



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JOHNSON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

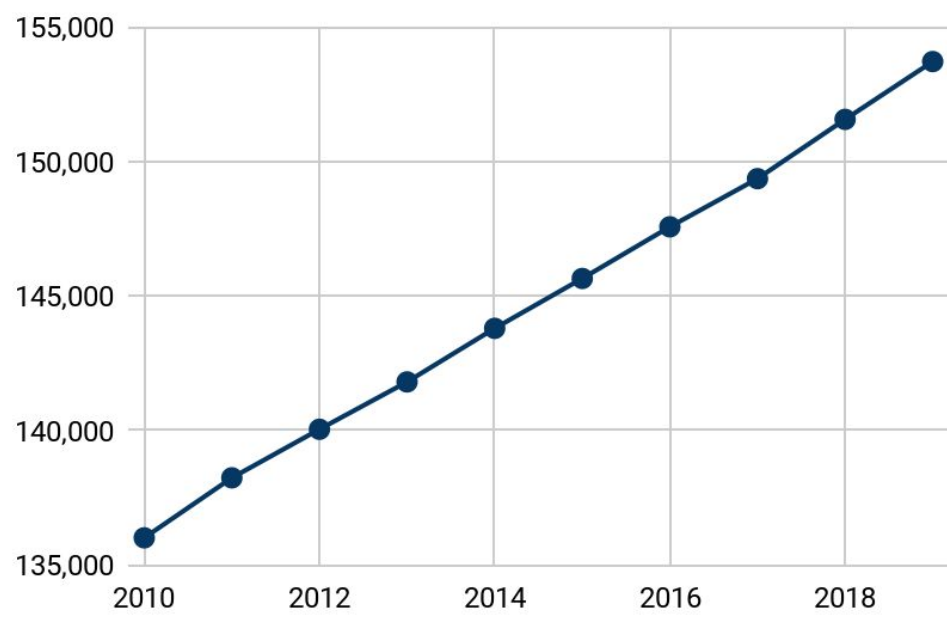
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

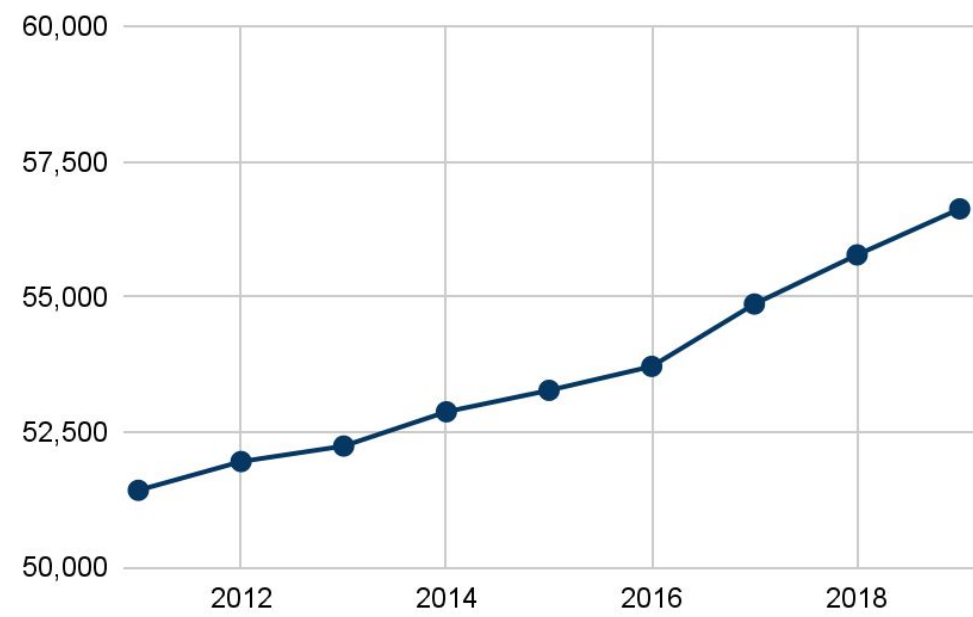
POPULATION | Johnson County's population has increased by 13.03% (18,000 people) between 2010-2019. In the same time period, the total number of households increased by 11% (6,000 households).

Resident Population
Johnson County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Johnson County | 2010-2019



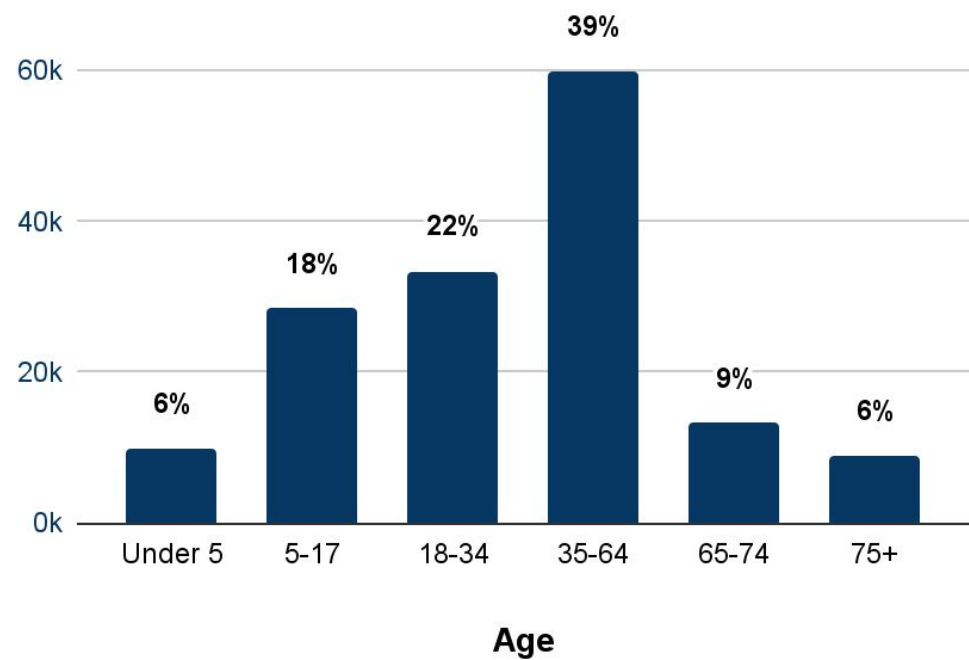
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

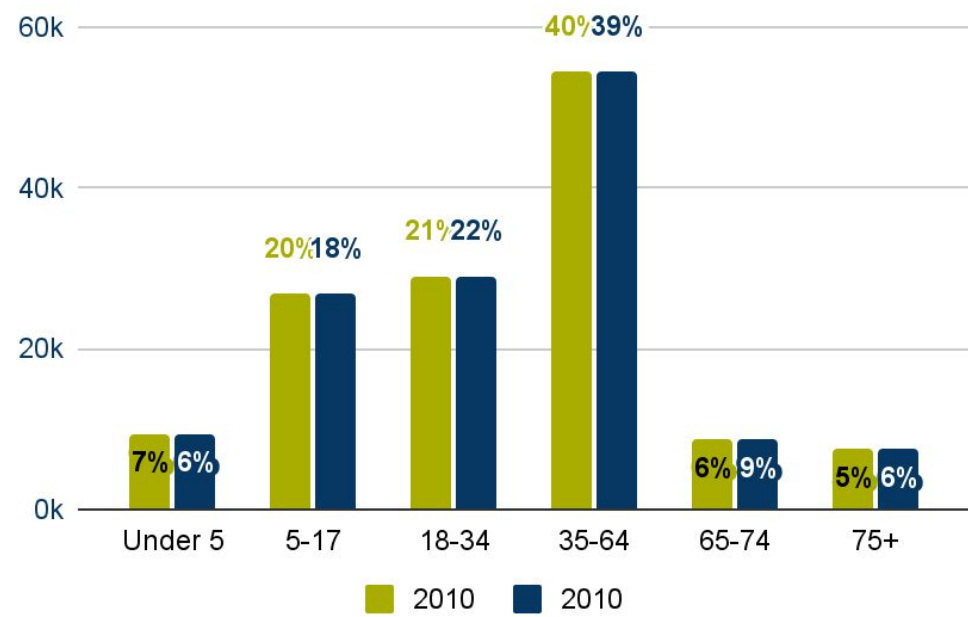
AGE | 14% of people in Johnson County are above the age of 65, while 25% are below 18.

Population by Age
Johnson County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Johnson County | 2010, 2019

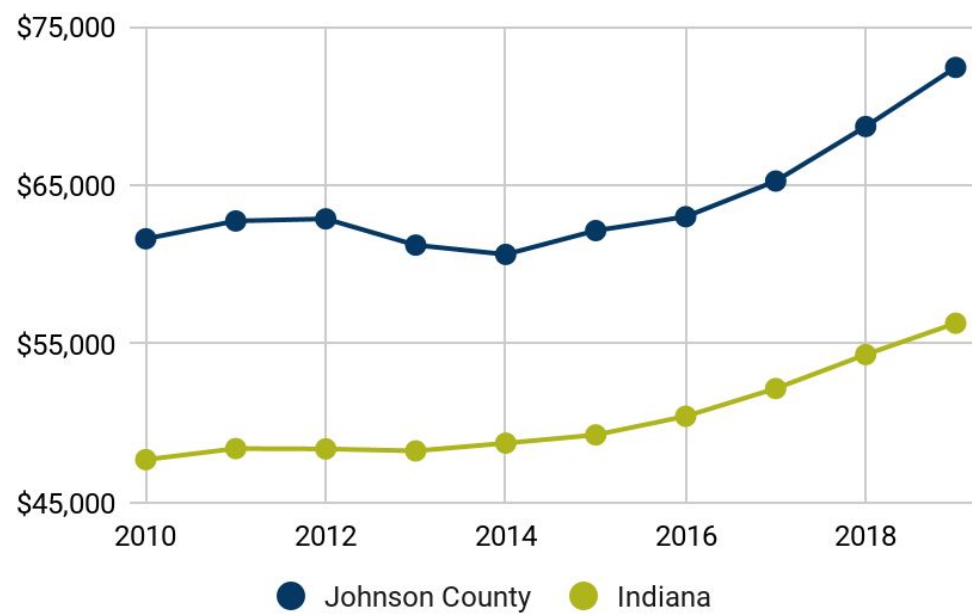


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Johnson County had a median income of \$72,440 in 2019, up 18% since 2010. 21% of households have incomes below \$35,000, while 33% have incomes above \$100,000.

Median Income

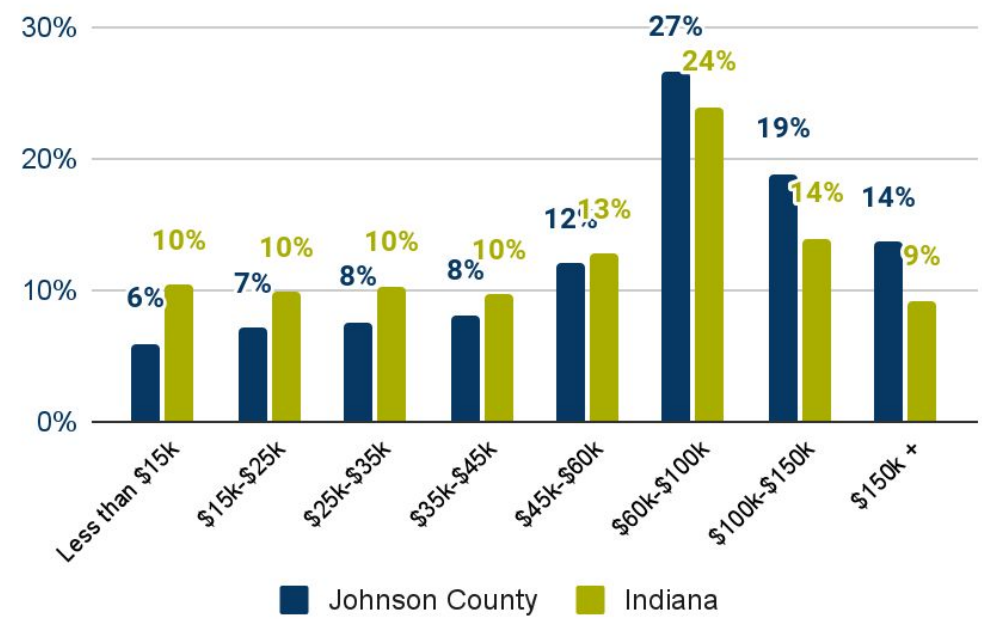
Johnson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Johnson County, State of Indiana | 2019



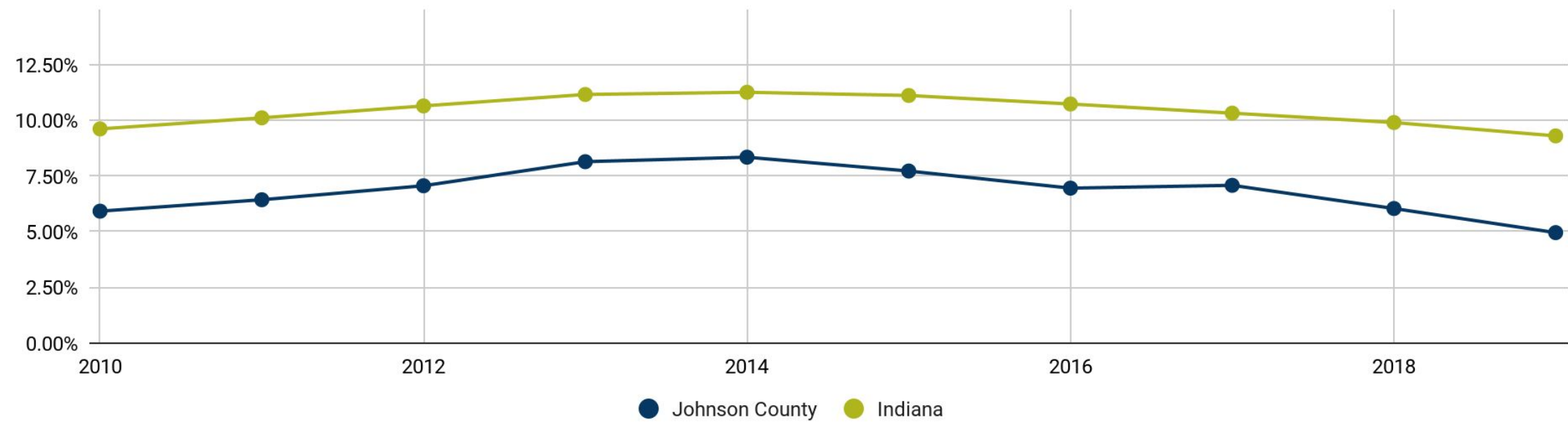
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 5.0% of families live in poverty conditions in Johnson County, down 1.0 points from 5.9% in 2010.

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



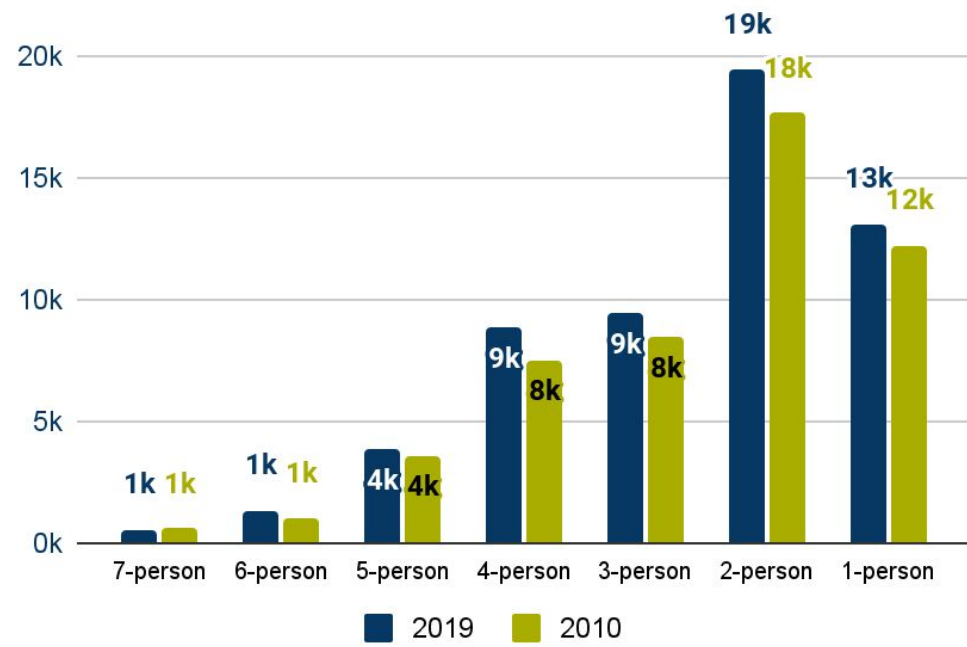
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

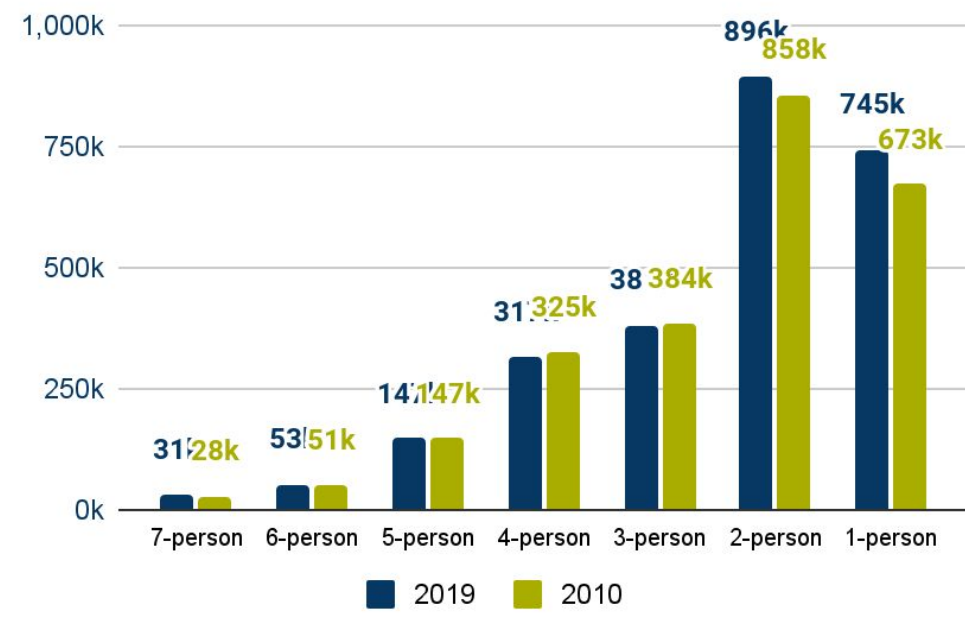
HOUSEHOLD SIZE | The average household size is 2.67, compared to 2.52 statewide. The Johnson County average household has grown by 0.1 persons since 2010.

Household Size
Johnson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

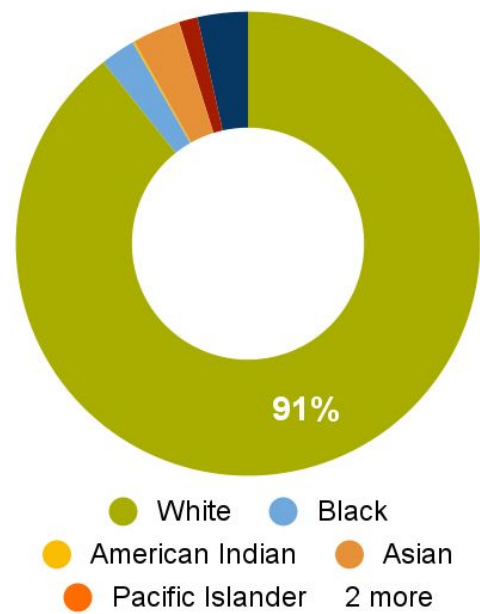
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Johnson County is 91% white, 2% Black, 4% Hispanic/Latino, 3% Asian, and 1% other.

Racial Distribution

Johnson County | 2019



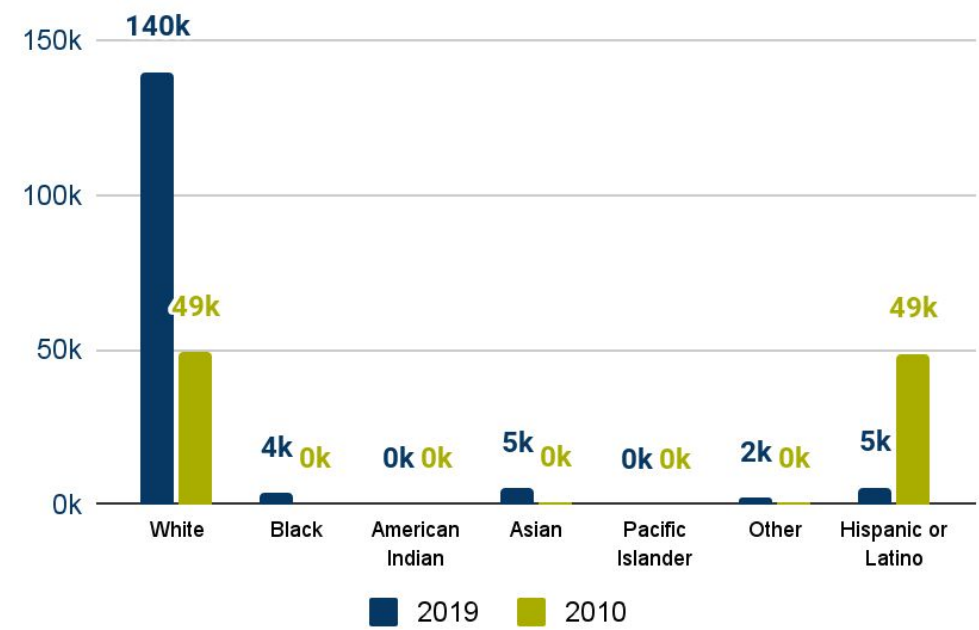
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Johnson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

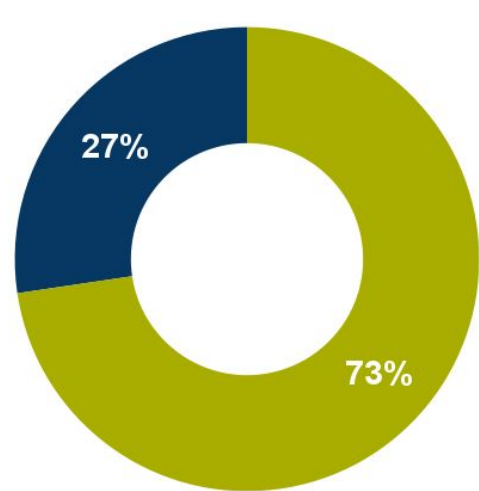
WORKING DRAFT

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

HOUSING TENURE | In 2019, 27% of households (15,487 households) in Johnson County were renters, while 73% are (41,141 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

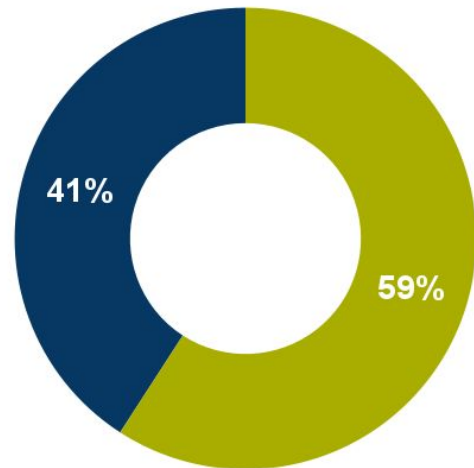
Johnson County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

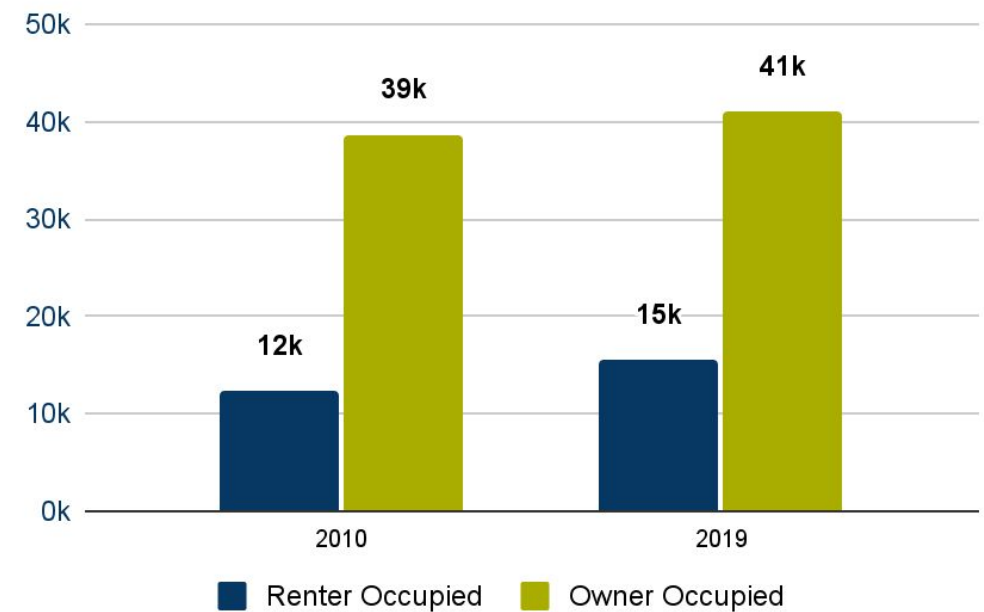
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Johnson County | 2010-2019



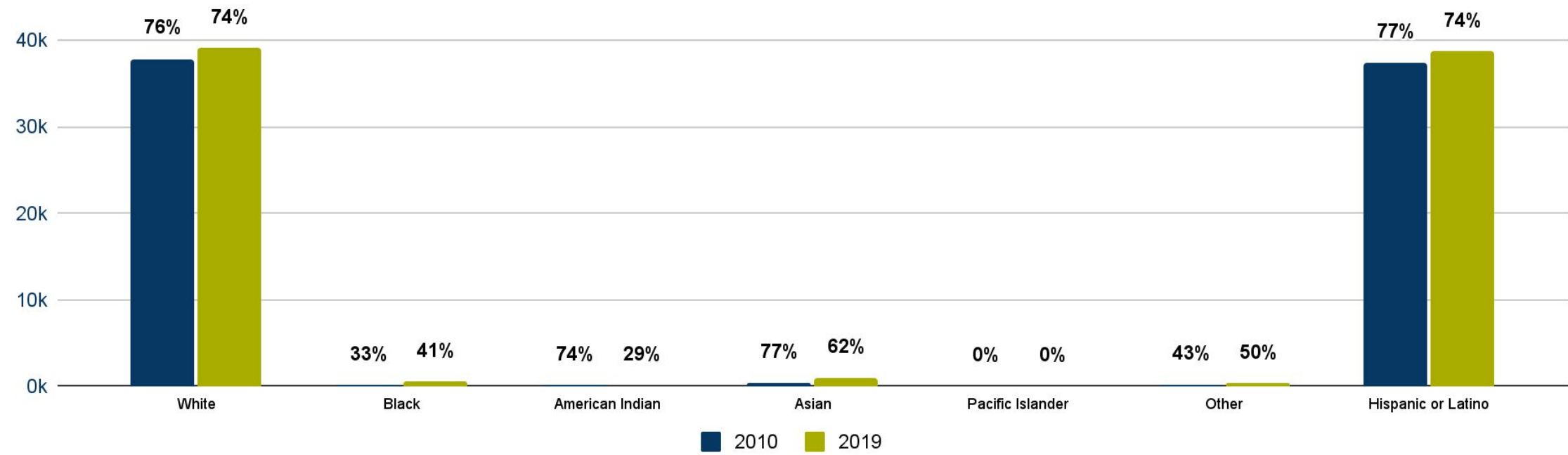
Source: ACS 2010-2019 5-year estimates

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 74%, 41% for Black households, and 74% for Hispanic or Latino households.

Homeownership by Race
Johnson County | 2010, 2019

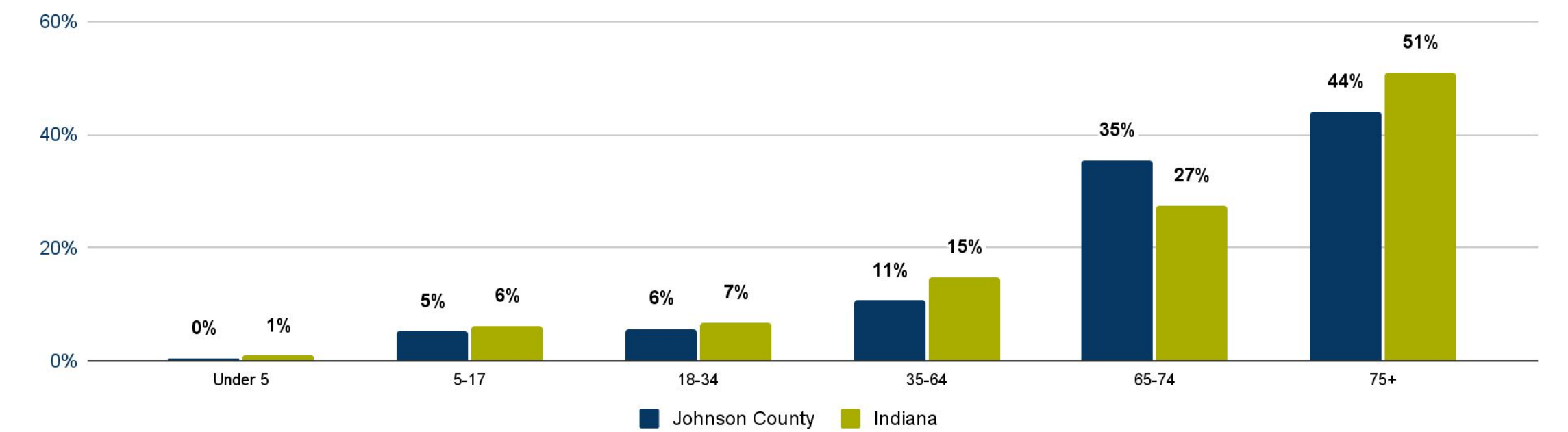


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 12% of people in Johnson County live with a disability. For people above 65, the share increases to 39%.

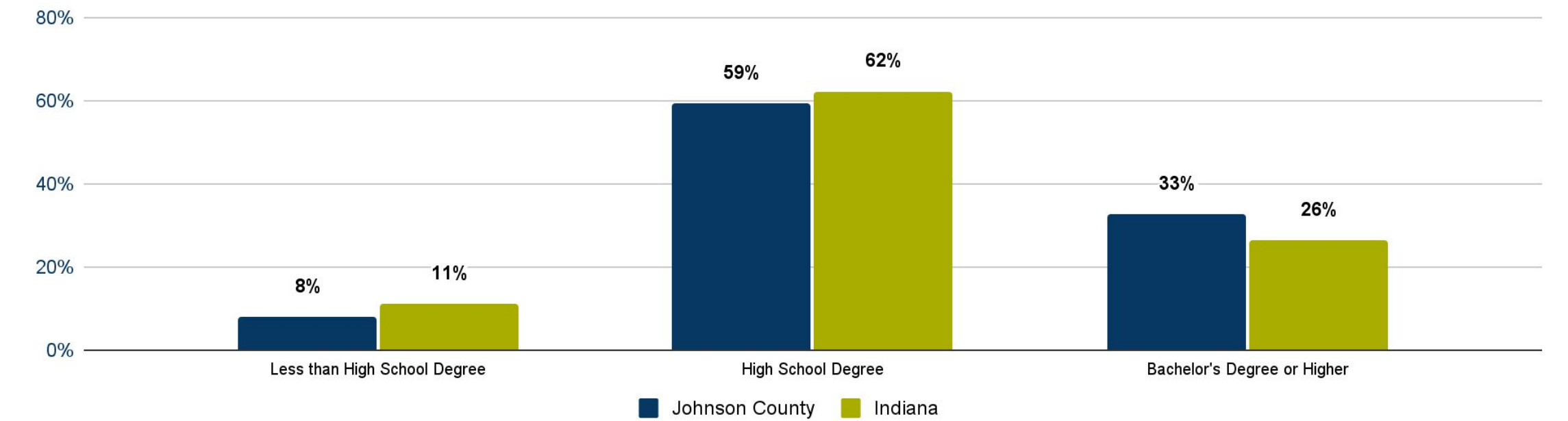
Share of the Population with a Disability by Age
Johnson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Johnson County, 59% of the population has at least a high school degree and 33% of the population has at least a Bachelor’s degree.

Educational Attainment
Johnson County, Indiana | 2019



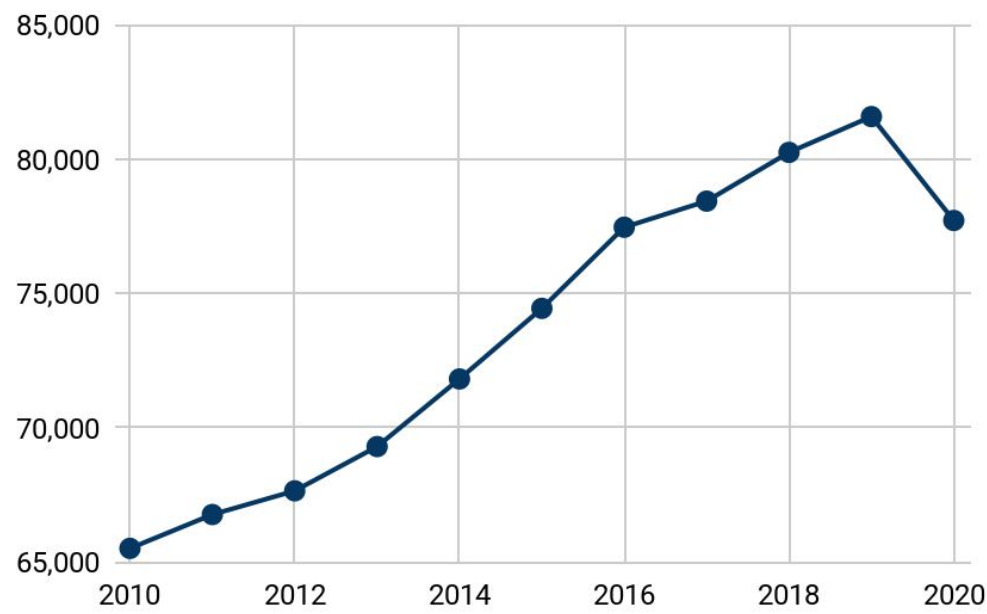
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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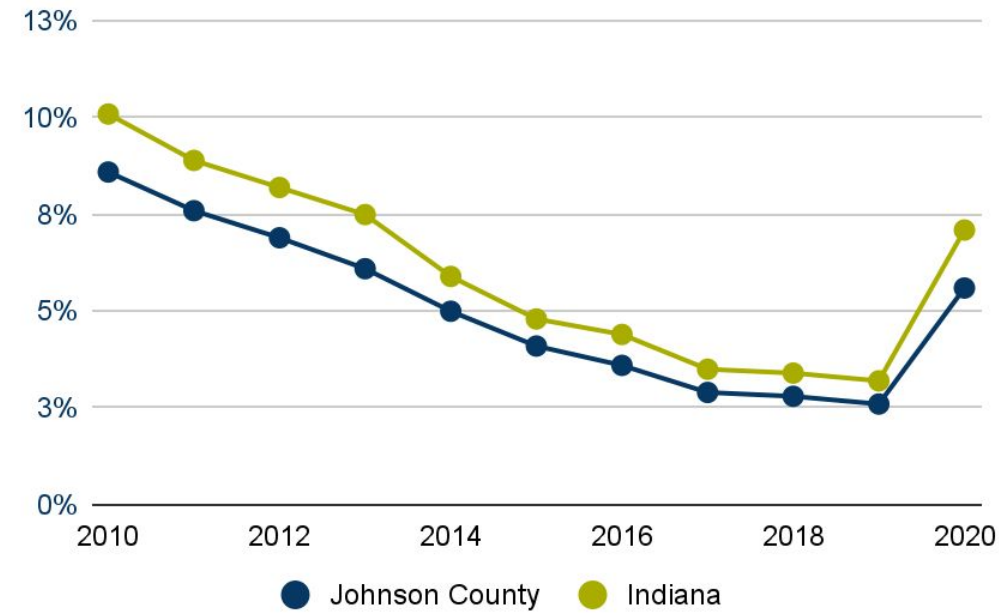
EMPLOYMENT BASE | There are currently 78,000 employed persons in Johnson County, up by 19% since 2010. The unemployment rate in 2020 was 5.60%, up 3.0 points from 2019.

Total Employment
Johnson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Johnson County, Indiana | 2010-2019

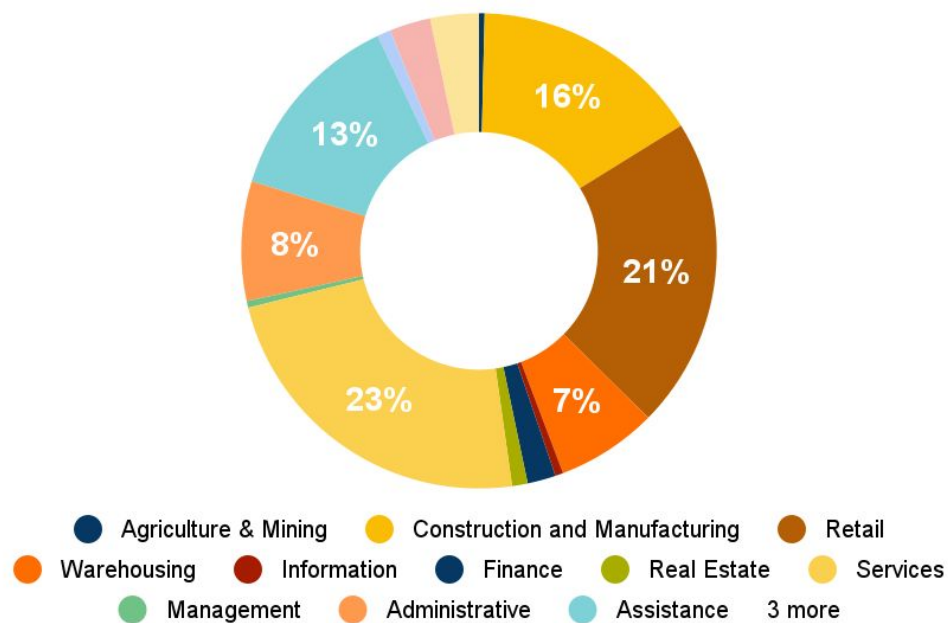


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Retail Trade accounts for the plurality of jobs in Johnson County, accounting for 17% of all jobs, followed by Health Care and Social Assistance (13% of all jobs).

Total Jobs by All Industries
Johnson County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$40,933**
2. Trade, transportation, and utilities | **\$38,534**
3. Professional and business services | **\$52,210**
4. Goods-producing | **\$56,262**
5. Construction | **\$59,149**

Source: BLS

Top 5 Employers

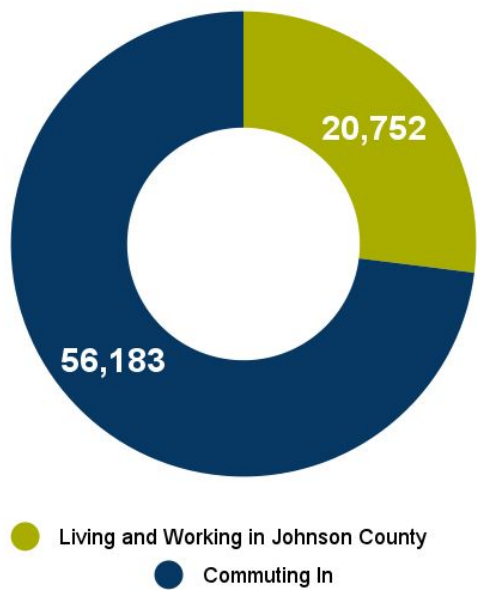
1. Carey James (Franklin)
2. Whisper Hearing Ctr (Franklin)
3. Johnson Memorial Health (Franklin)
4. Ulta Beauty (Greenwood)
5. Walmart Supercenter (Greenwood)

Source: BLS

WORKING DRAFT

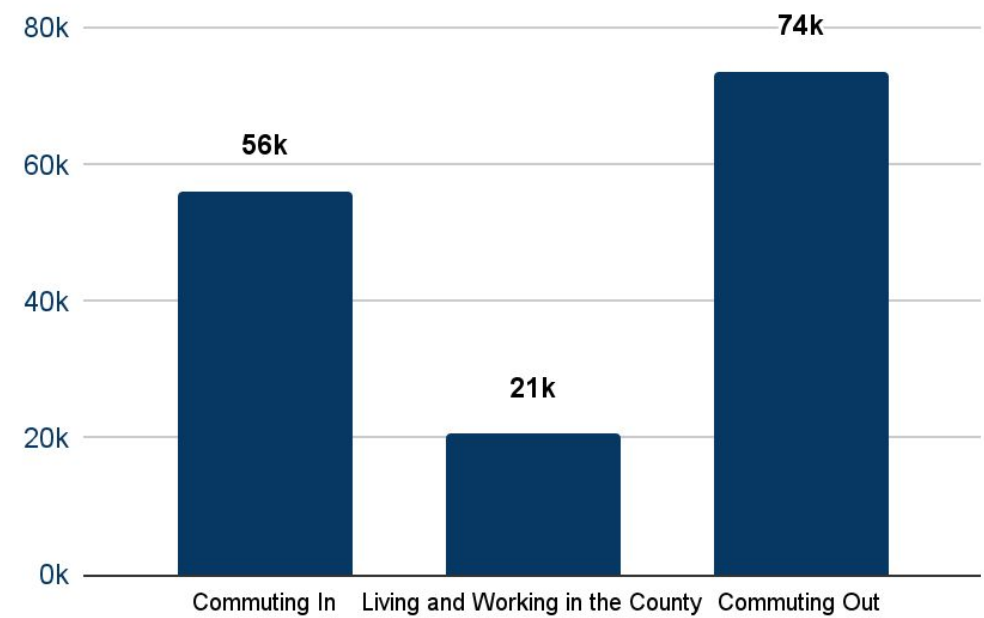
COMMUTER INFLOW / OUTFLOW | 56,000 commuters come into Johnson County for their jobs, while 74,000 employees travel outside for their jobs.

Employment Inflow
Johnson County | 2018



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

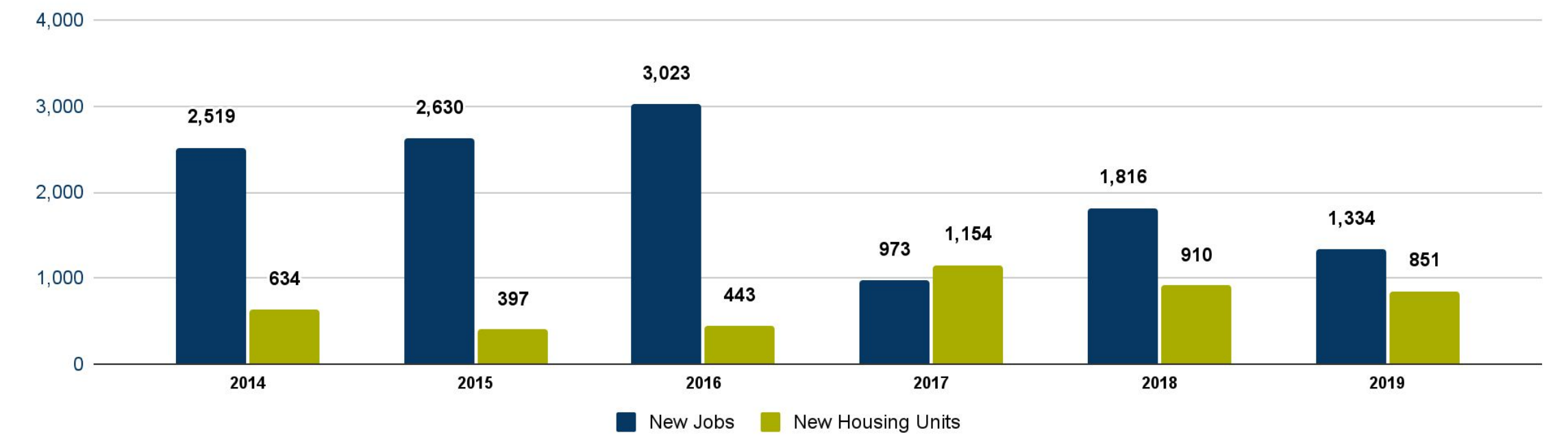
Commuting Patterns
Johnson County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 12295 between 2014-2019 and 4389, or 36 units for every 100 jobs created.

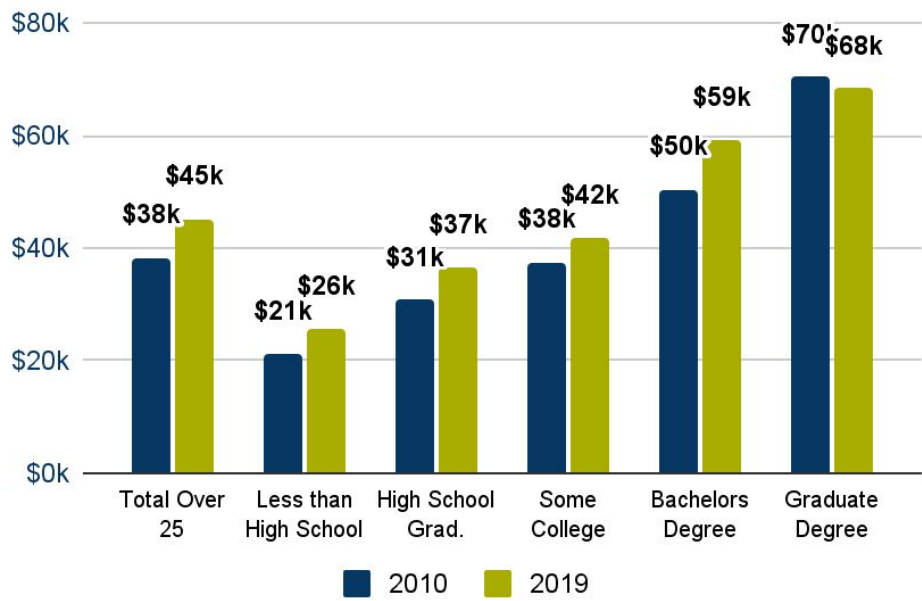
Job Growth and Housing Production
Johnson County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

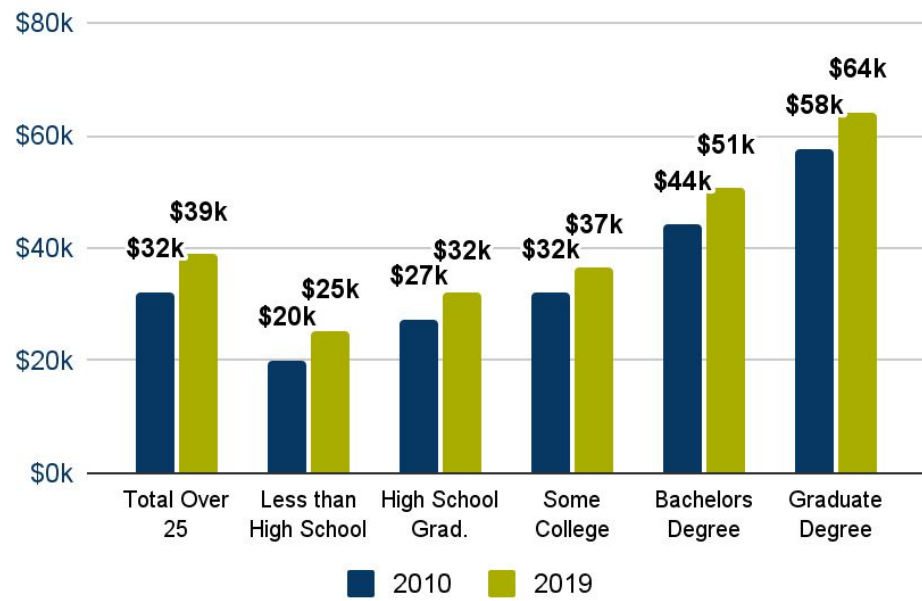
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 18% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Johnson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

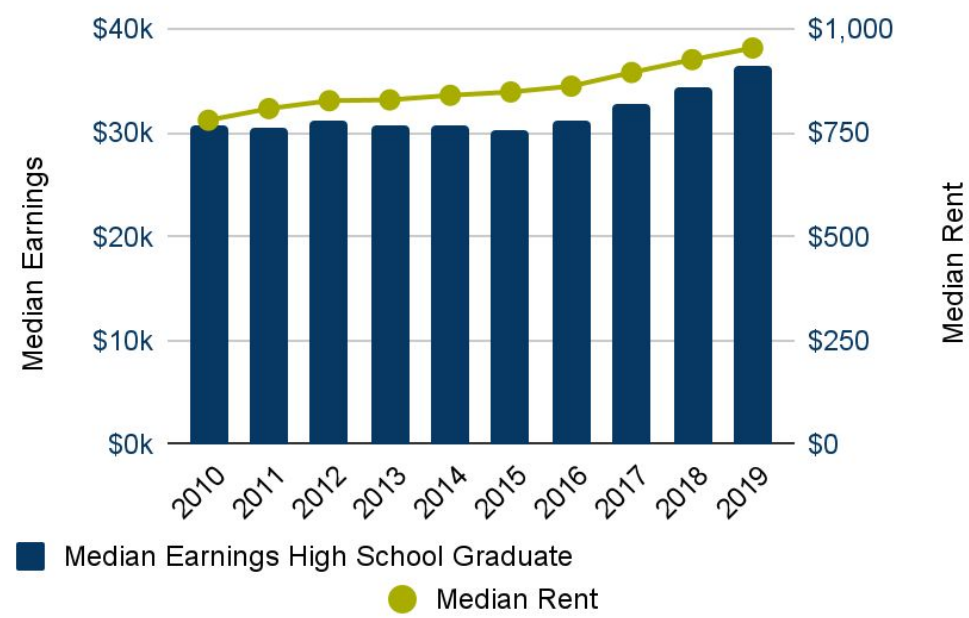
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 22.3% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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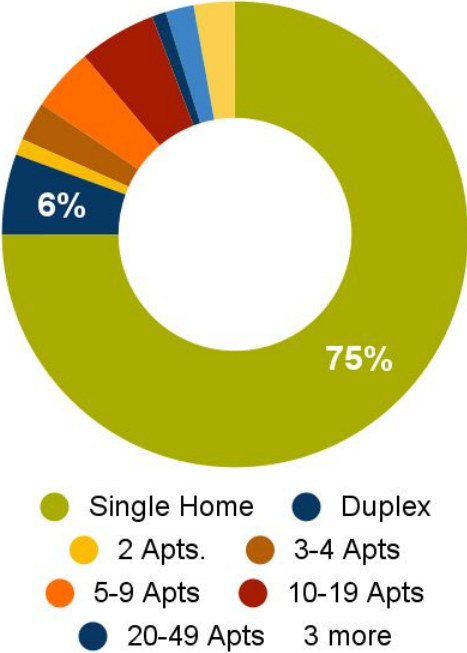
HOUSING TRENDS

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HOUSING TYPOLOGY | 75% of homes in Johnson County are single-family, while 22% are multifamily. The share of multifamily housing has increased by 1 689 homes since 2010.

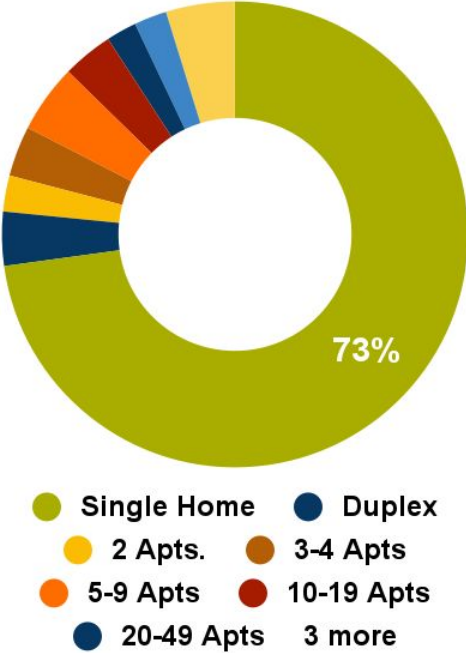
Housing Typology

Johnson County | 2019



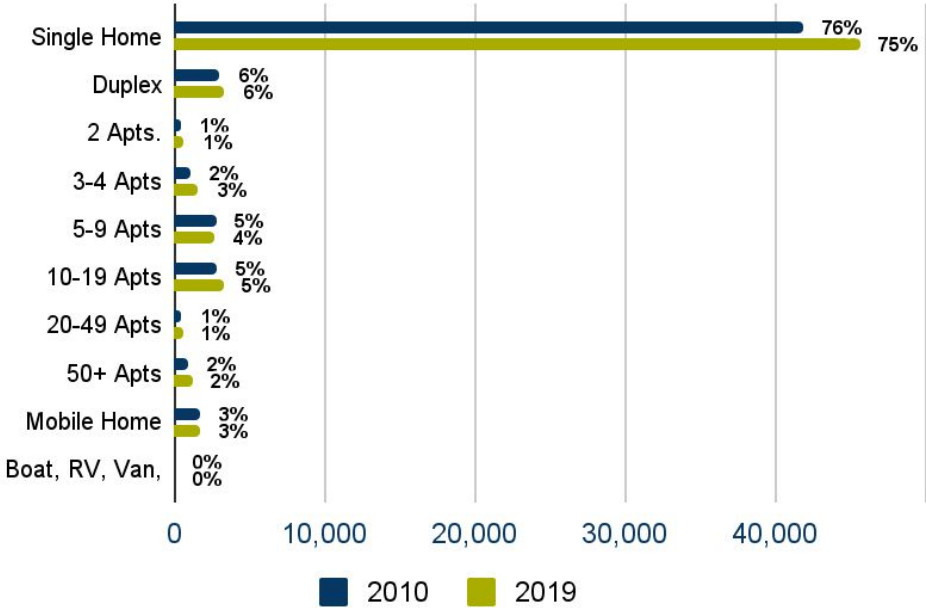
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Johnson County | 2010, 2019

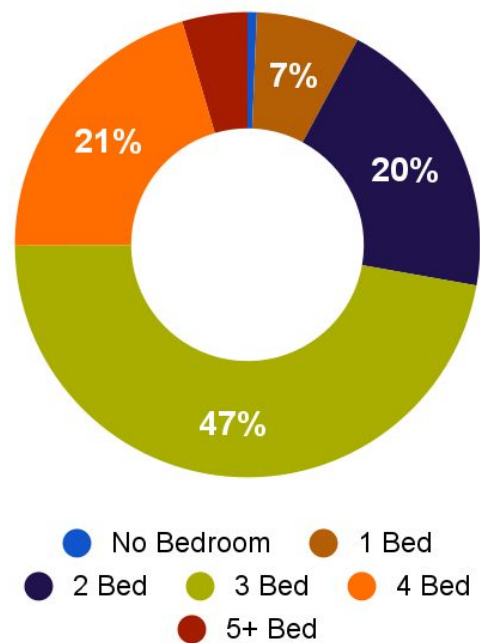


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Johnson County are 2.67, with 72% of units 3 bedroom or more.

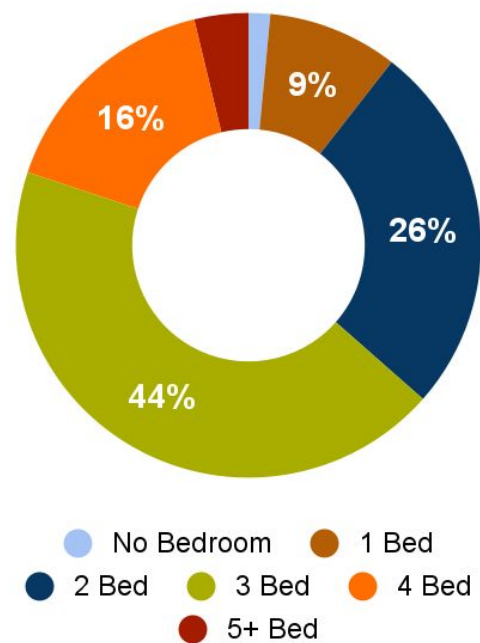
Housing Stock by Bedrooms

Johnson County | 2019



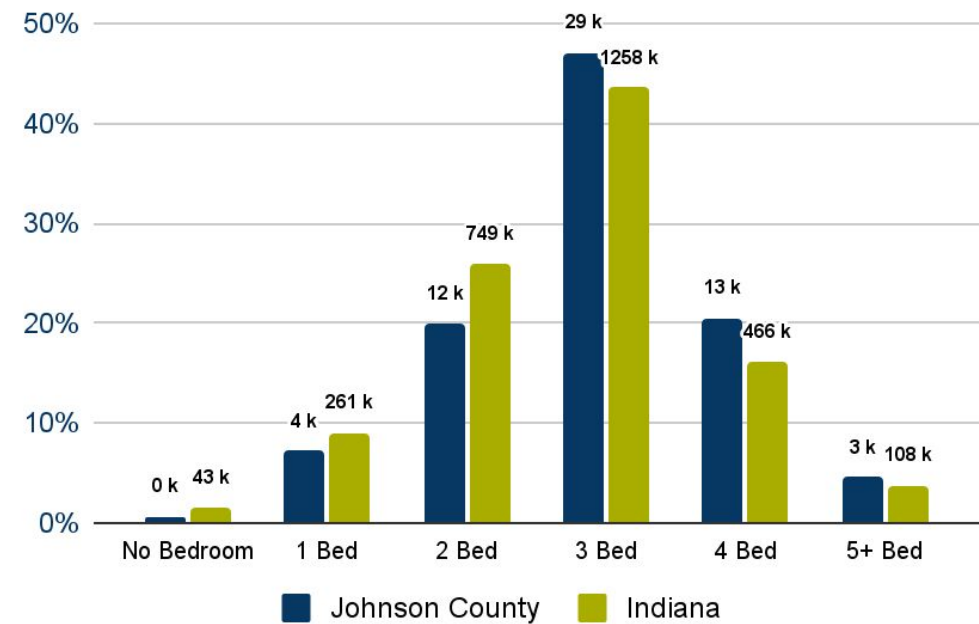
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

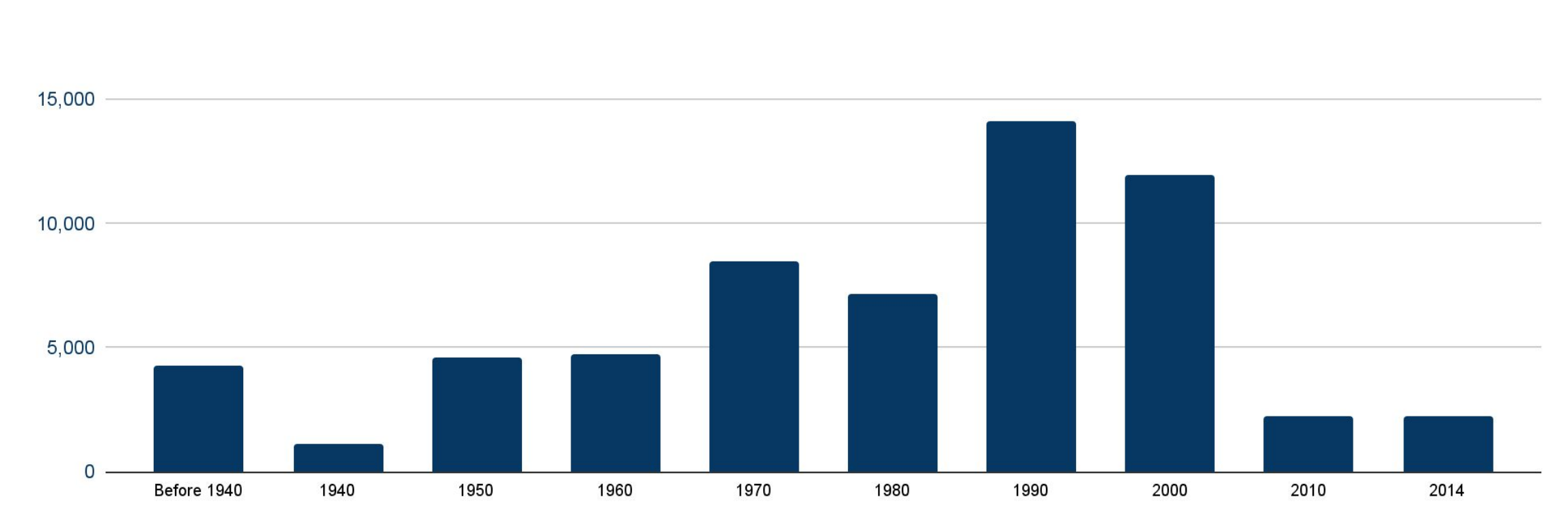
Johnson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 73% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Johnson County | 2019

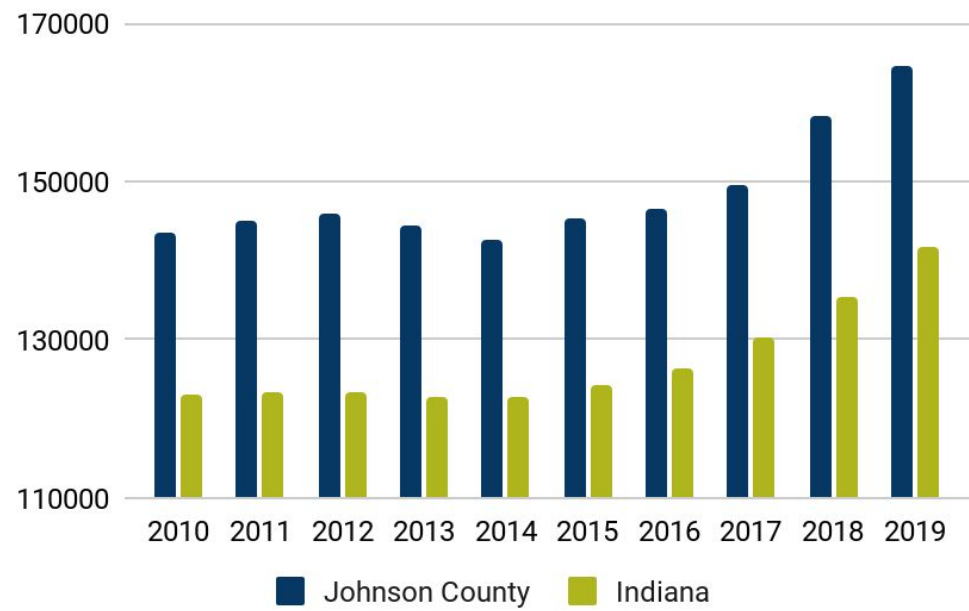


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

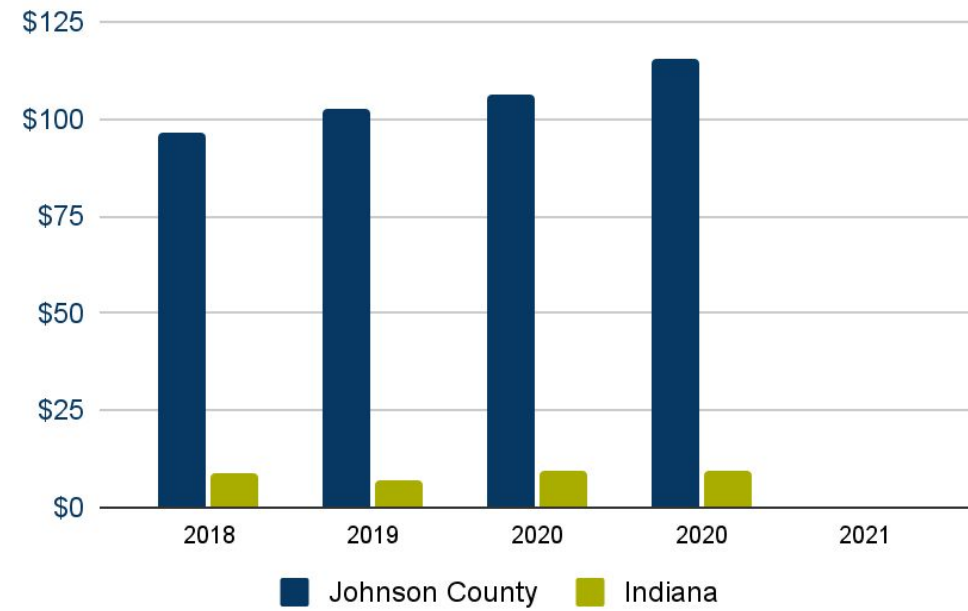
MEDIAN LISTING PRICE | Homes in Johnson County have a median listing price of \$164,600, compared to \$141,700 statewide. Home prices have increased by 15% since 2010.

Median Listing Price
Johnson County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

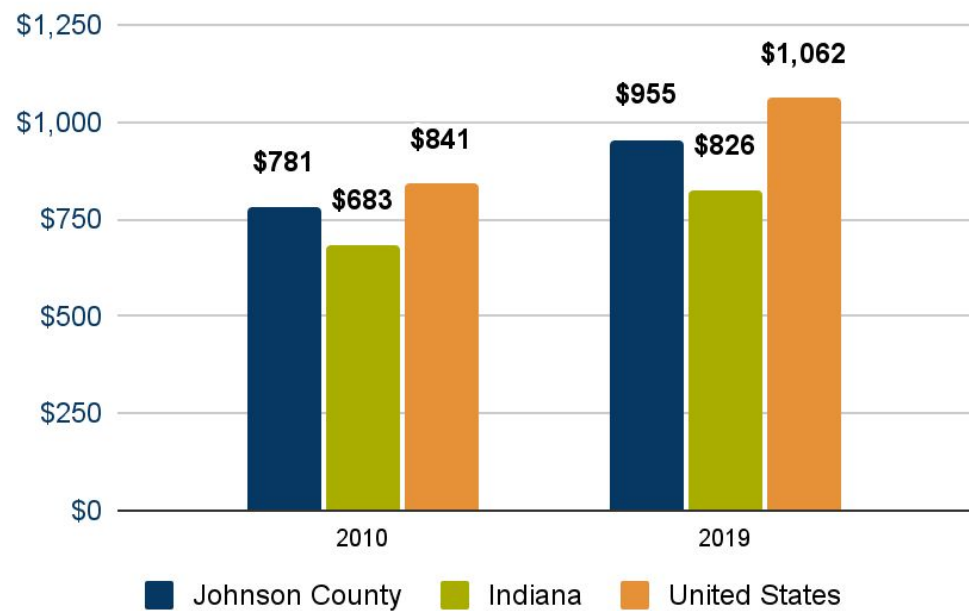
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 22% since 2010, with average rents at \$955.

Median Rent

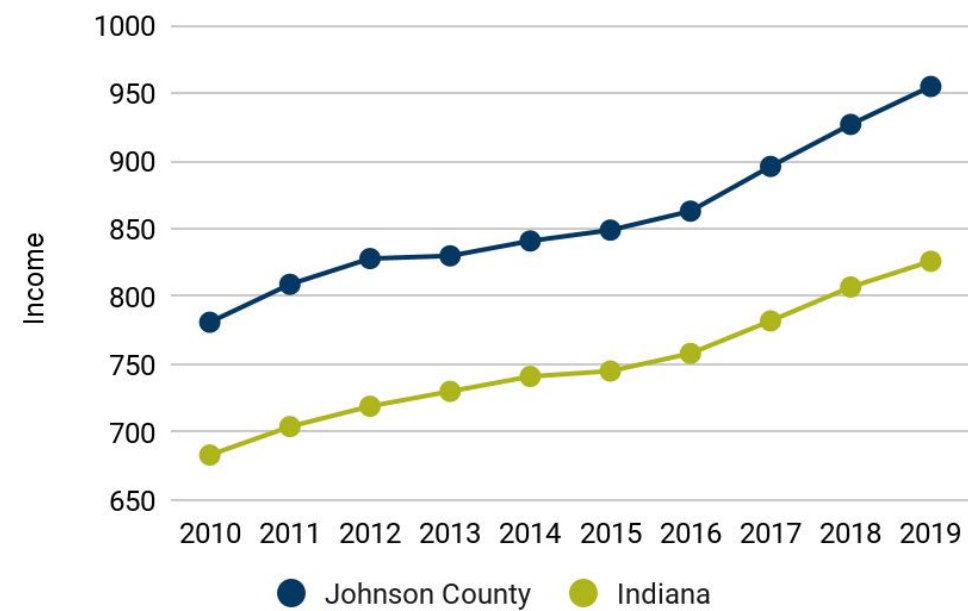
Johnson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Johnson County, Indiana | 2010 - 2019



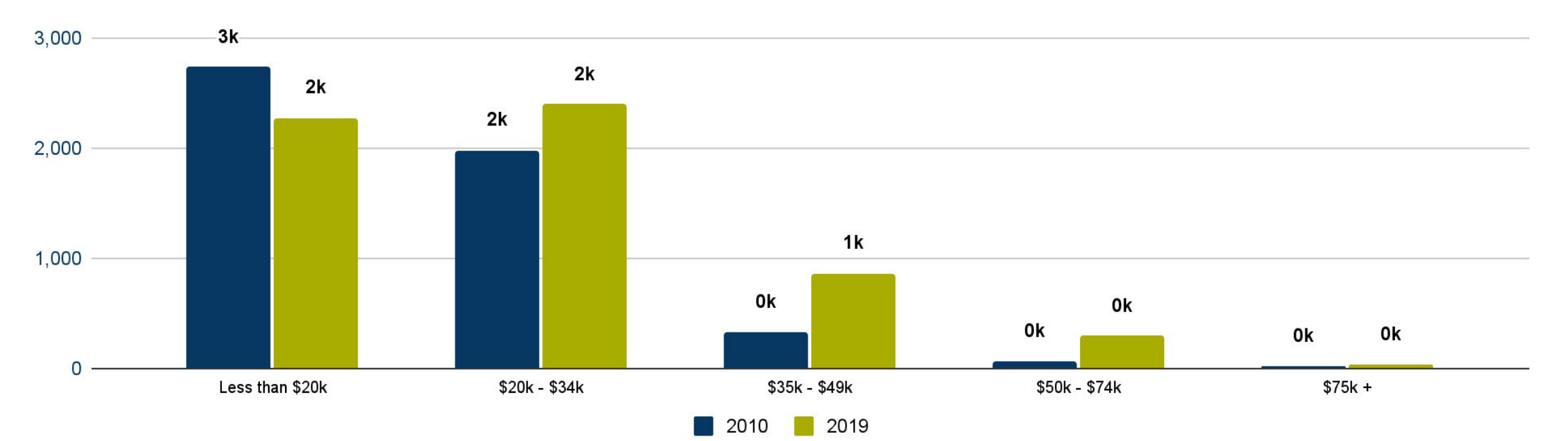
Source: ACS 2010-2019 5-year estimates

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

COST BURDEN | 40% of households are housing cost burdened in Johnson County, down -10% since 2010. 64% of households earning below \$50,000 are housing cost burdened.

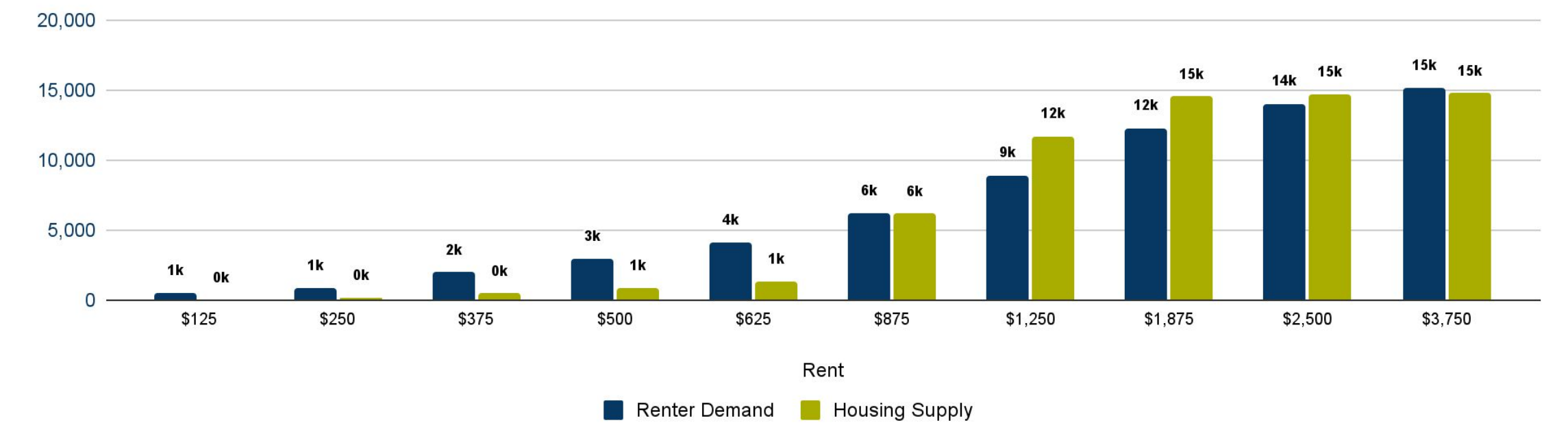
Renter Housing Cost Burden
Johnson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 5000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

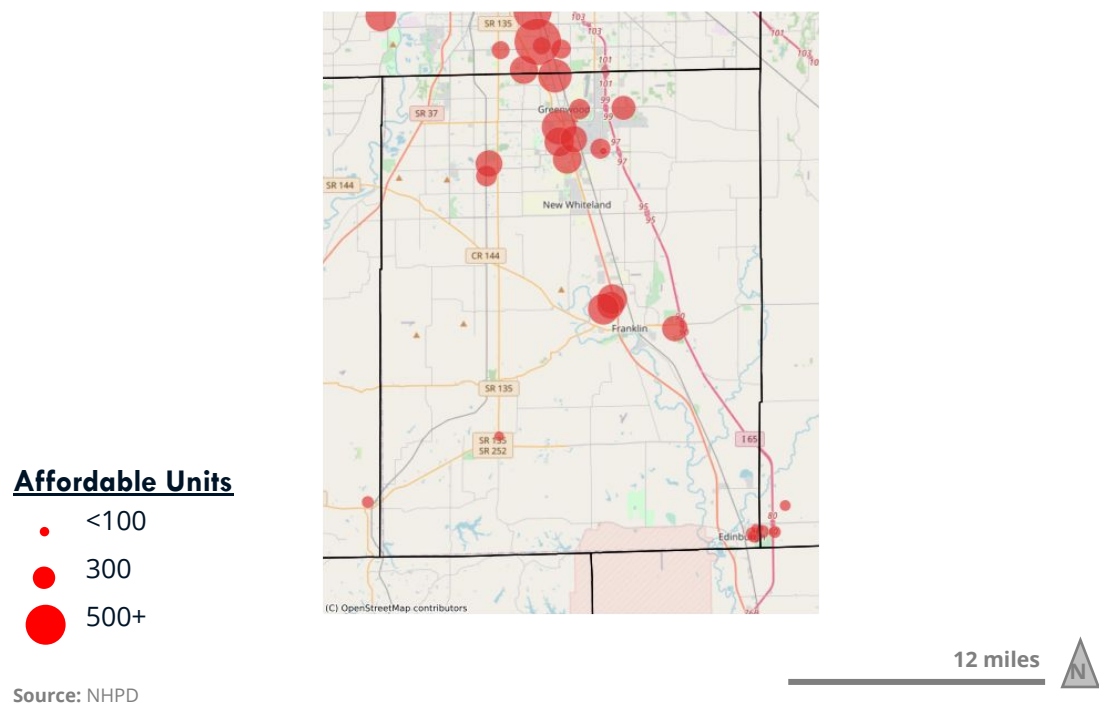
Cumulative Housing Gap
Johnson County, Indiana | 2010-2019



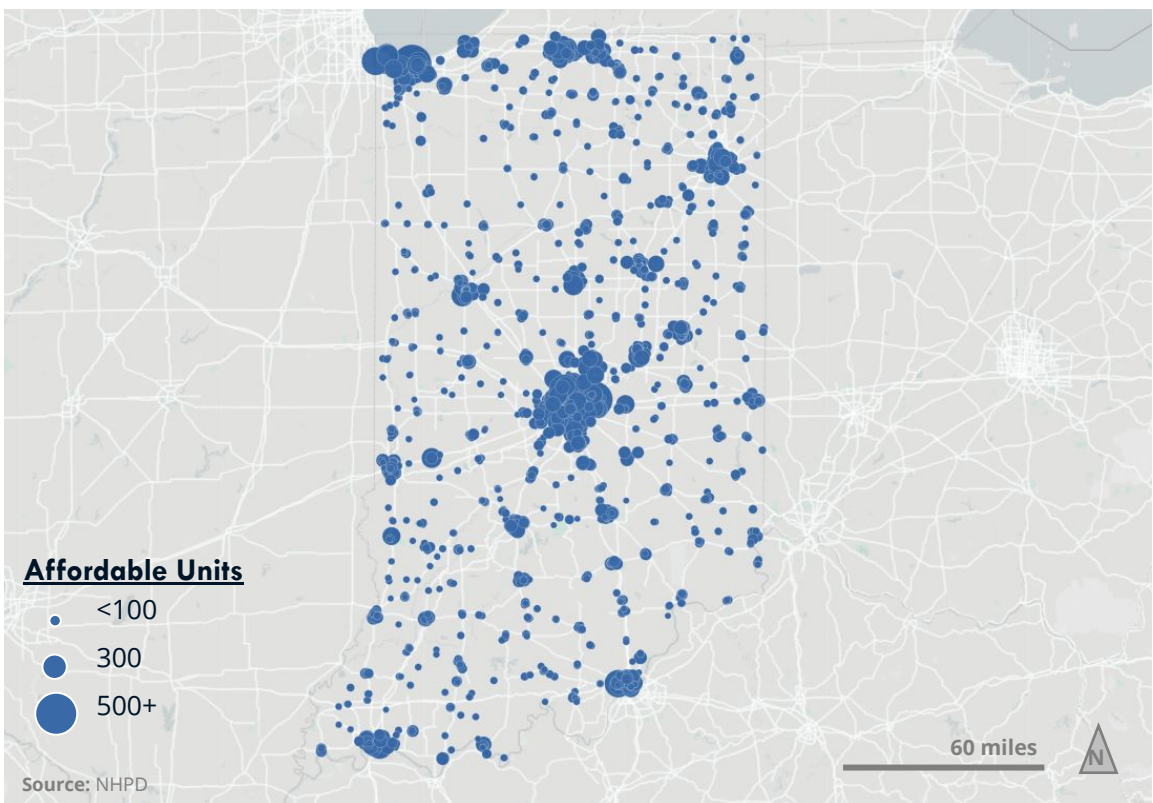
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Johnson County | 2020

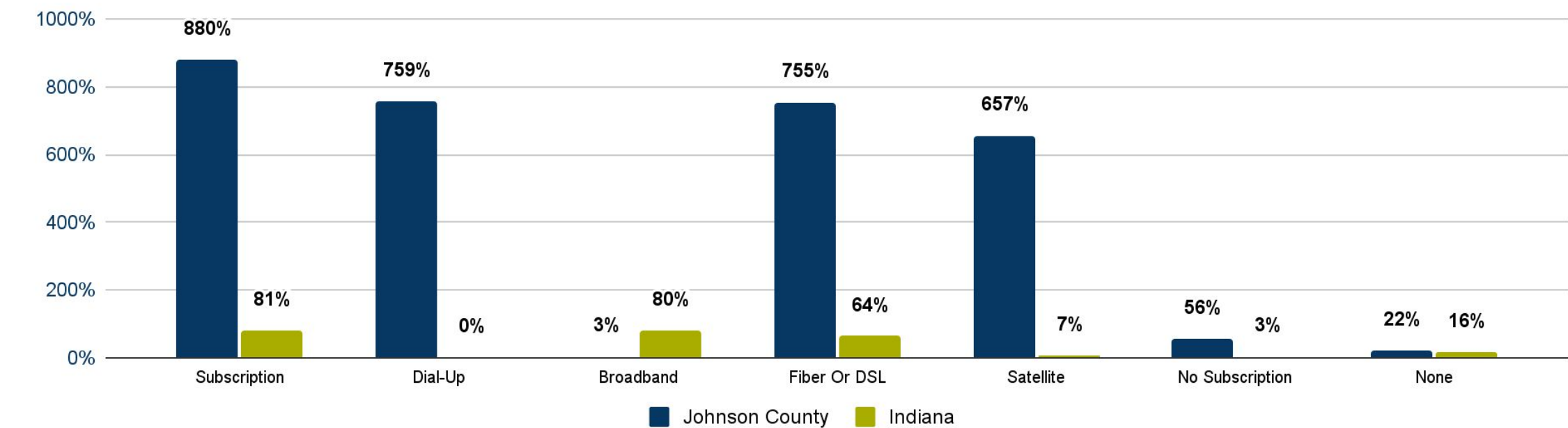


Affordable Housing Inventory
State of Indiana | 2020



HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access Johnson County | 2017-2020



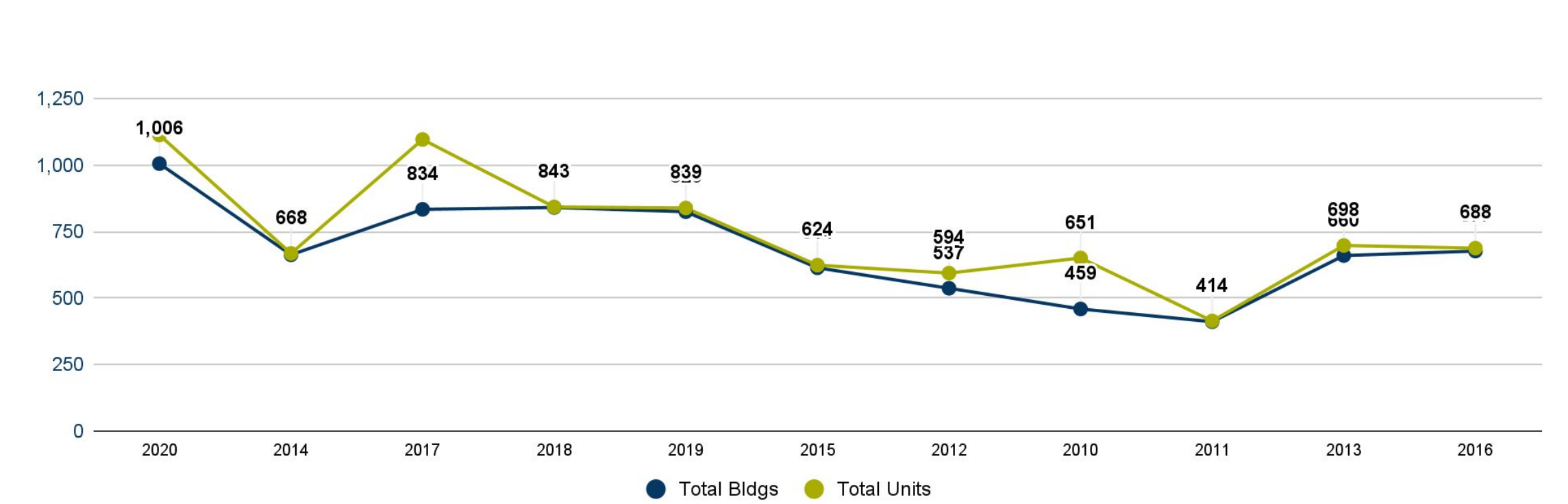
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 677 new housing starts in 2016 in Johnson County, with 7,527 total building permits authorized since 2020.

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



Source: St. Louis Fed.

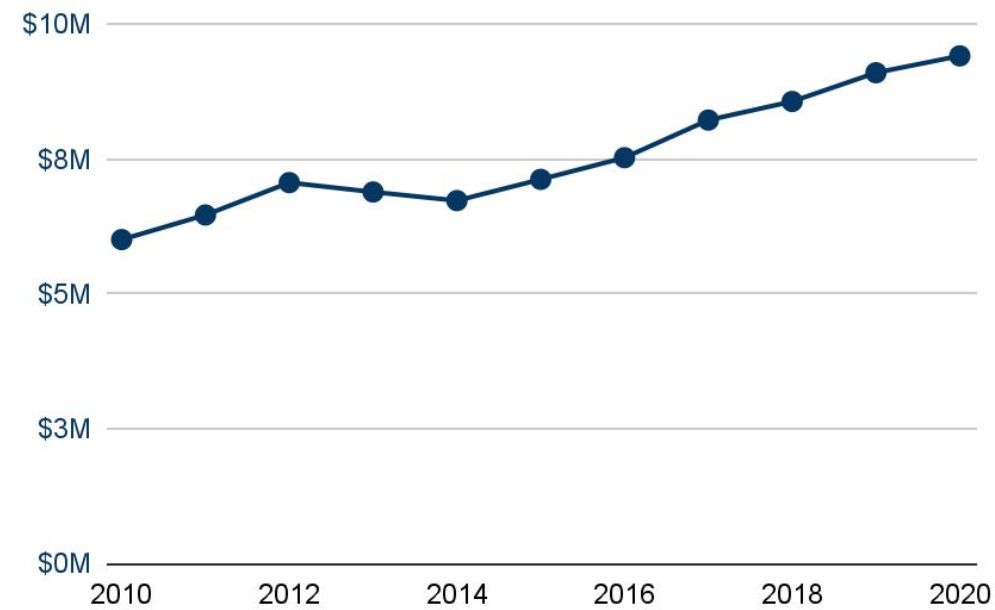
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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

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