



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JEFFERSON COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

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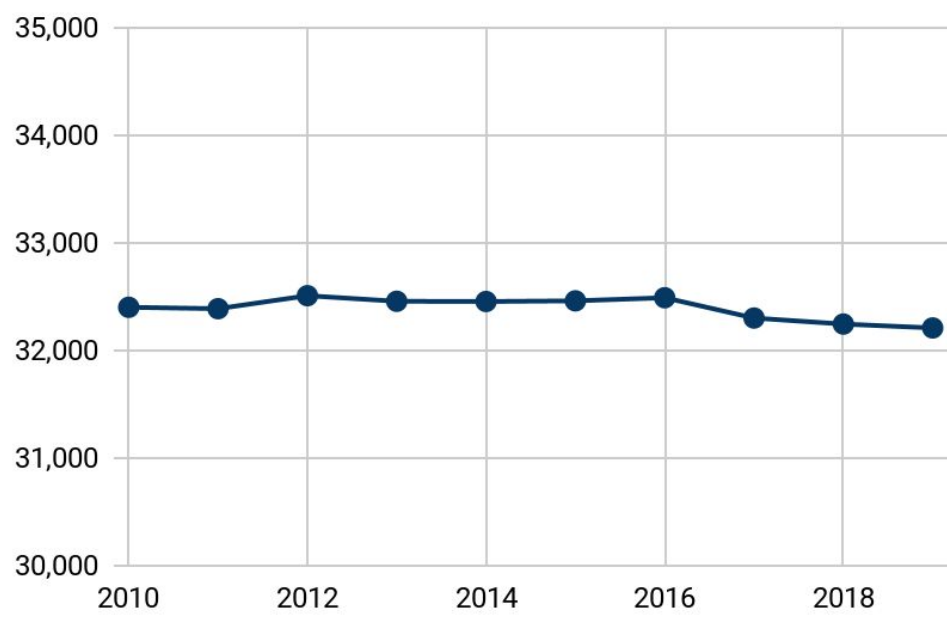
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

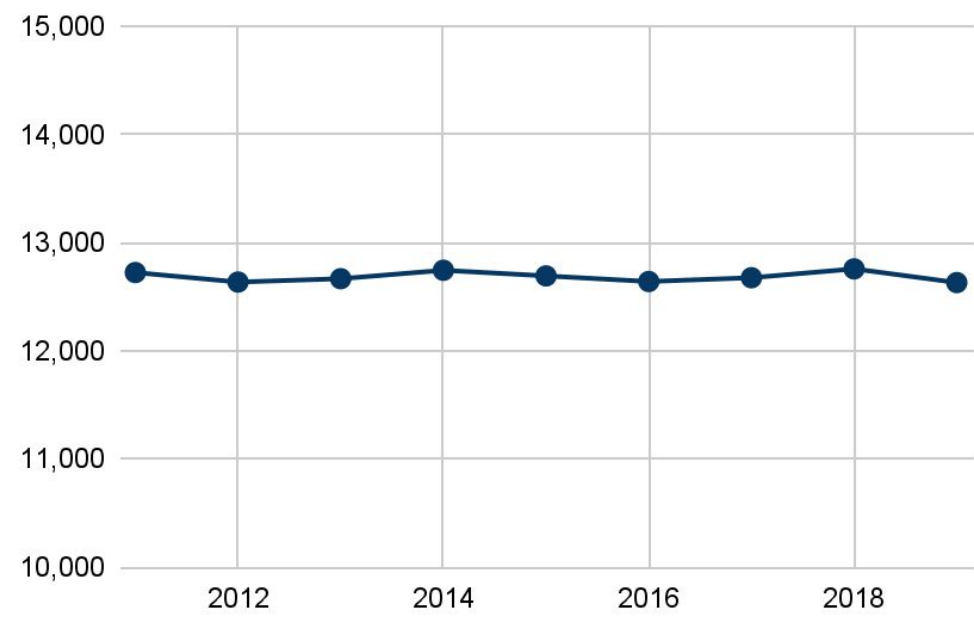
**POPULATION** | Jefferson County's population has decreased by 0.59% (0 people) between 2010-2019. In the same time period, the total number of households decreased by 0% (0 households).

**Resident Population**  
Jefferson County | 2010-2019



Source: FRED, U.S. Census Bureau

**Households**  
Jefferson County | 2010-2019



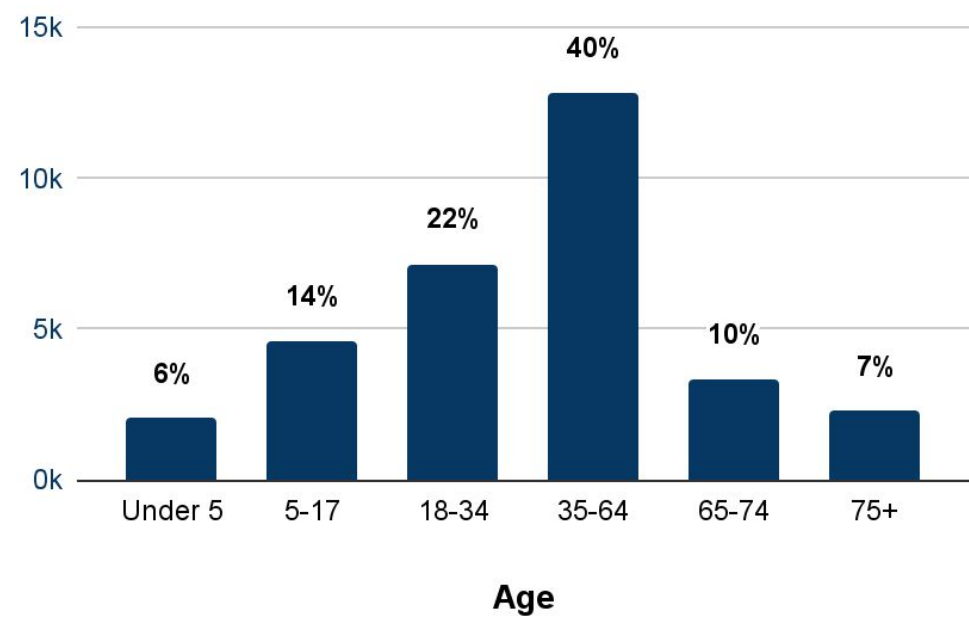
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

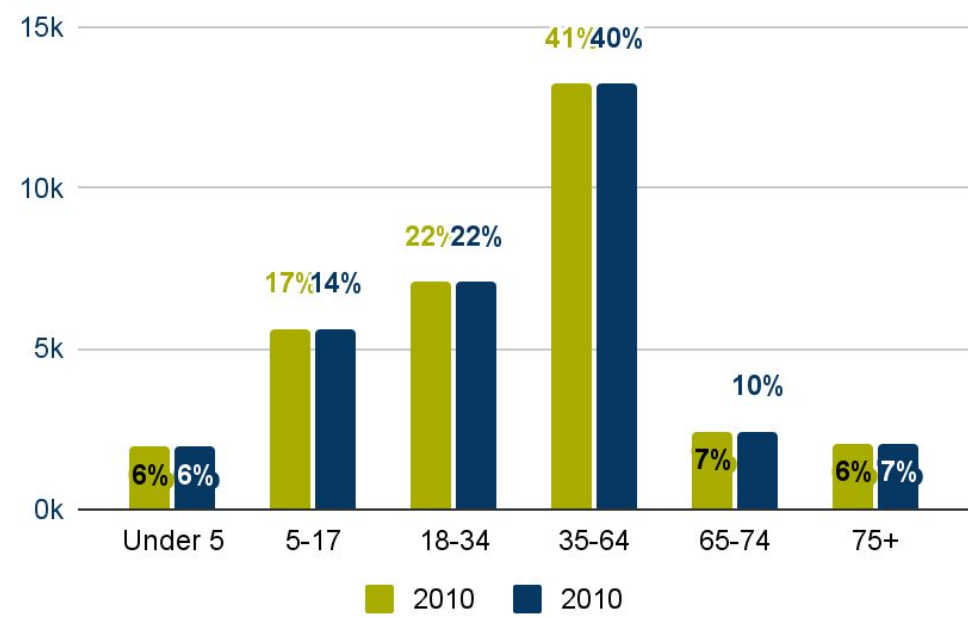
**AGE** | 17% of people in Jefferson County are above the age of 65, while 21% are below 18.

**Population by Age**  
Jefferson County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Jefferson County | 2010, 2019

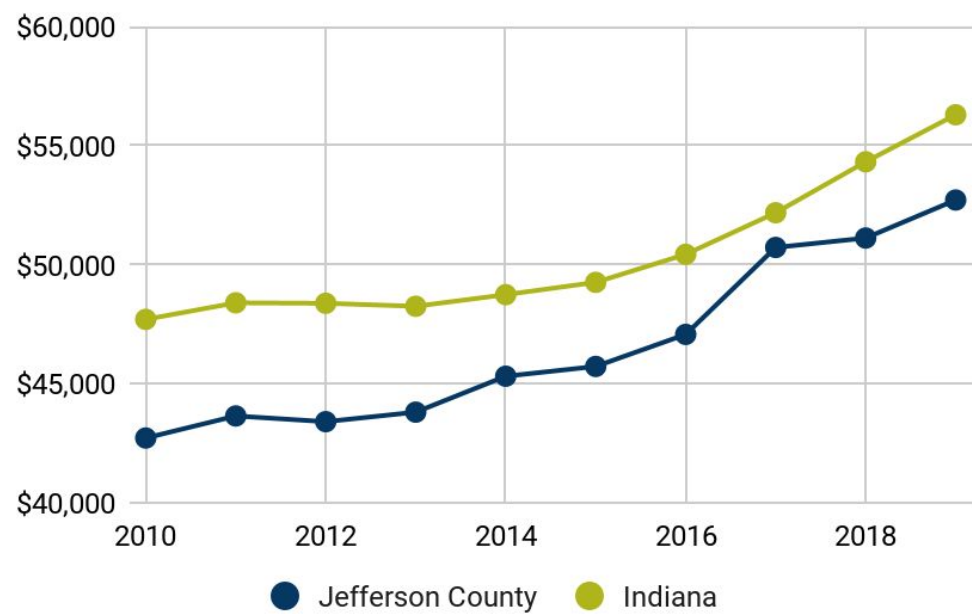


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Jefferson County had a median income of \$52,718 in 2019, up 23% since 2010. 35% of households have incomes below \$35,000, while 18% have incomes above \$100,000.

**Median Income**

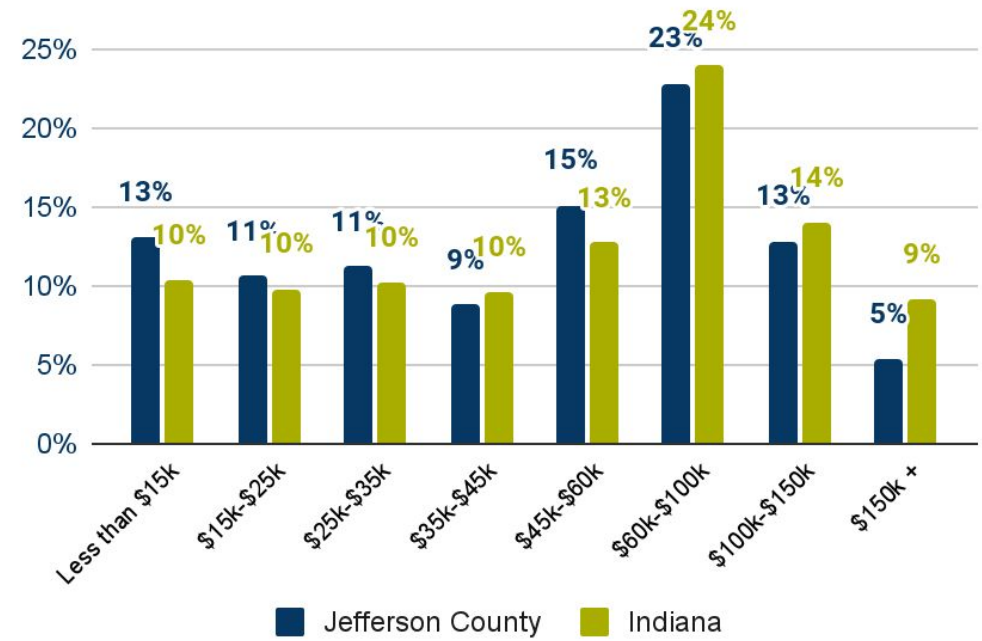
Jefferson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Jefferson County, State of Indiana | 2019



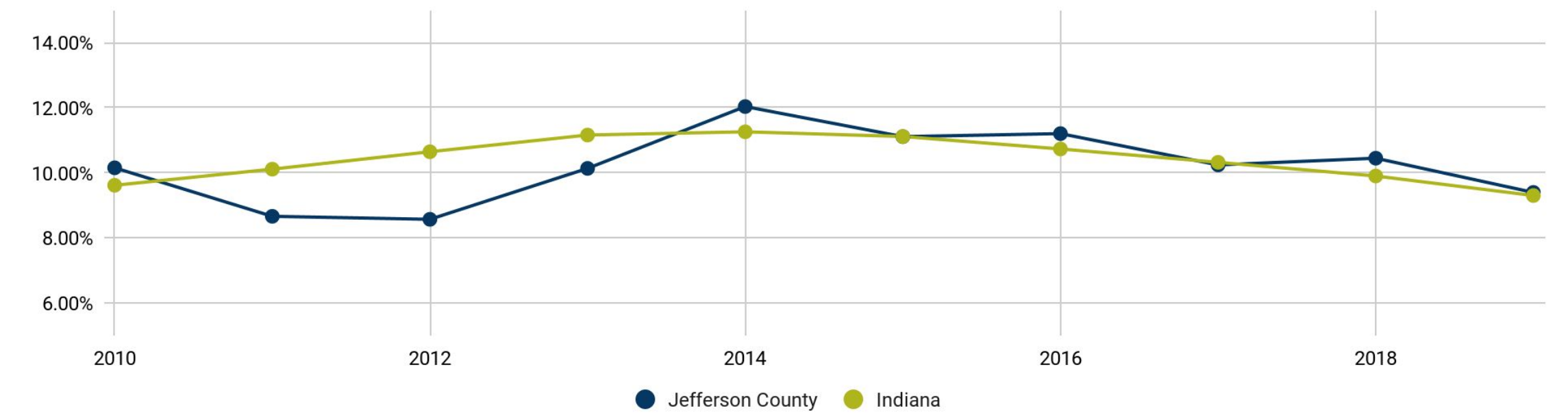
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 9.4% of families live in poverty conditions in Jefferson County, down 0.8 points from 10.2% in 2010.

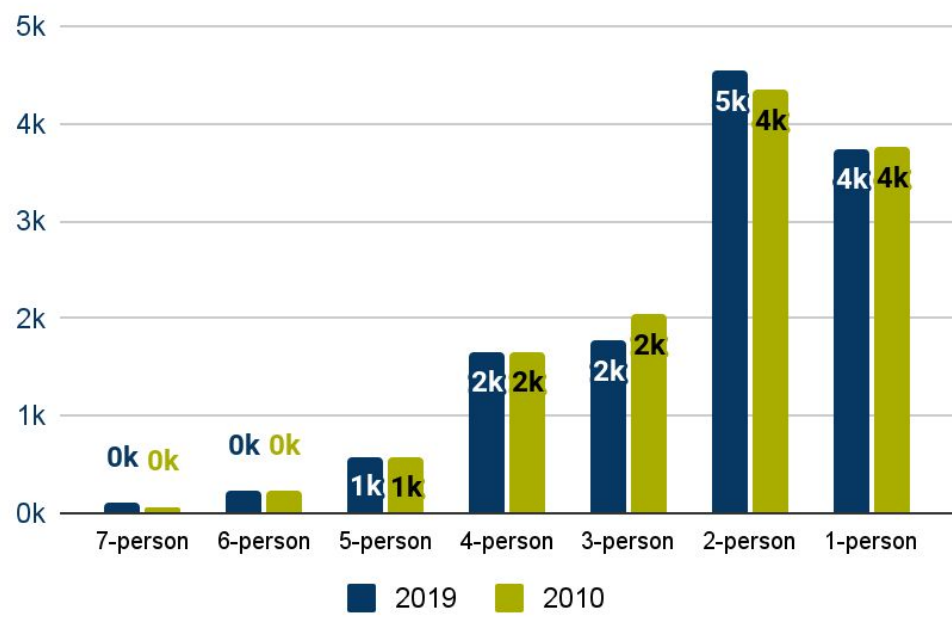
**Family Poverty Rate**  
Jefferson County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

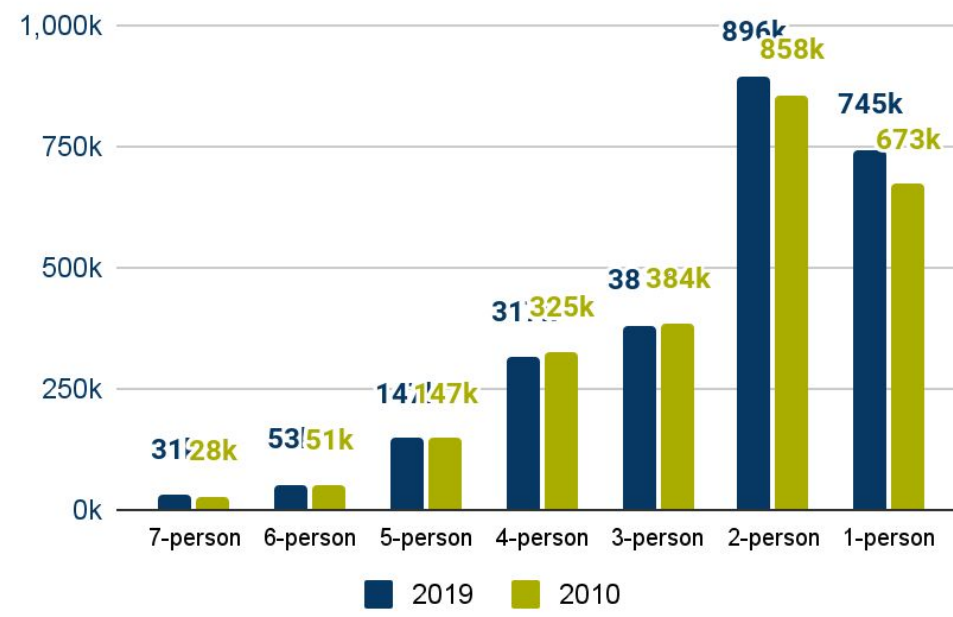
**HOUSEHOLD SIZE |** The average household size is 2.35, compared to 2.52 statewide. The Jefferson County average household has shrunk by 0.05 persons since 2010.

**Household Size**  
Jefferson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

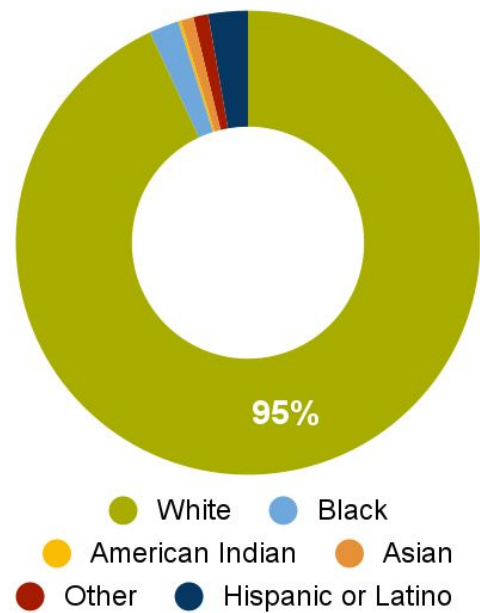
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Jefferson County is 95% white, 2% Black, 3% Hispanic/Latino, 1% Asian, and 1% other.

**Racial Distribution**

Jefferson County | 2019



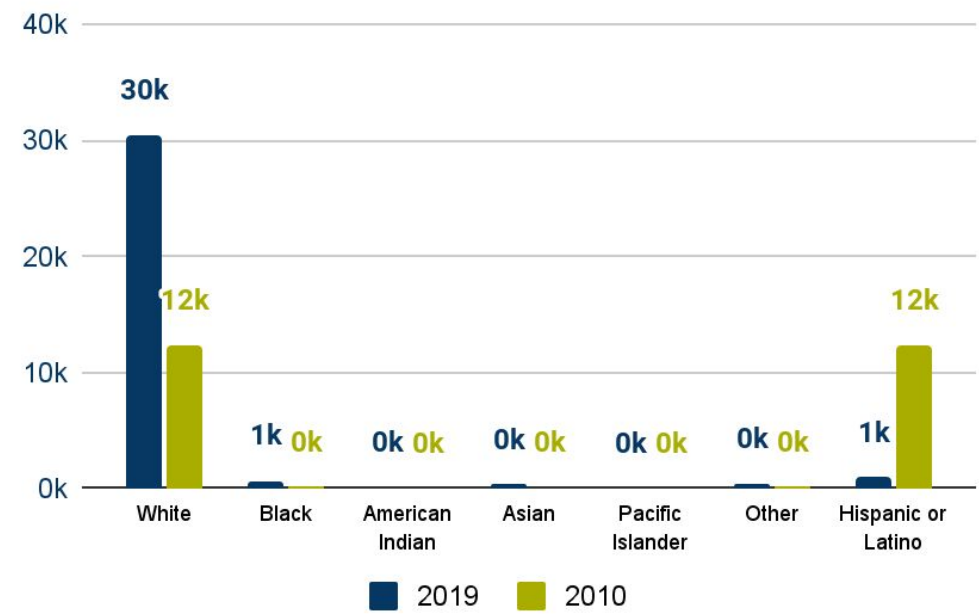
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Jefferson County | 2010, 2019



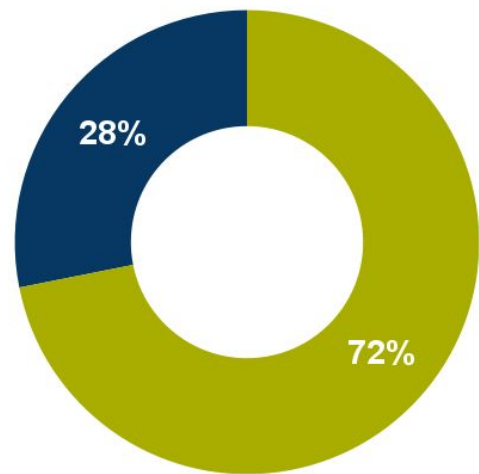
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 28% of households (3,554 households) in Jefferson County were renters, while 72% are (9,078 households) owner households. The share of renters has increased by 0% since 2010.

**Housing Tenure**

Jefferson County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

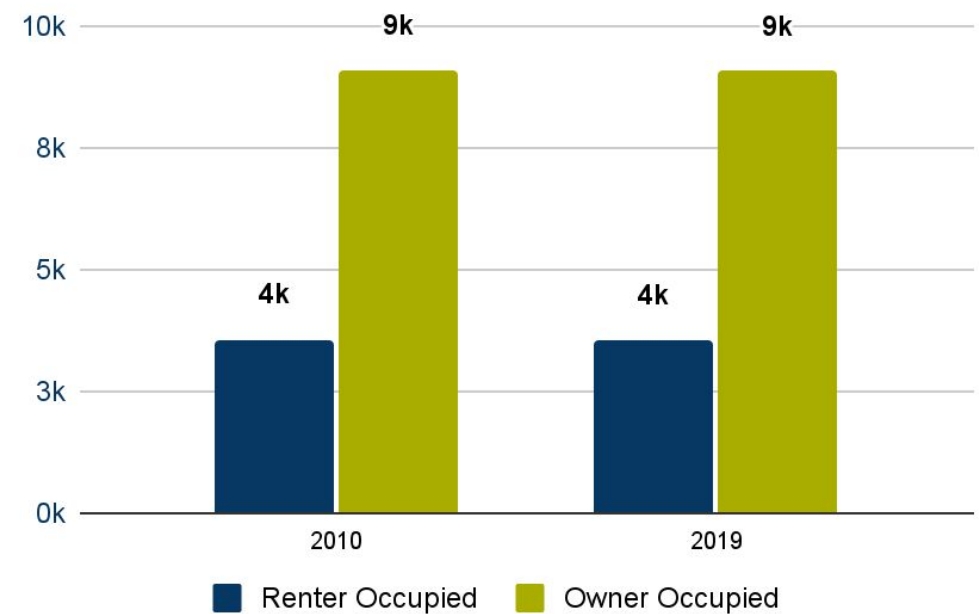
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Jefferson County | 2010-2019



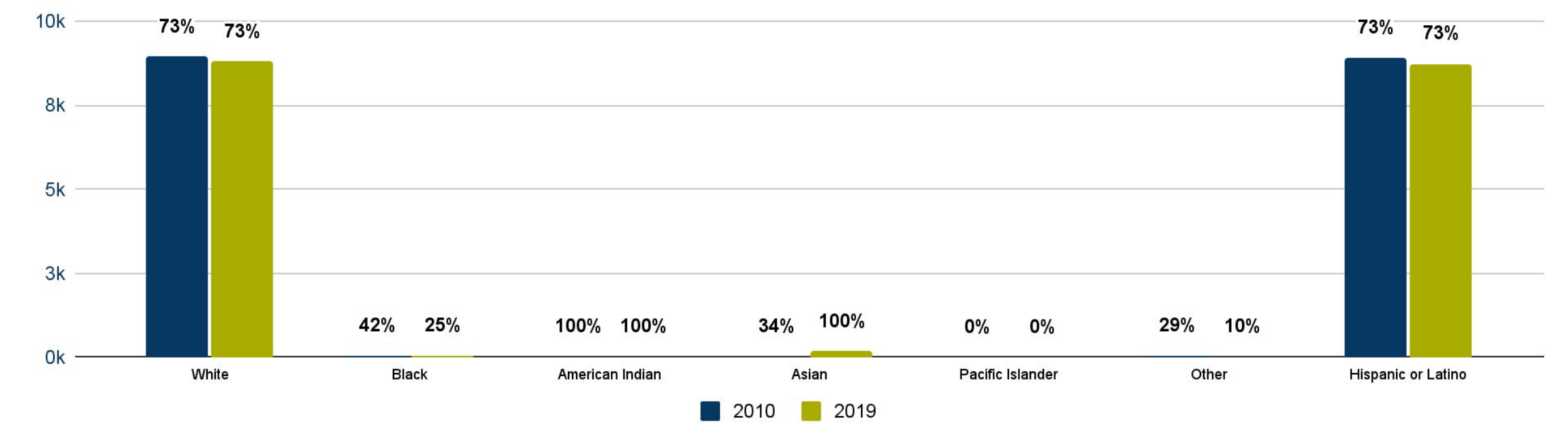
Source: ACS 2010-2019 5-year estimates

**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 73%, 25% for Black households, and 73% for Hispanic or Latino households.

**Homeownership by Race**  
Jefferson County | 2010, 2019

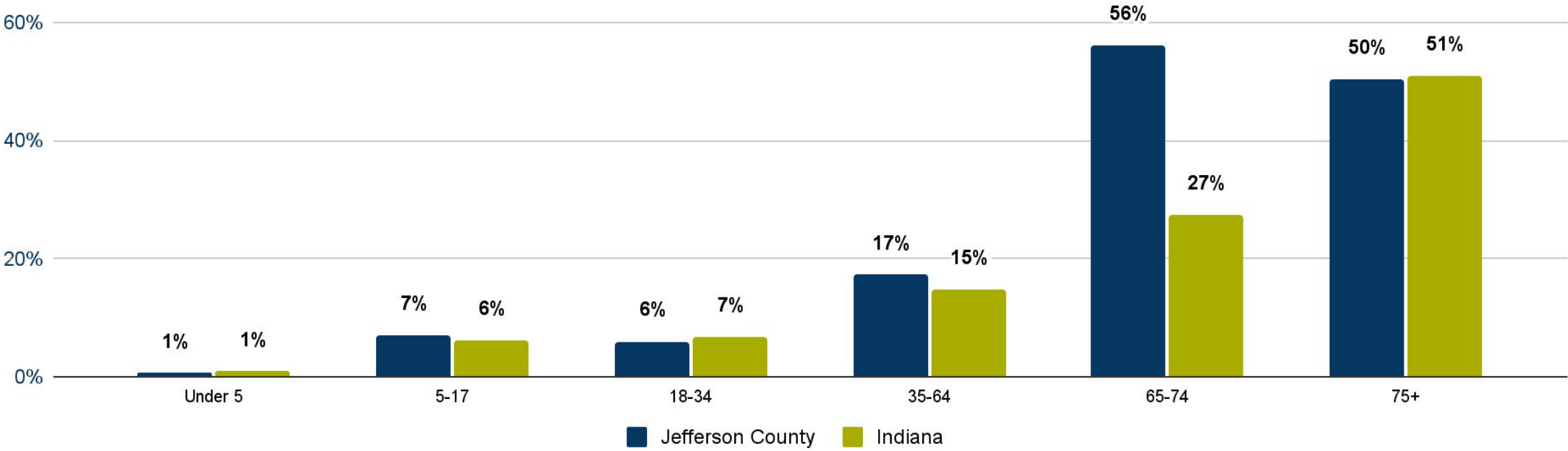


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 19% of people in Jefferson County live with a disability. For people above 65, the share increases to 54%.

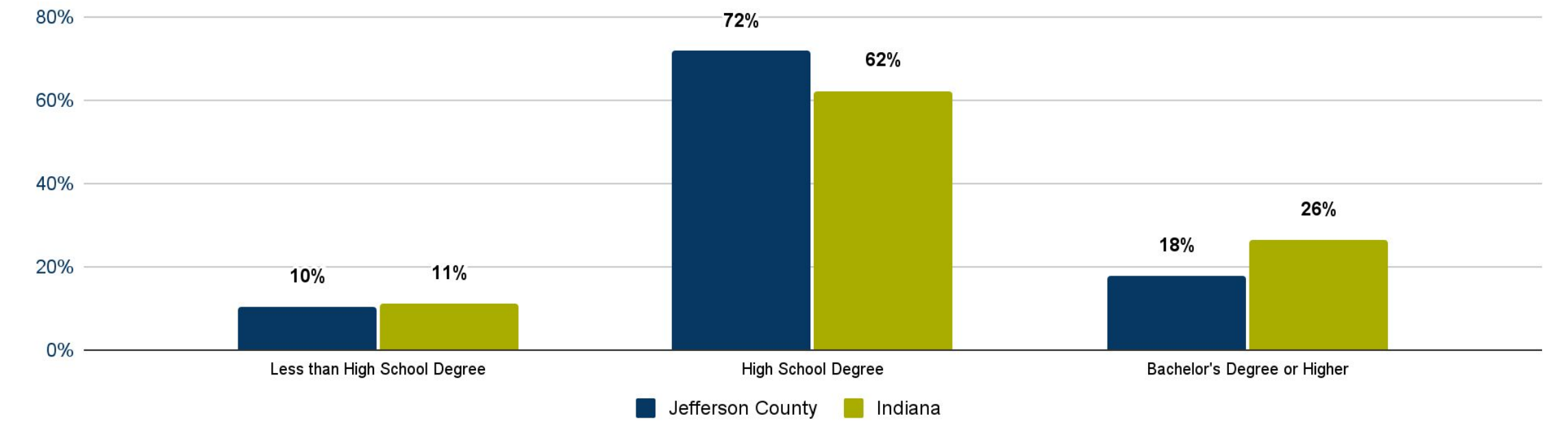
**Share of the Population with a Disability by Age**  
Jefferson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Jefferson County, 72% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

**Educational Attainment**  
Jefferson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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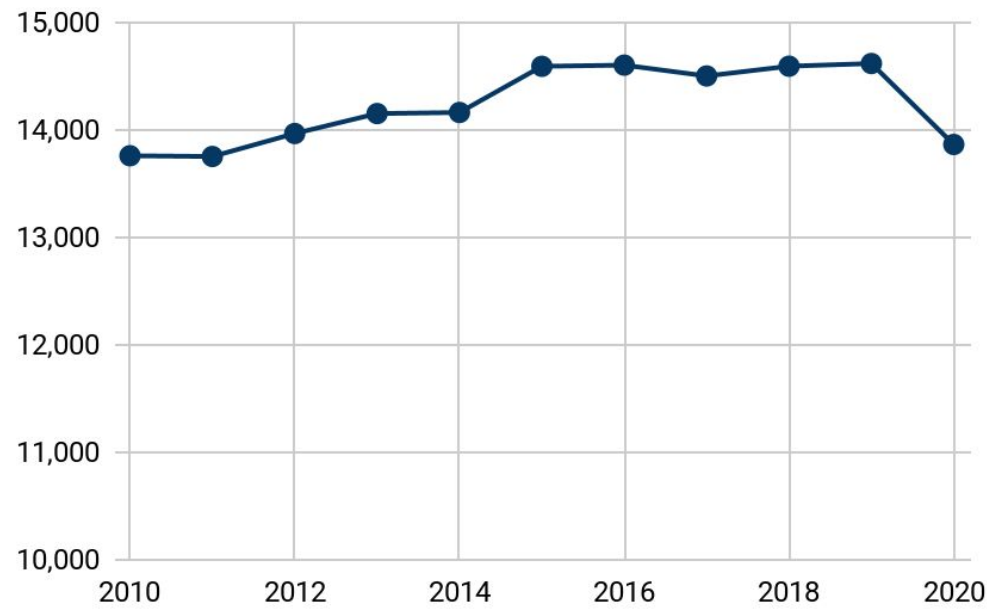
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

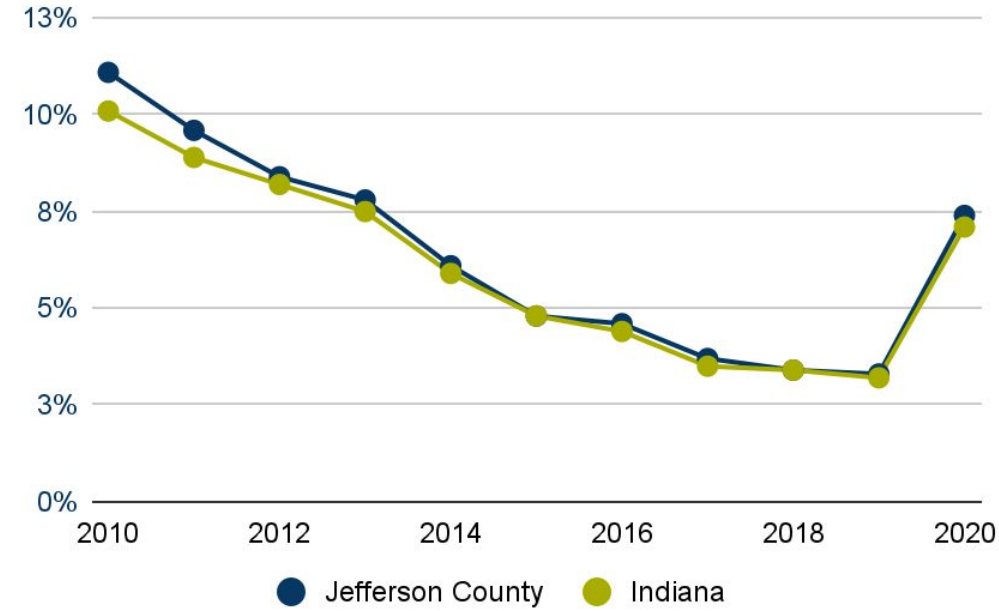
**EMPLOYMENT BASE |** There are currently 14,000 employed persons in Jefferson County, up by 1% since 2010. The unemployment rate in 2020 was 7.40%, up 4.1 points from 2019.

**Total Employment**  
Jefferson County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Unemployment Rate**  
Jefferson County, Indiana | 2010-2019

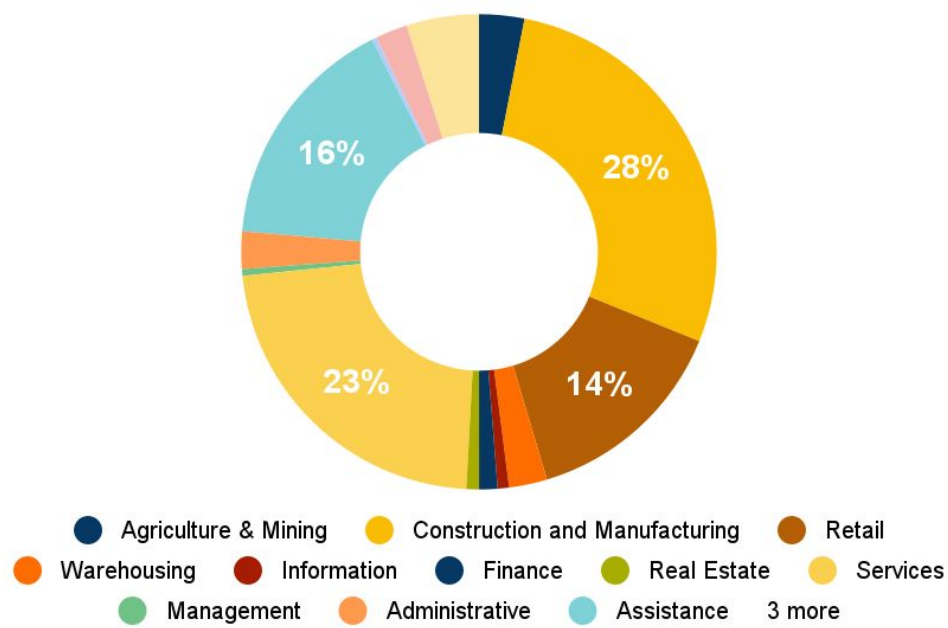


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Jefferson County, accounting for 26% of all jobs, followed by Health Care and Social Assistance (16% of all jobs).

**Total Jobs by All Industries**  
Jefferson County | 2018



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$38,923**
2. Trade, transportation, and utilities | **\$41,707**
3. Goods-producing | **\$55,633**
4. Education and health services | **\$46,848**
5. Leisure and hospitality | **\$15,699**

Source: BLS

**Top 5 Employers**

1. King's Daughters' Hosp Cancer (Madison)
2. King's Daughters' Health (Madison)
3. Arvin Sango Inc (Madison)
4. Madison State Hospital (Madison)
5. Madison Precision (Madison)

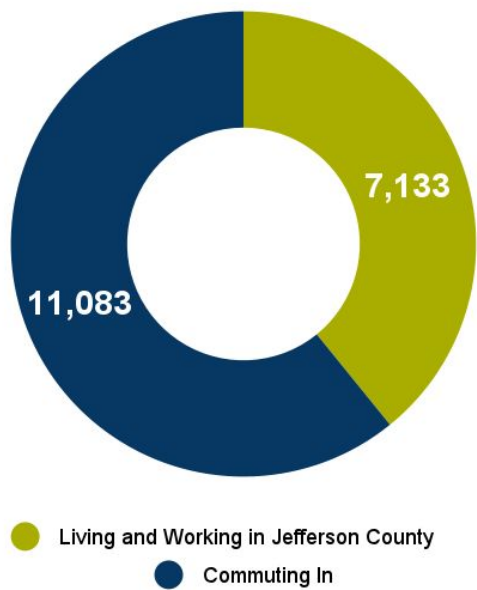
Source: BLS

**WORKING DRAFT**

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

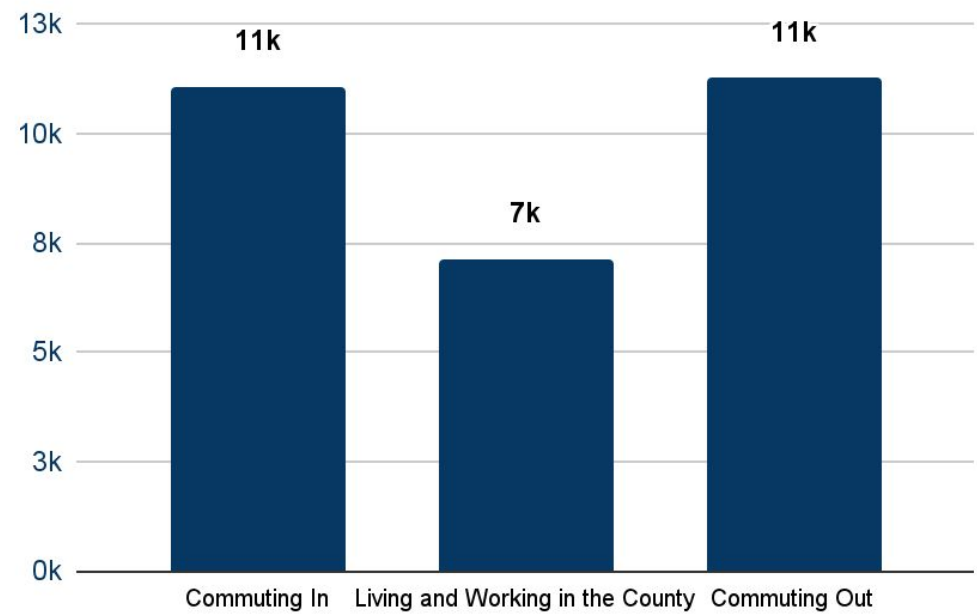
**COMMUTER INFLOW / OUTFLOW |** 11,000 commuters come into Jefferson County for their jobs, while 11,000 employees travel outside for their jobs.

**Employment Inflow**  
Jefferson County | 2018



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

**Commuting Patterns**  
Jefferson County | 2018

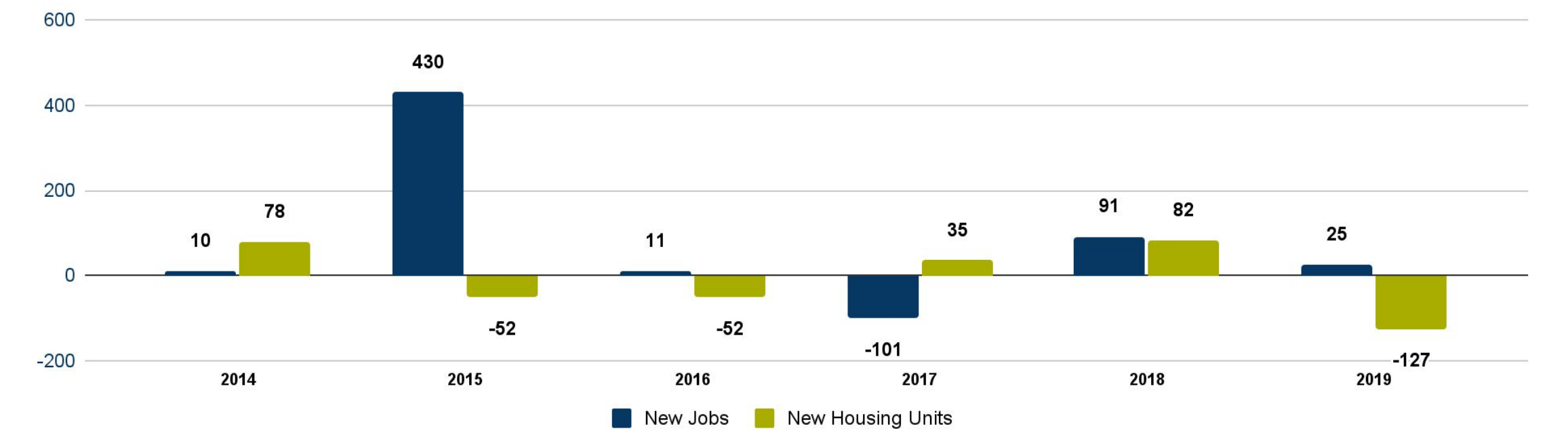


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 466 between 2014-2019 and -36, or -8 units for every 100 jobs created.

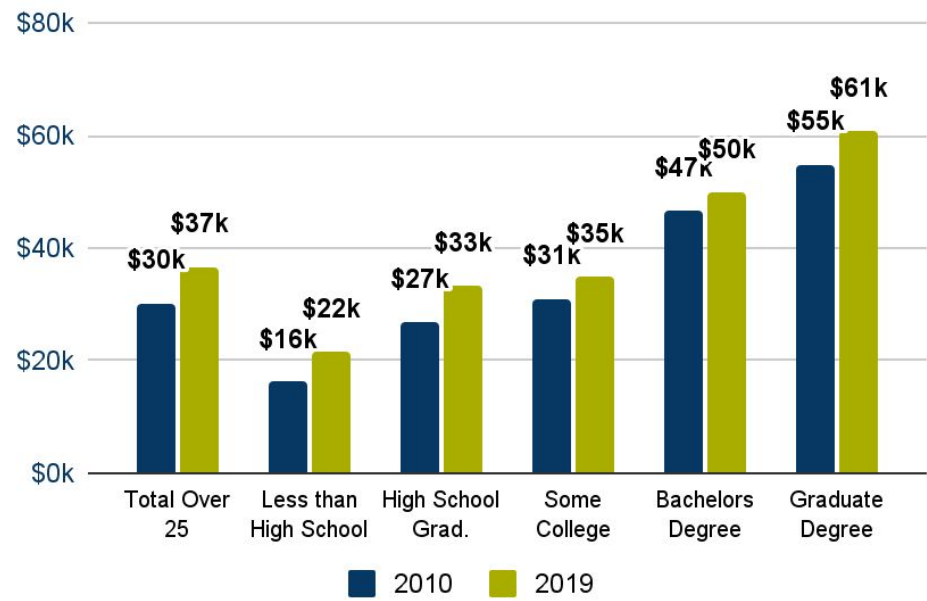
**Job Growth and Housing Production**  
Jefferson County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

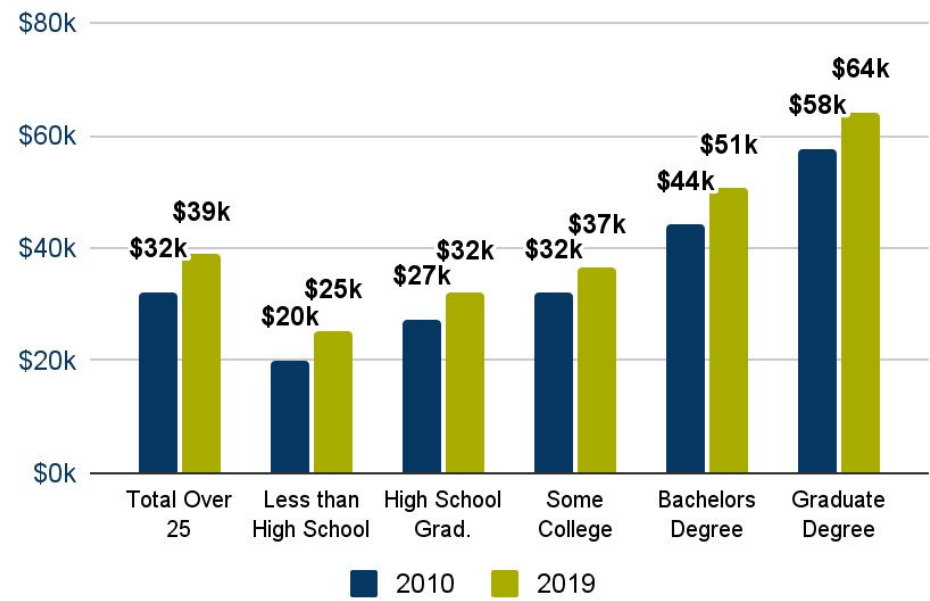
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 21% since 2010 for the total population and increased 24% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Jefferson County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

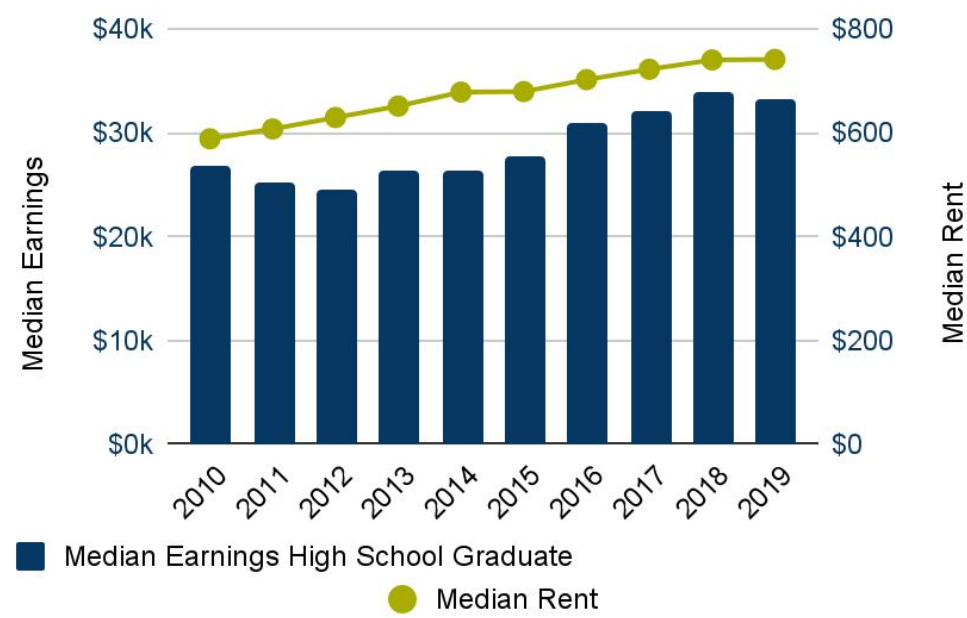
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 26.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

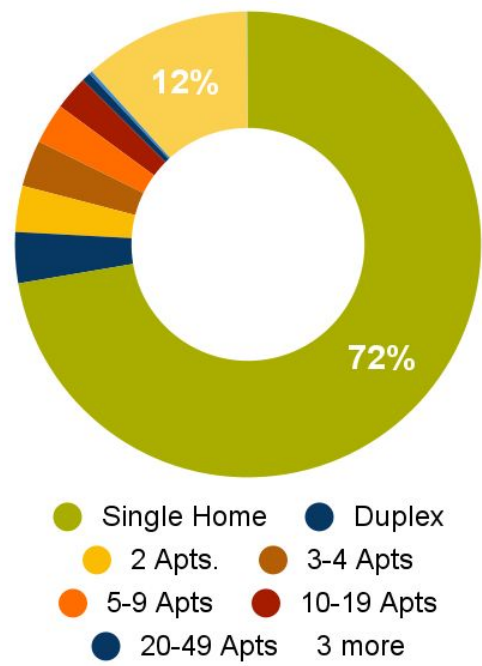
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**WORKING DRAFT**

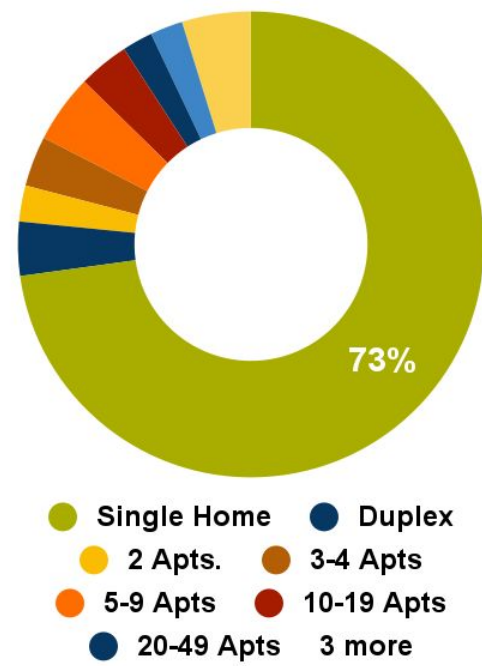
**HOUSING TYPOLOGY |** 72% of homes in Jefferson County are single-family, while 16% are multifamily. The share of multifamily housing has decreased by 247 homes since 2010.

**Housing Typology**

Jefferson County | 2019



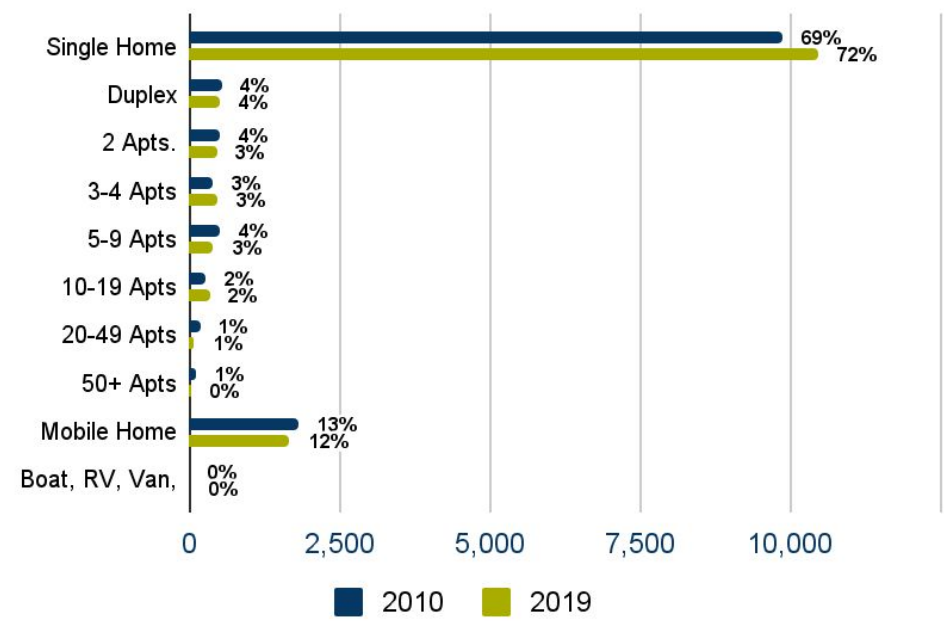
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Jefferson County | 2010, 2019

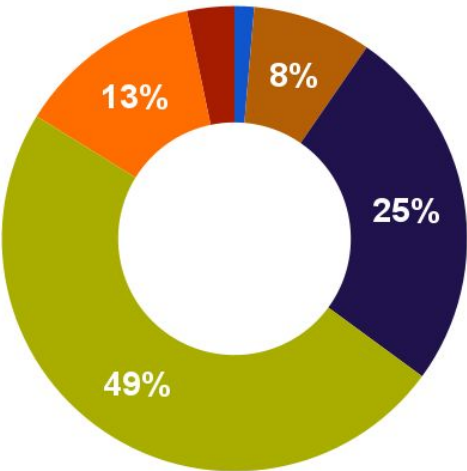


Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Jefferson County are 2.35, with 65% of units 3 bedroom or more.

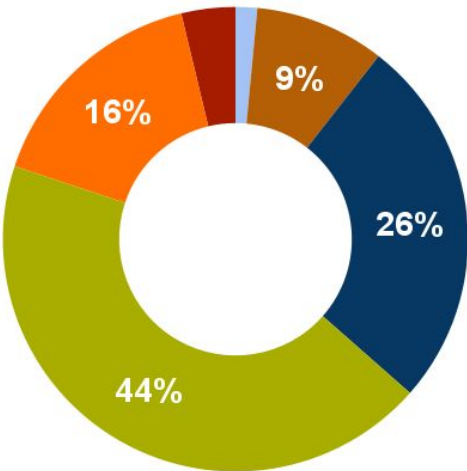
**Housing Stock by Bedrooms**

Jefferson County | 2019



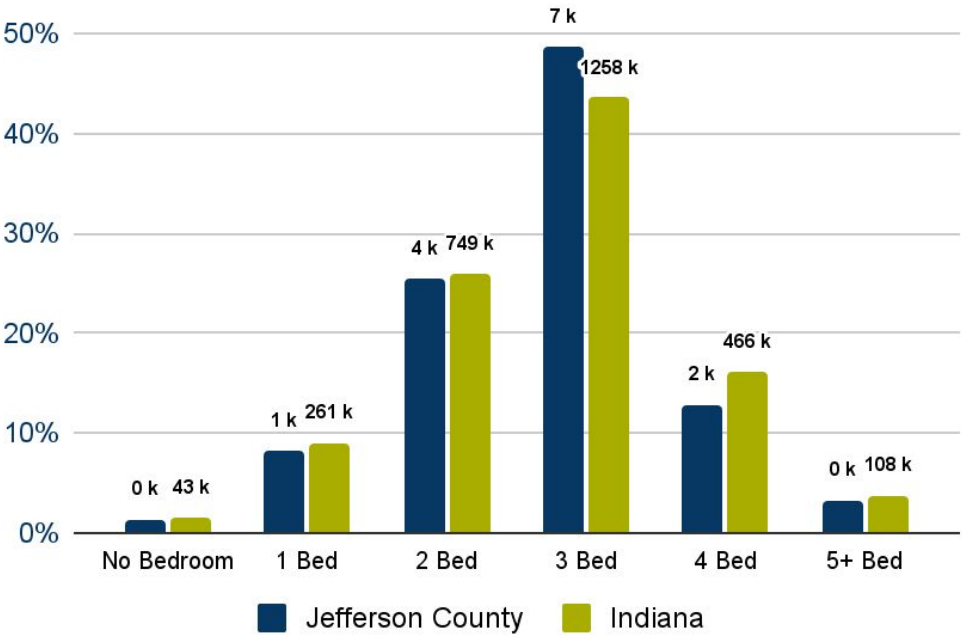
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Stock by Bedroom**

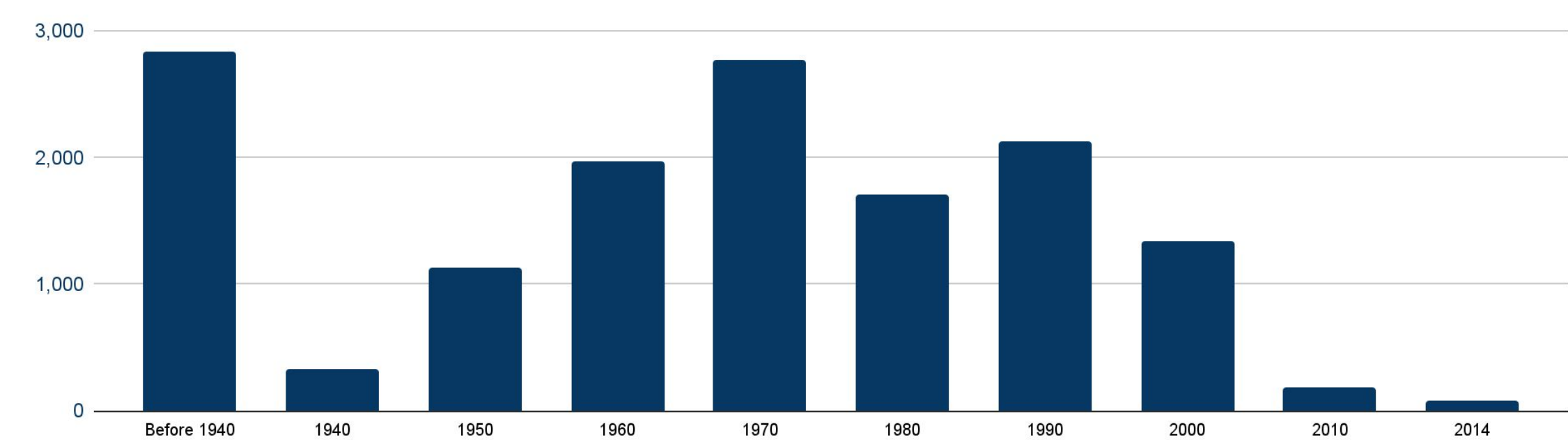
Jefferson County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 89% of homes were built before 1990, with most homes built in 2014.

**Homes by Year Built**  
Jefferson County | 2019

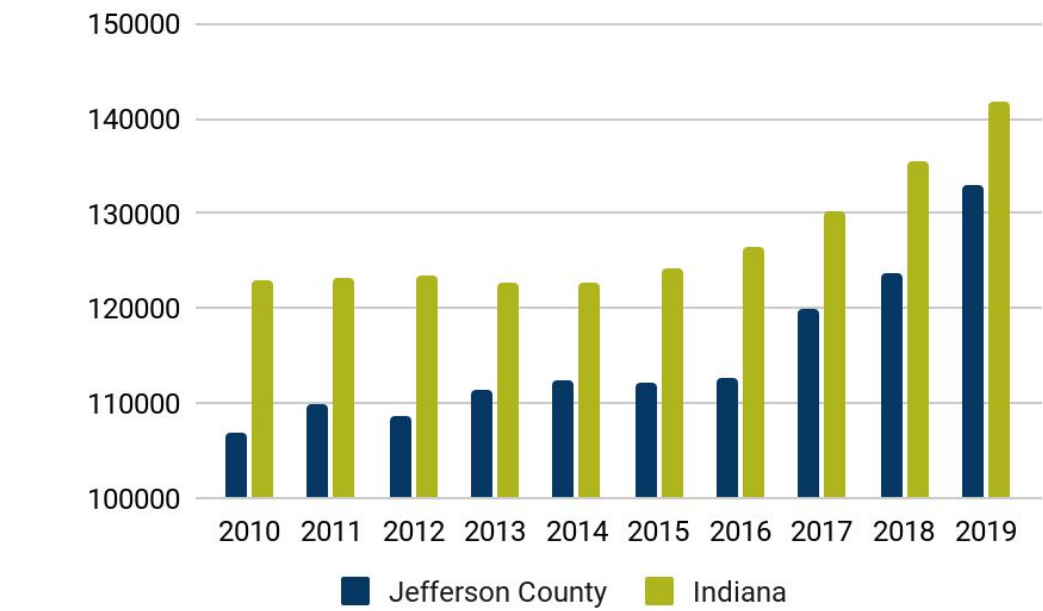


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

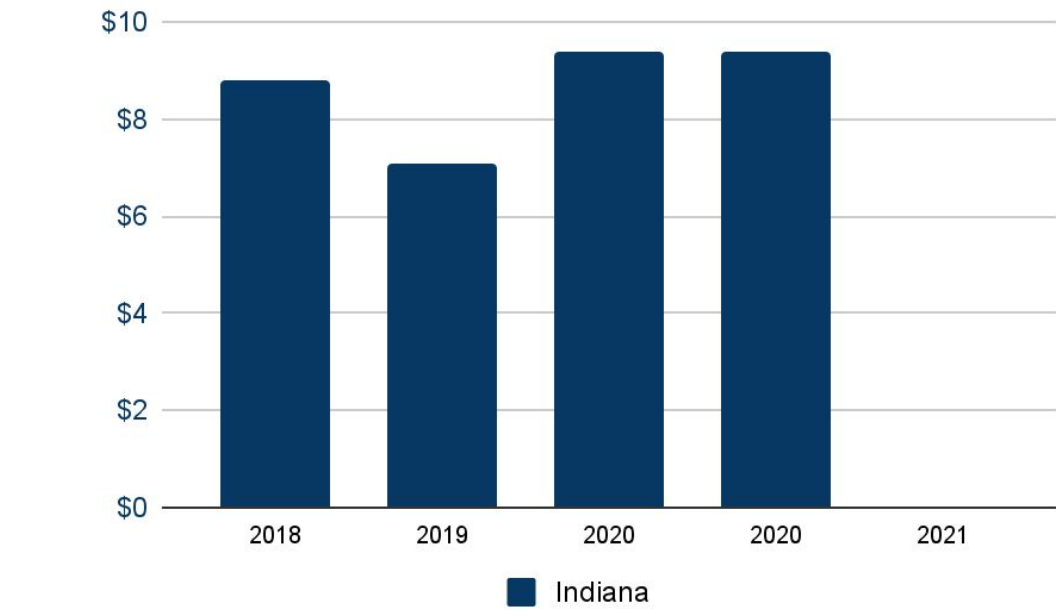
**MEDIAN LISTING PRICE |** Homes in Jefferson County have a median listing price of \$132,900, compared to \$141,700 statewide. Home prices have increased by 24% since 2010.

**Median Listing Price**  
Jefferson County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

**Median Listing Price per Square Foot**  
Jefferson County | 2017-2020



Source: ACS 2010-2019 5-year estimates

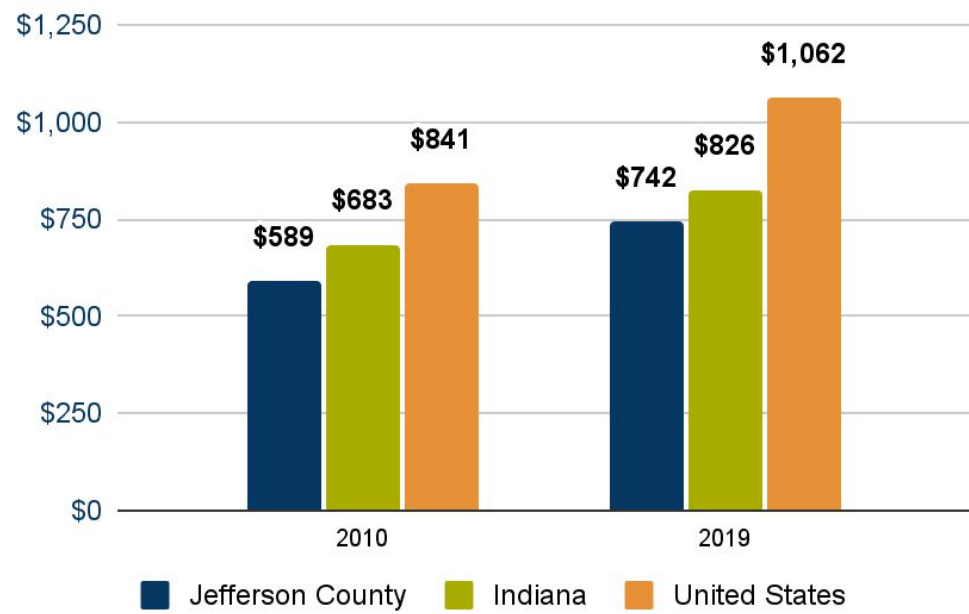
**WORKING DRAFT**



**MEDIAN RENTS |** Median rents have increased by 26% since 2010, with average rents at \$742.

**Median Rent**

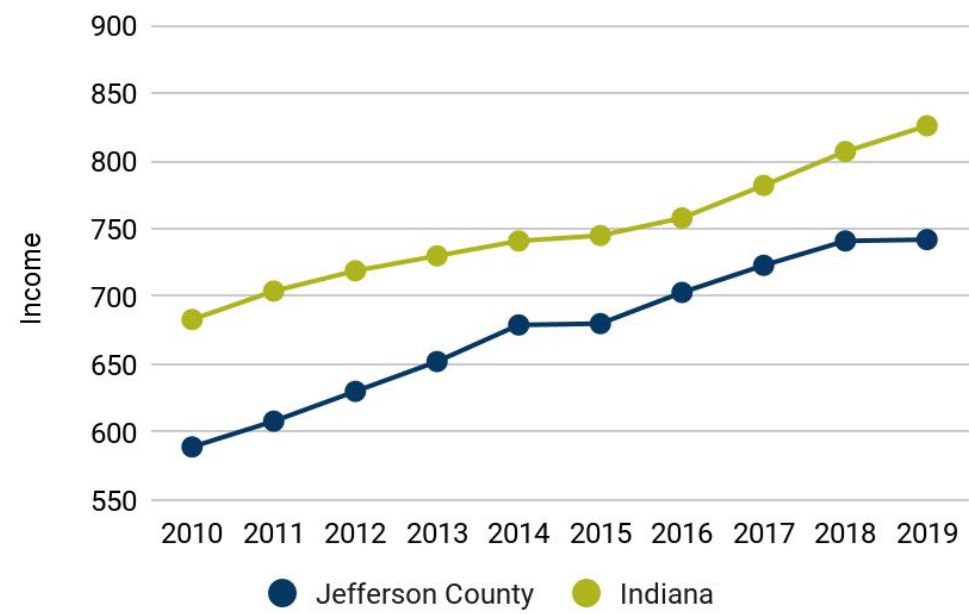
Jefferson County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Jefferson County, Indiana | 2010 - 2019



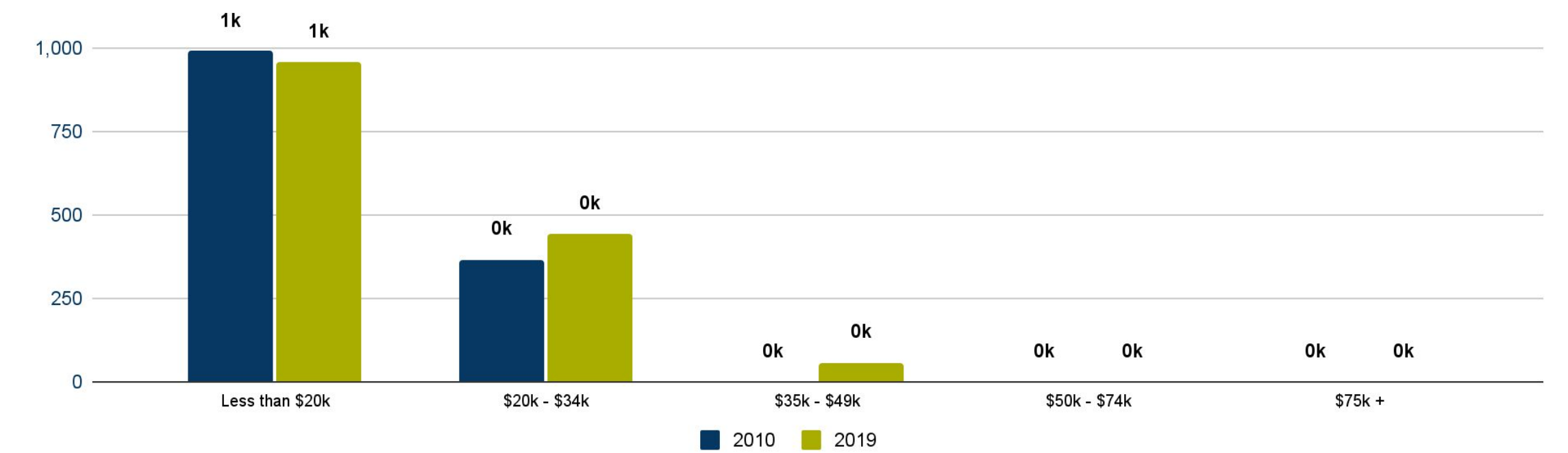
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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**COST BURDEN |** 44% of households are housing cost burdened in Jefferson County, up 0% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

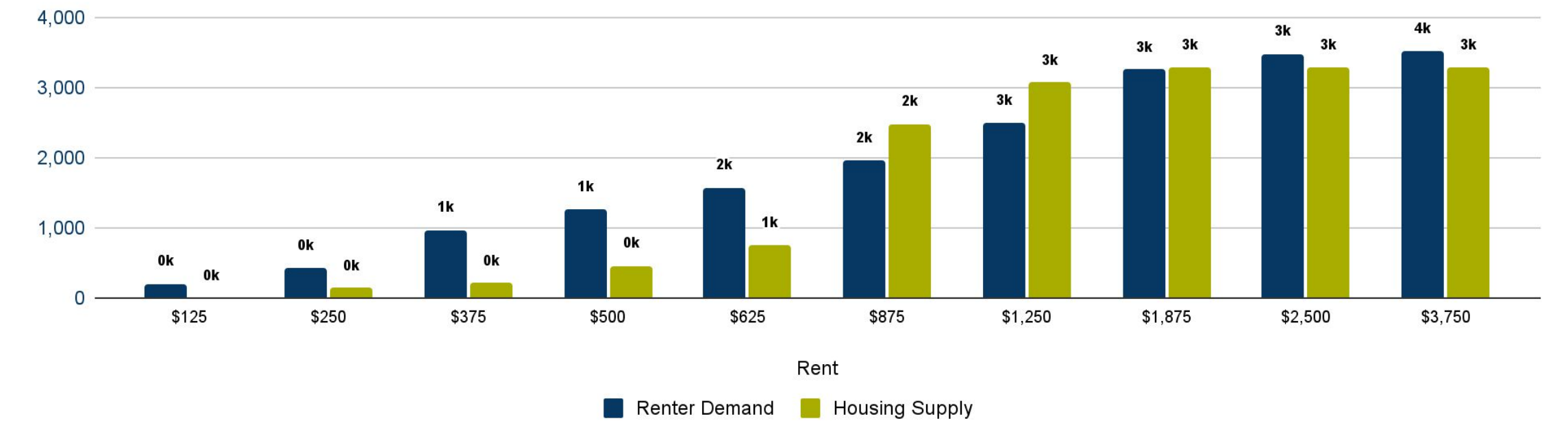
**Renter Housing Cost Burden**  
Jefferson County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**CUMULATIVE HOUSING GAP** | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

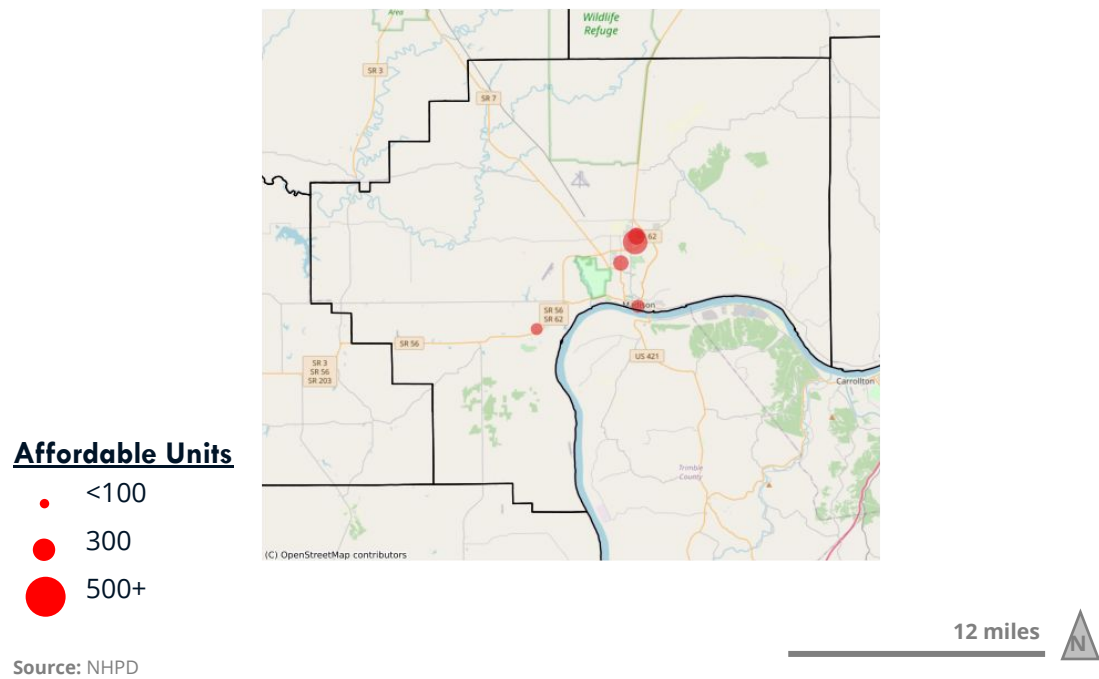
**Cumulative Housing Gap**  
Jefferson County, Indiana | 2010-2019



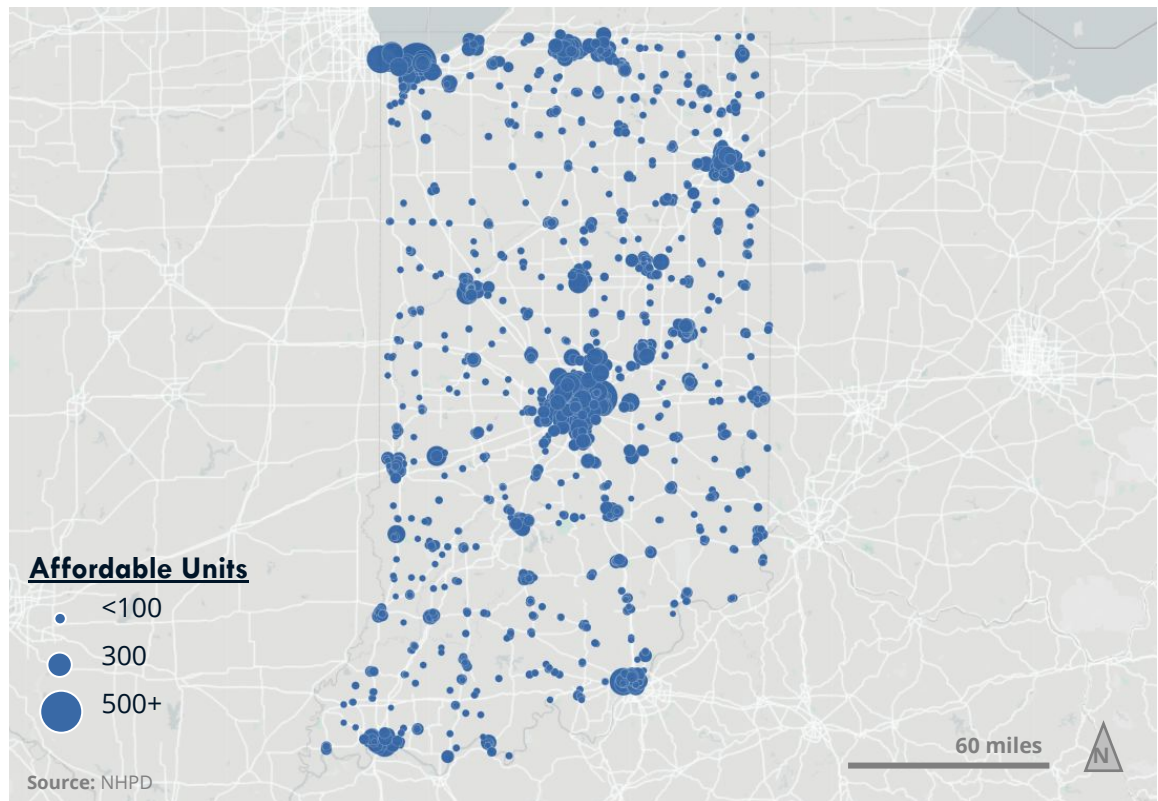
Source: ACS 2010-2019 5-year estimates

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

**Affordable Housing Inventory**  
Jefferson County | 2020

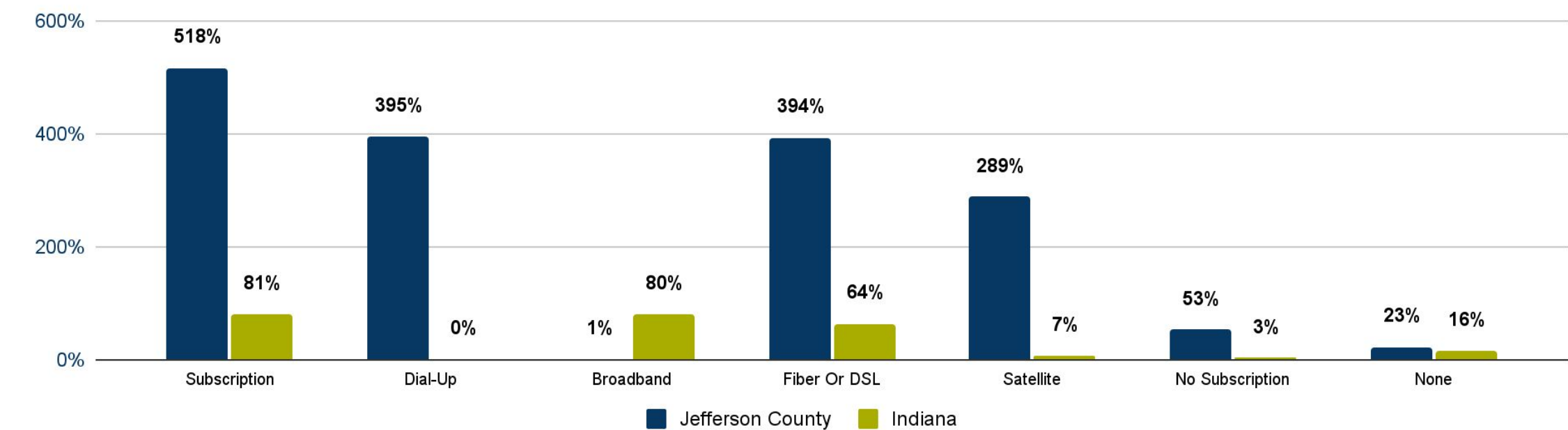


**Affordable Housing Inventory**  
State of Indiana | 2020



# HOUSING AMENITIES | 1% of housing units have access to broadband.

## Broadband Access Jefferson County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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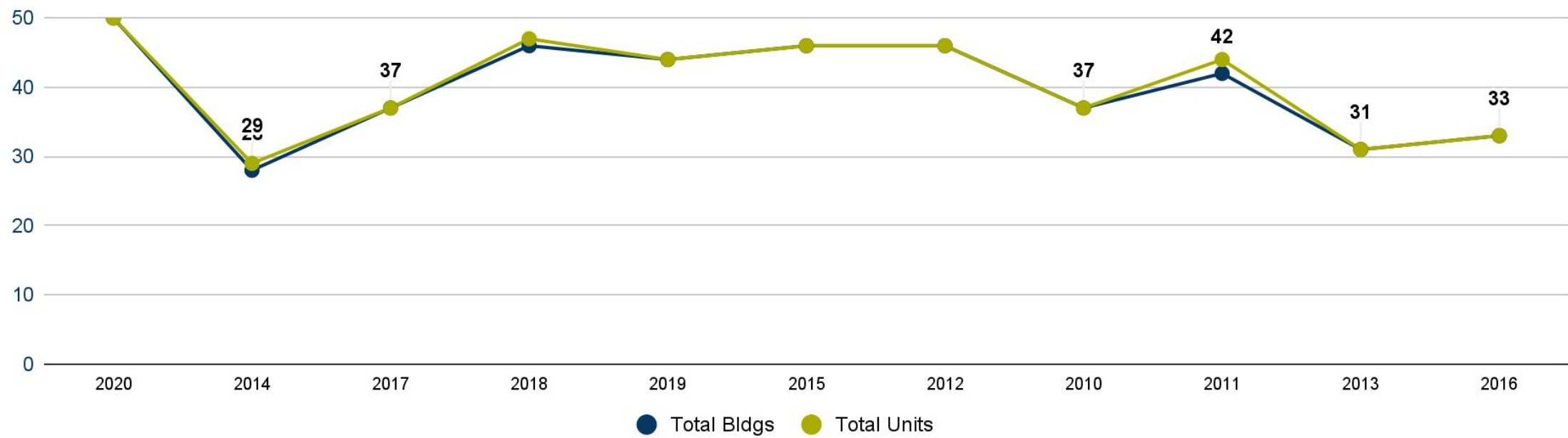
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 33 new housing starts in 2016 in Jefferson County, with 440 total building permits authorized since 2020.

**New Housing Structures Authorized by Building Permits**  
Jefferson 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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