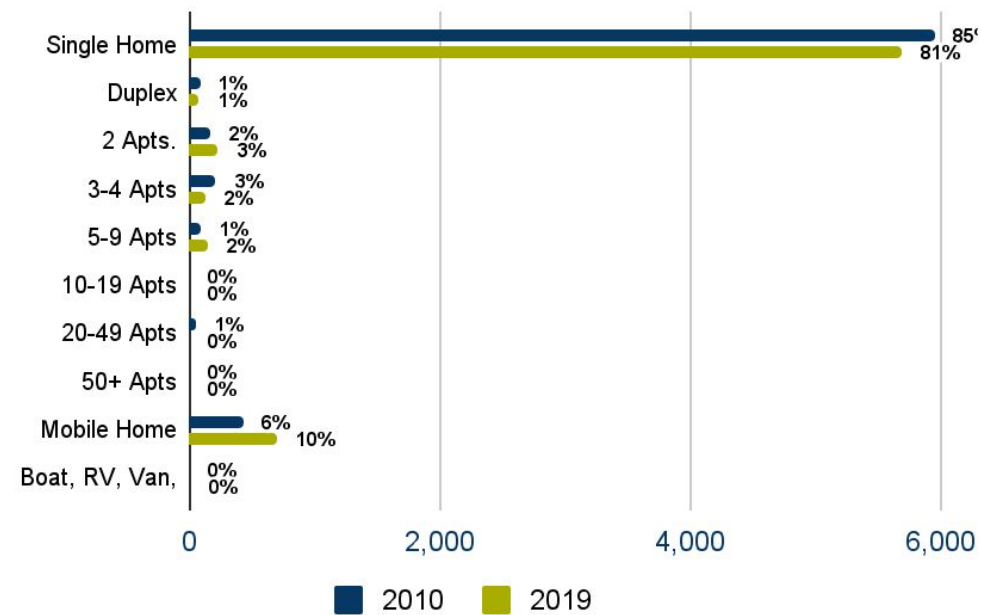
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Tipton County | 2010, 2019



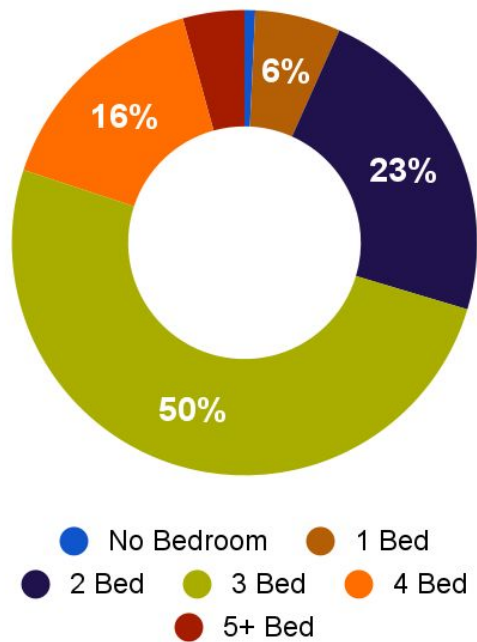
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Tipton County are 2.34, with 70% of units 3 bedroom or more.

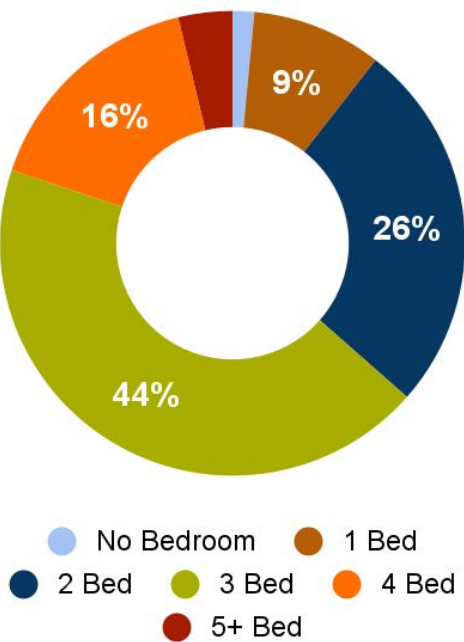
Housing Stock by Bedrooms

Tipton County | 2019



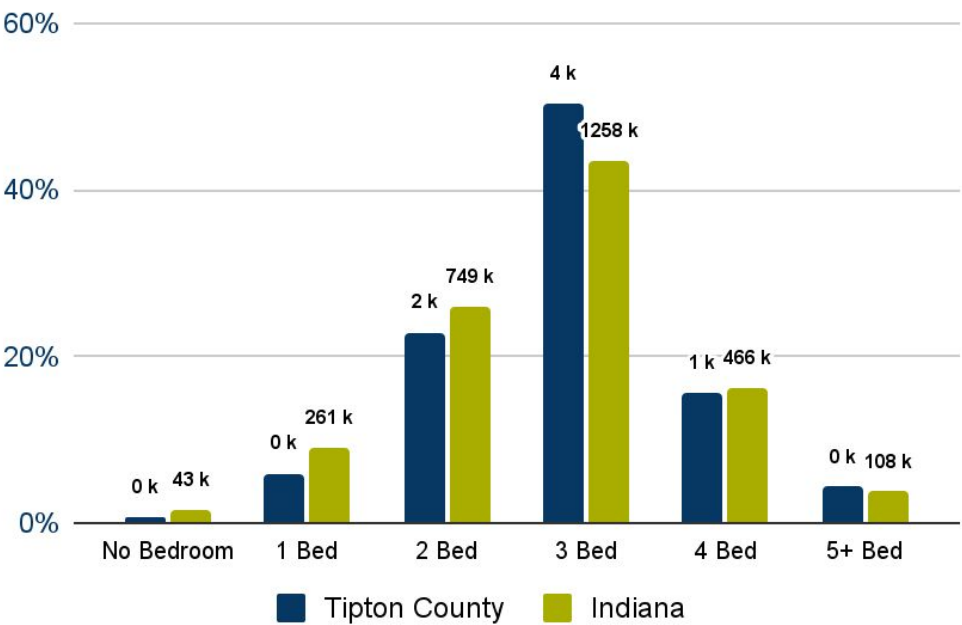
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

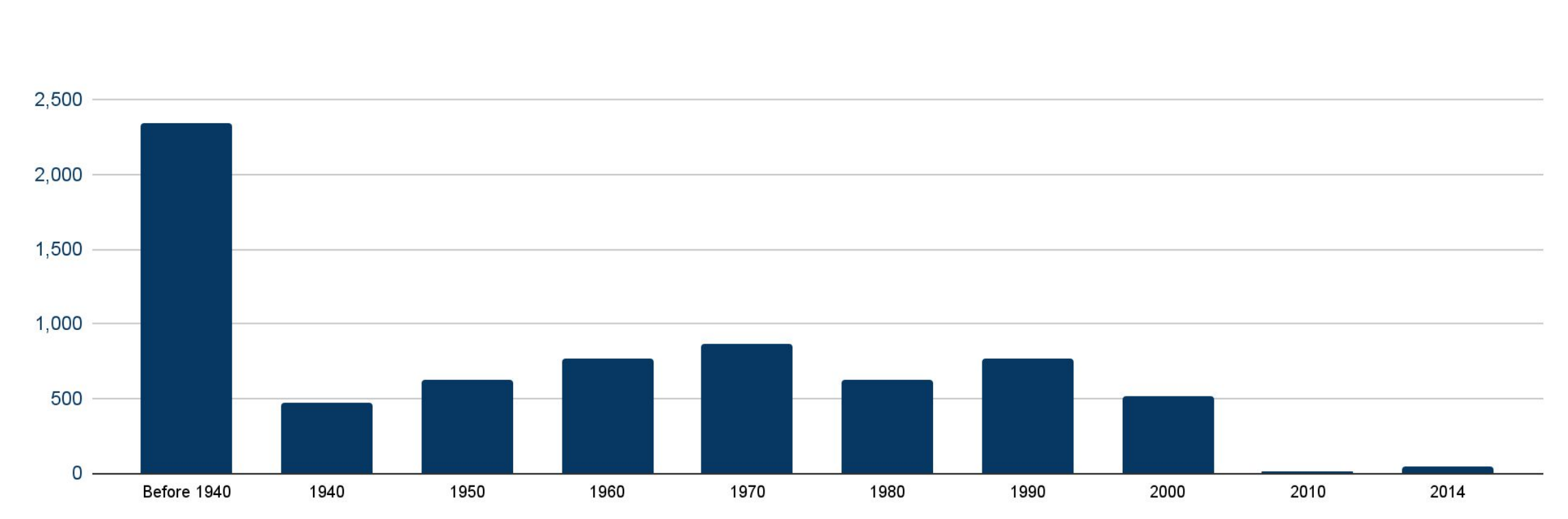
Tipton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 92% of homes were built before 1990, with most homes built in 2014.

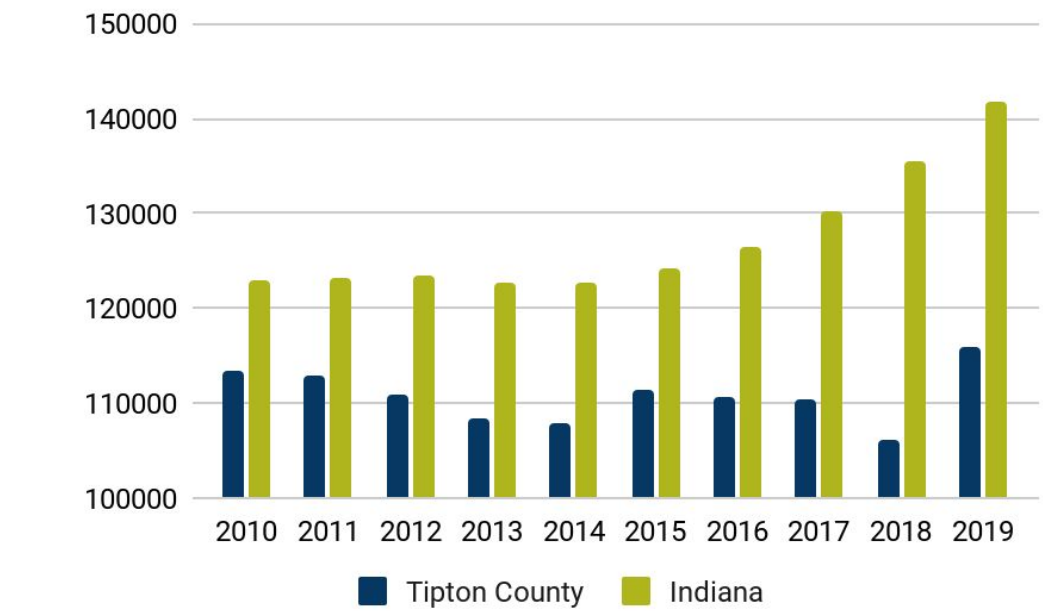
Homes by Year Built
Tipton County | 2019



Source: ACS 2010-2019 5-year estimates

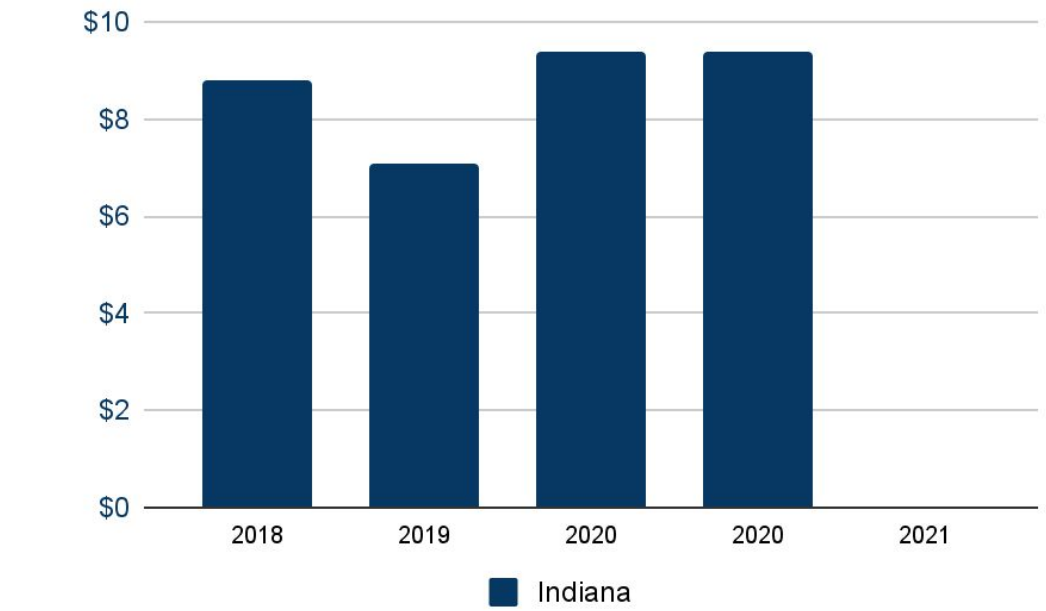
MEDIAN LISTING PRICE | Homes in Tipton County have a median listing price of \$116,000, compared to \$141,700 statewide. Home prices have increased by 2% since 2010.

Median Listing Price
Tipton County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

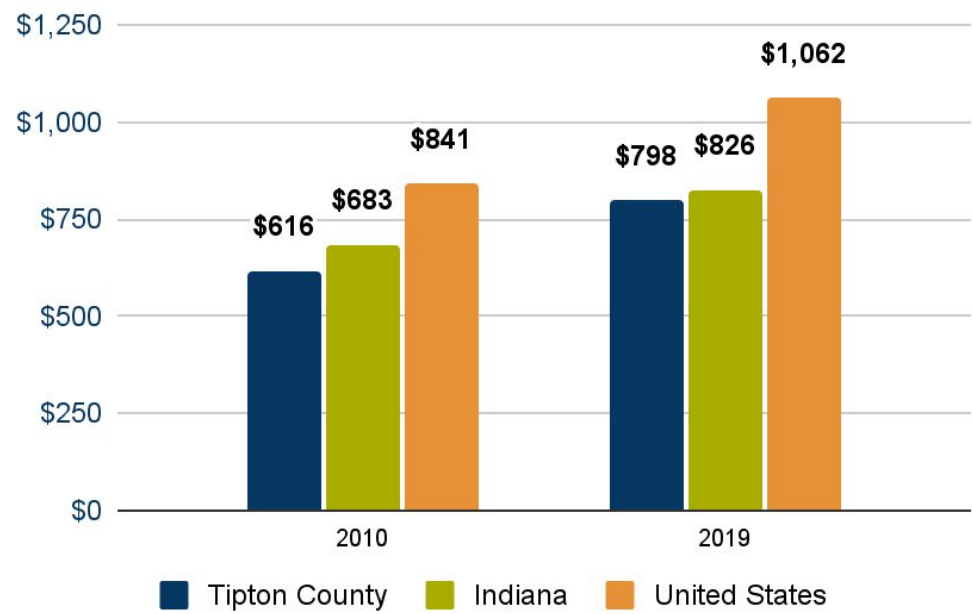


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 30% since 2010, with average rents at \$798.

Median Rent

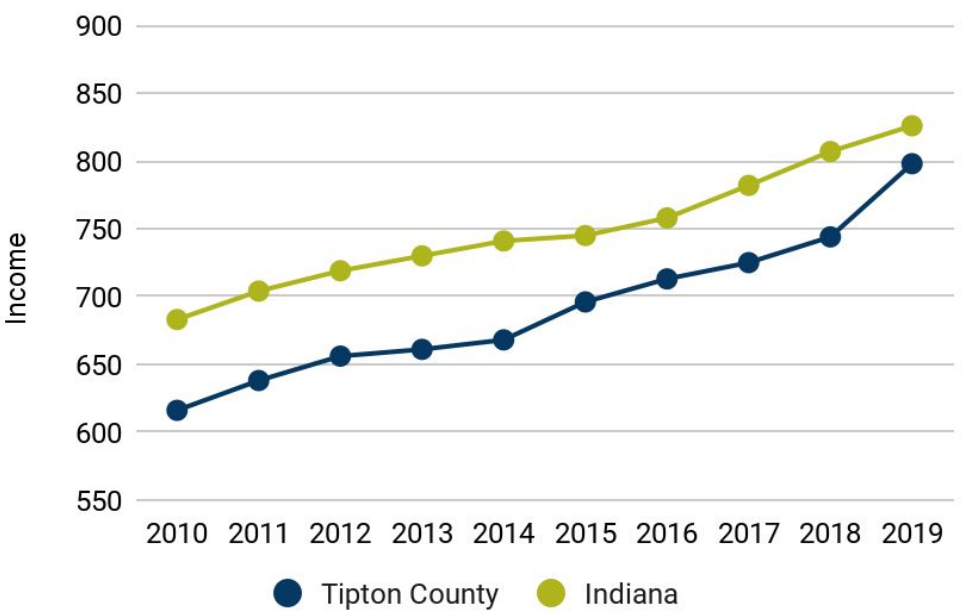
Tipton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

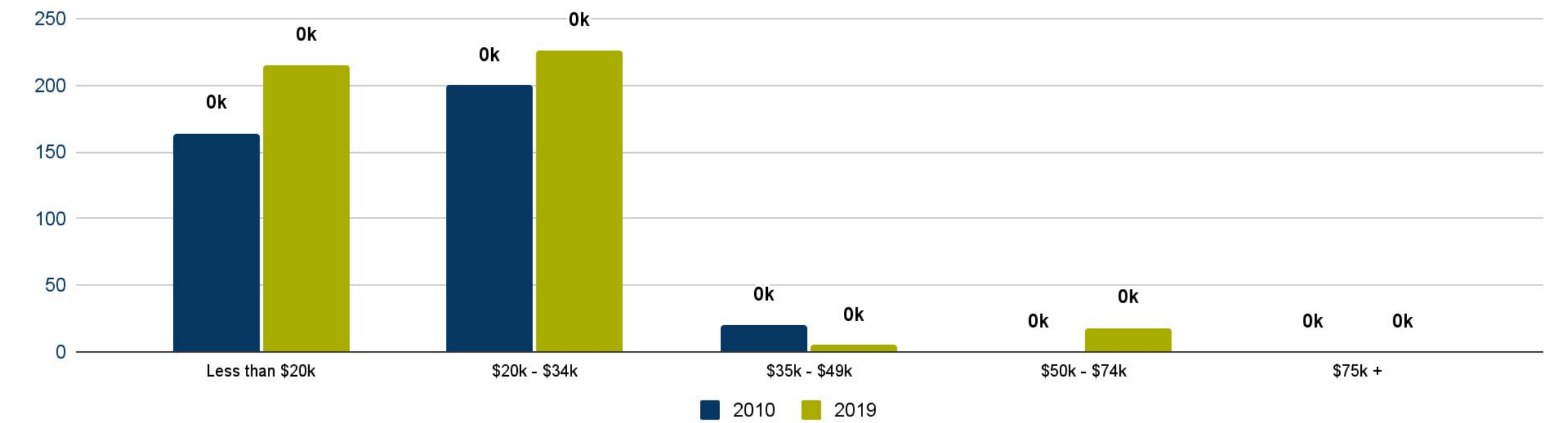
Tipton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 49% of households are housing cost burdened in Tipton County, up 45% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

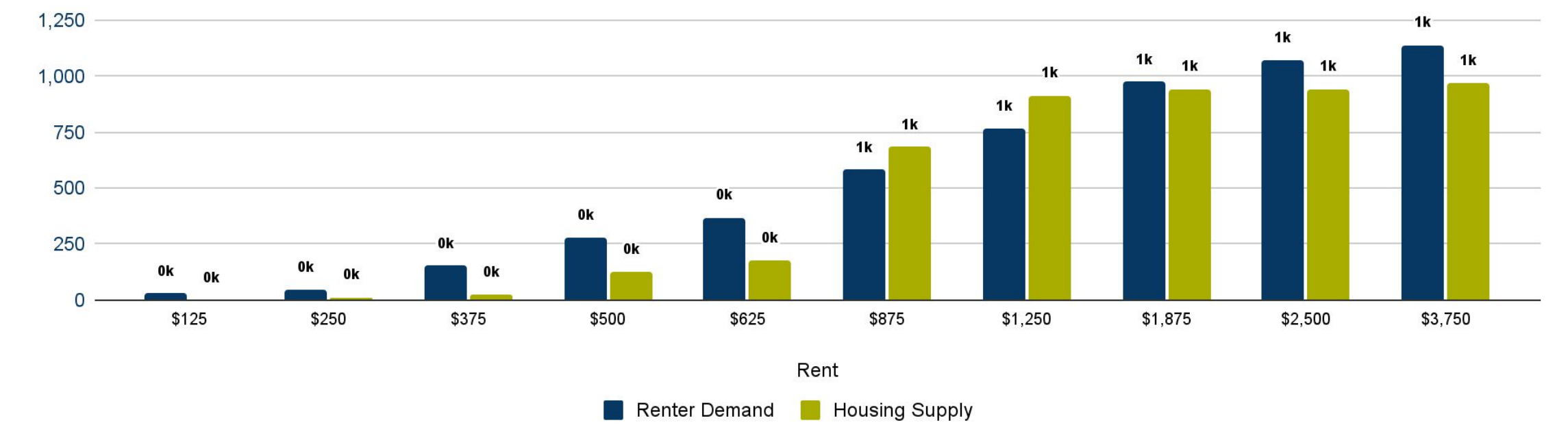
Renter Housing Cost Burden
Tipton County, Indiana | 2010 - 2019



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
Tipton County, Indiana | 2010-2019

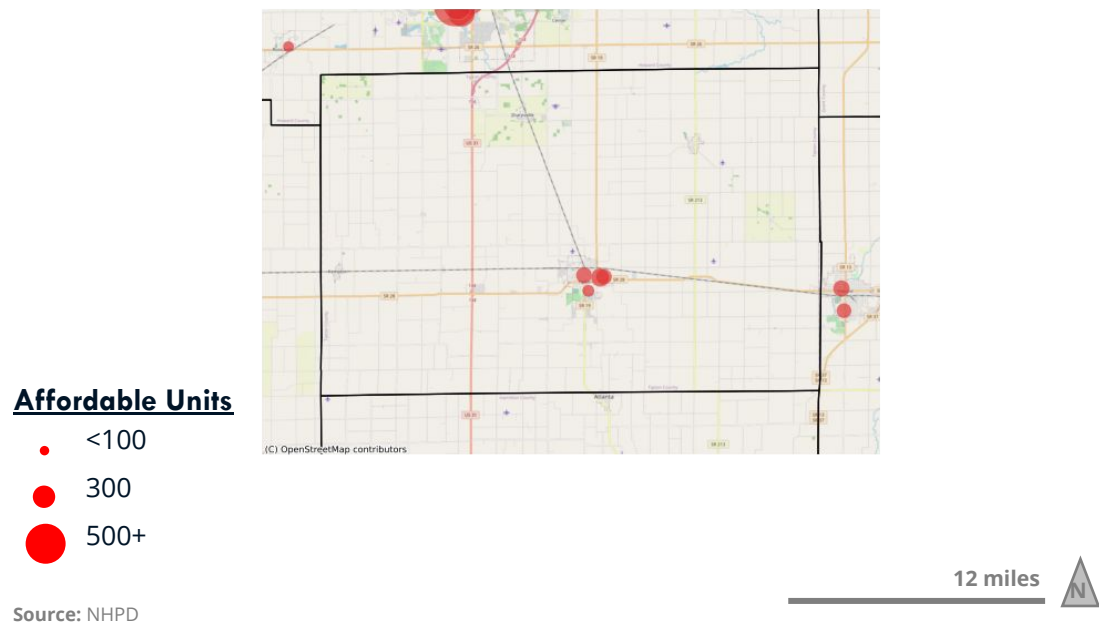


Source: ACS 2010-2019 5-year estimates

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

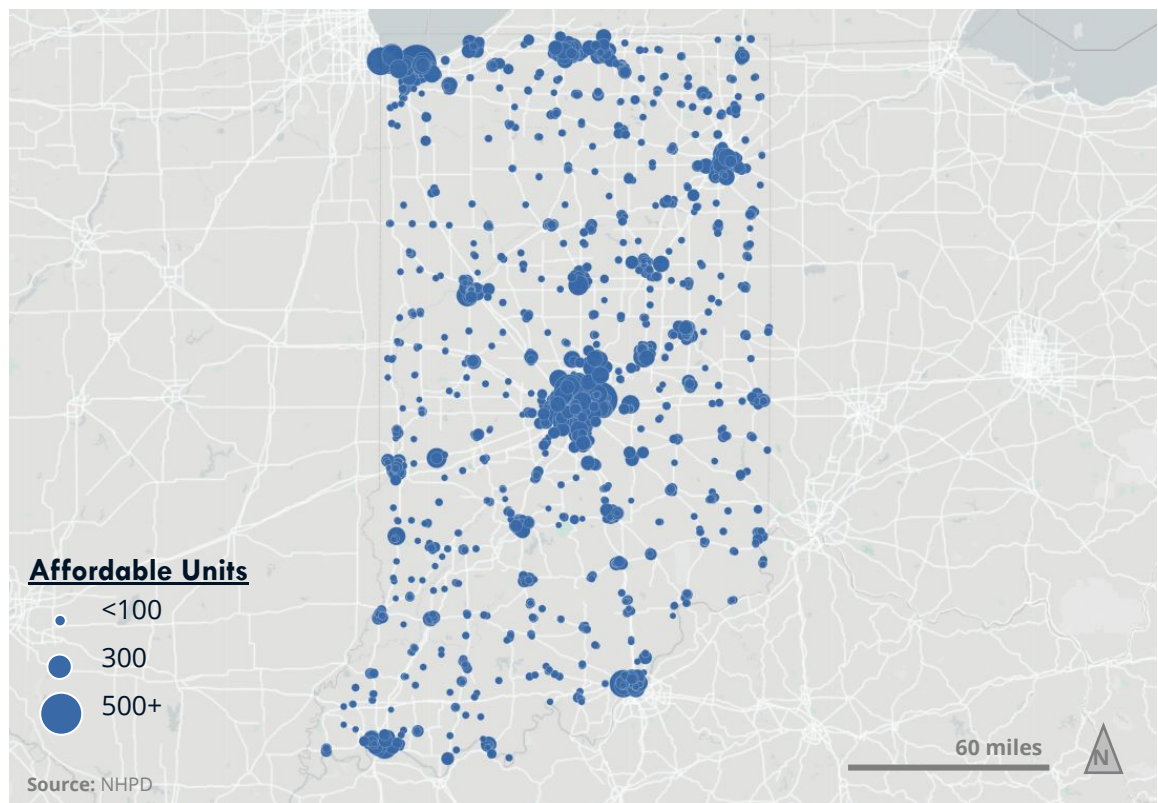
Affordable Housing Inventory

Tipton County | 2020



Affordable Housing Inventory

State of Indiana | 2020

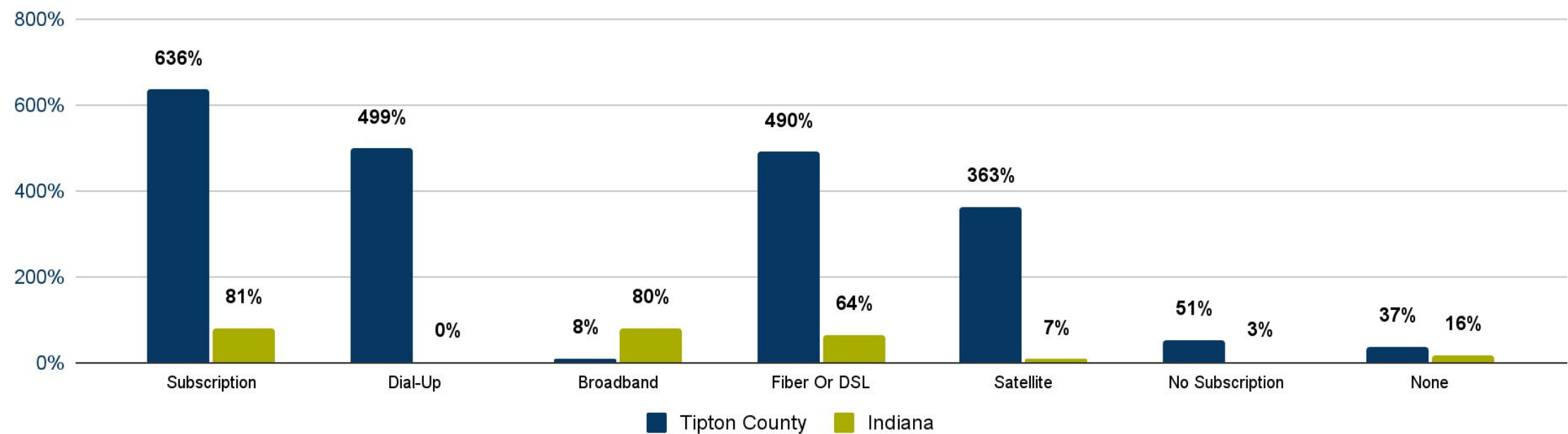


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HOUSING AMENITIES | 8% of housing units have access to broadband.

Broadband Access
Tipton County | 2017-2020



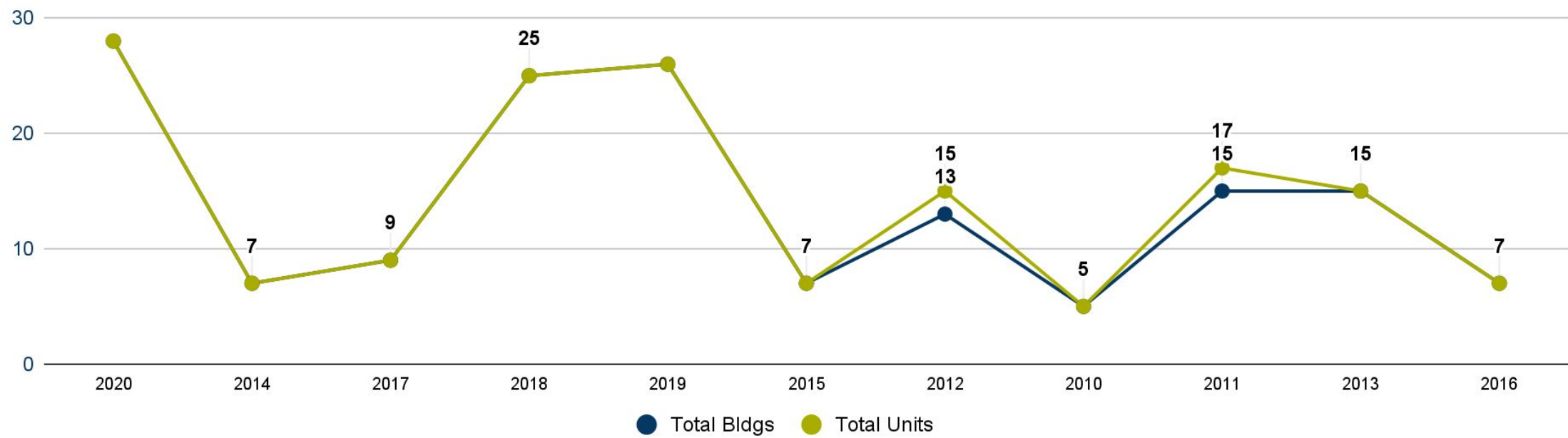
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 7 new housing starts in 2016 in Tipton County, with 157 total building permits authorized since 2020.

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



Source: St. Louis Fed.

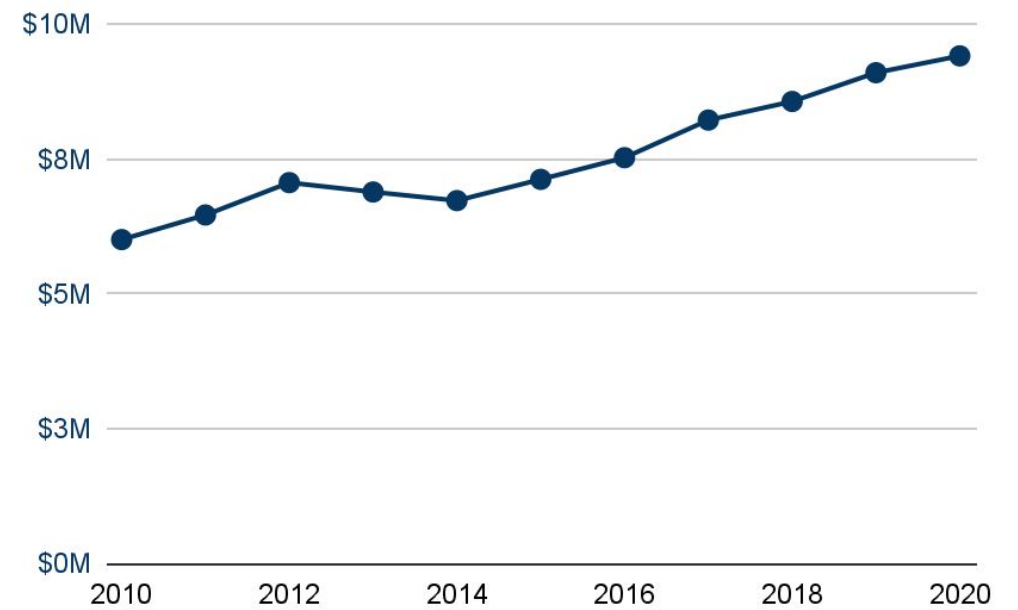
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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