



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR PORTER 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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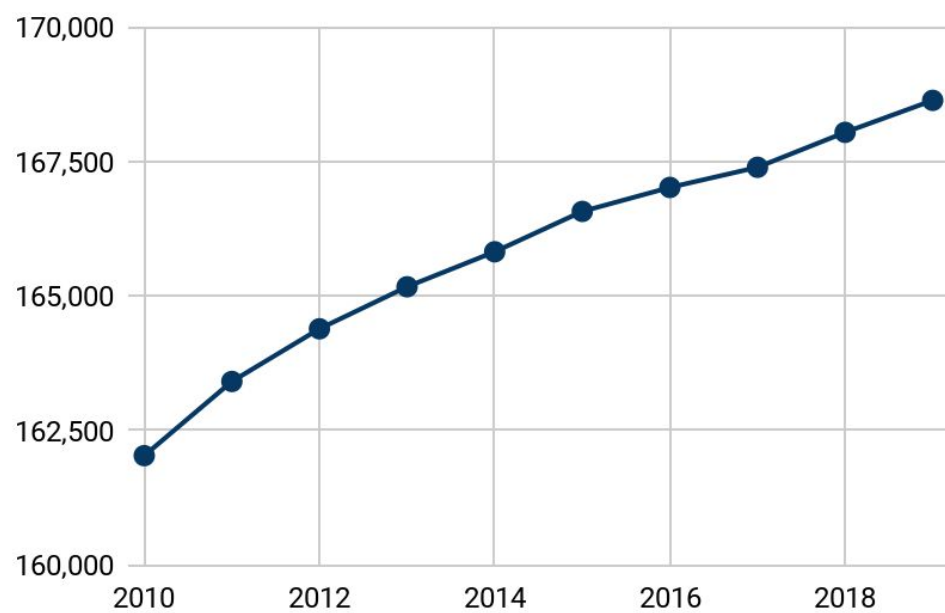
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

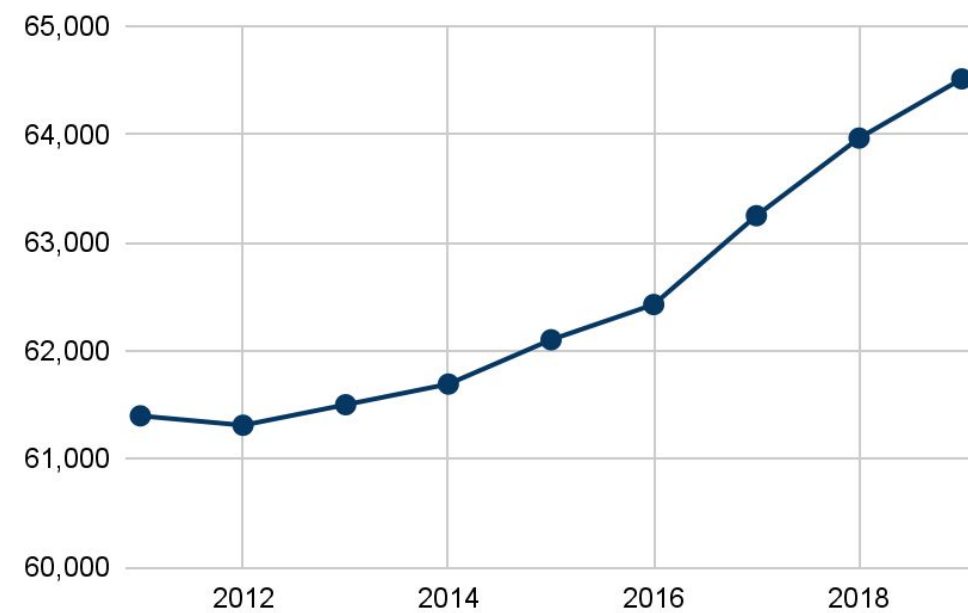
**POPULATION** | Porter County's population has increased by 4.08% (7,000 people) between 2010-2019. In the same time period, the total number of households increased by 5% (3,000 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Porter County | 2010-2019



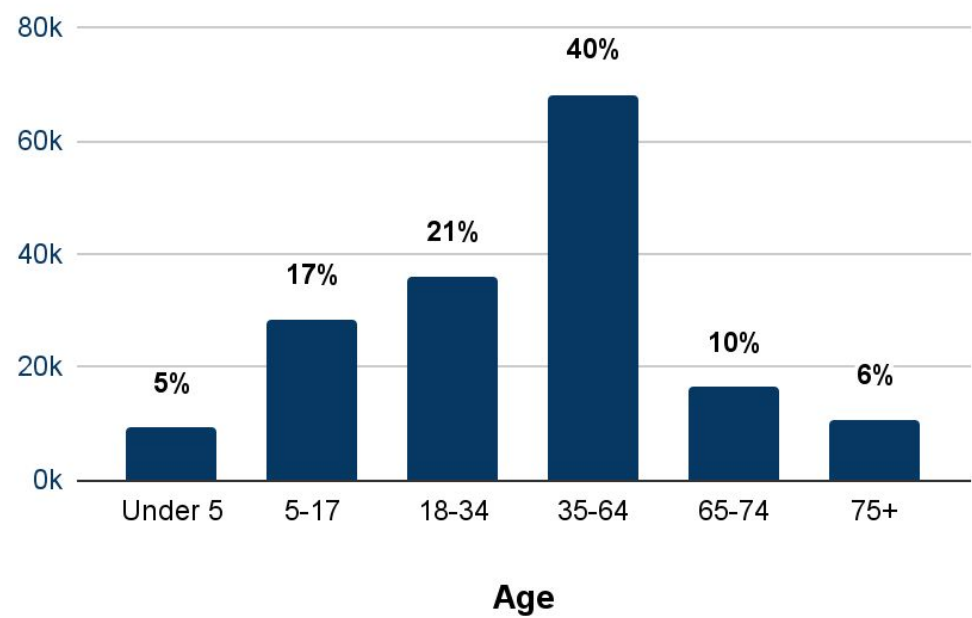
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

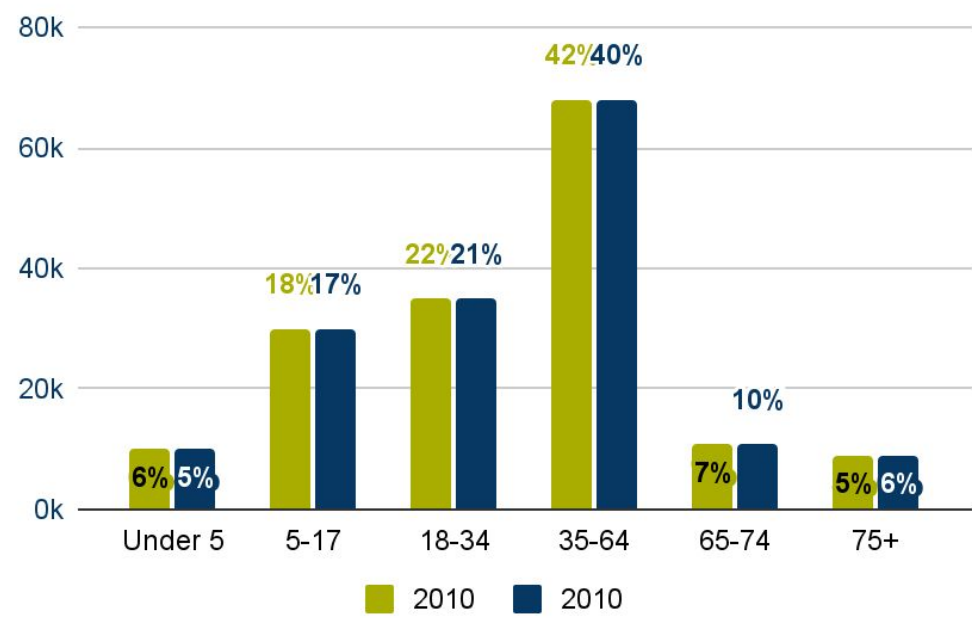
**AGE** | 16% of people in Porter County are above the age of 65, while 22% are below 18.

**Population by Age**  
Porter County | 2019



Source: ACS 2019 5-year estimates

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

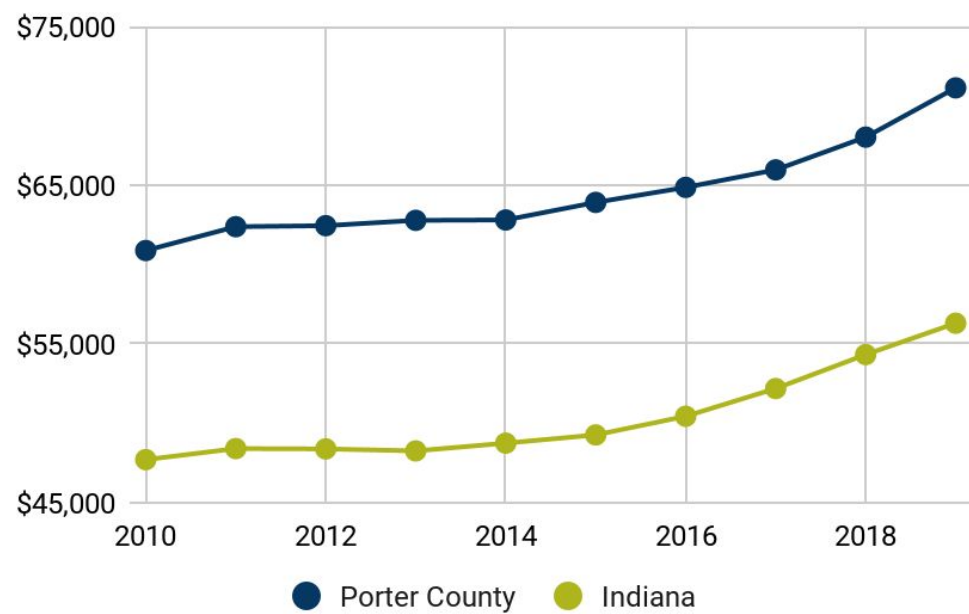


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Porter County had a median income of \$71,152 in 2019, up 17% since 2010. 24% of households have incomes below \$35,000, while 33% have incomes above \$100,000.

**Median Income**

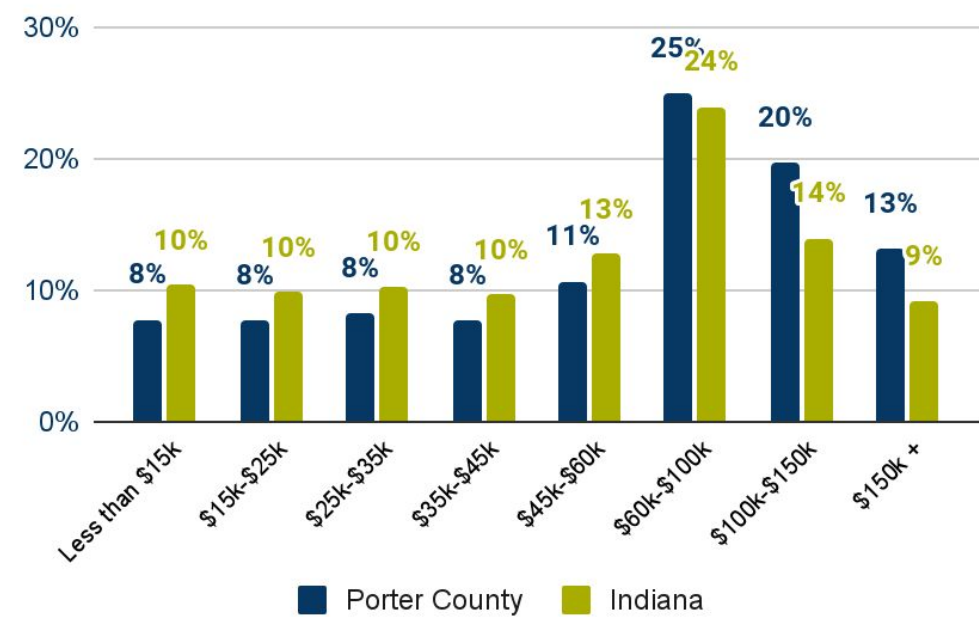
Porter County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Porter County, State of Indiana | 2019



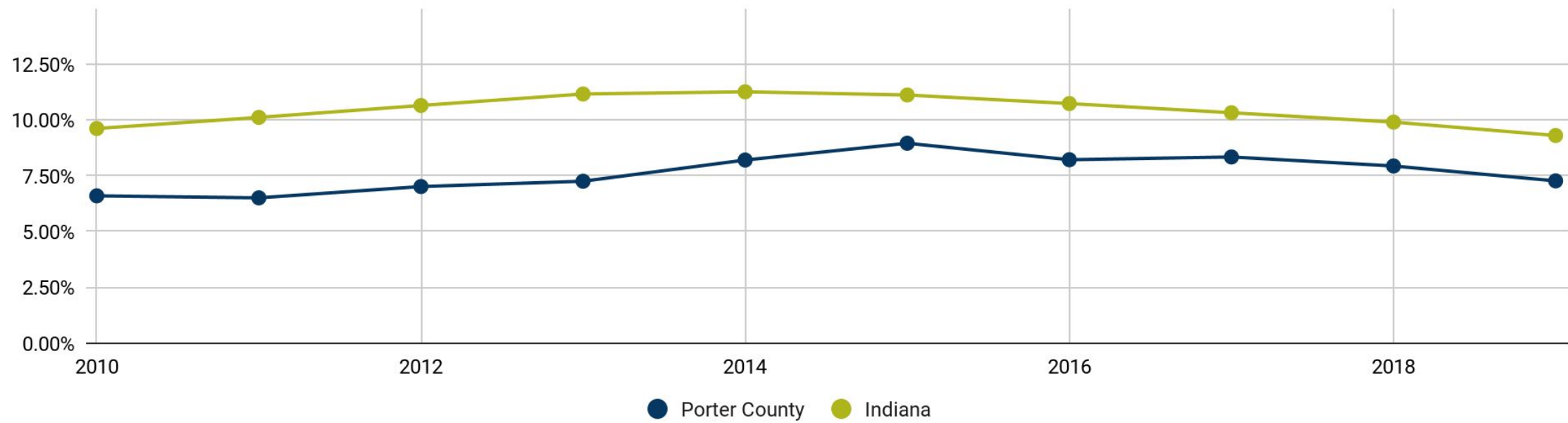
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 7.3% of families live in poverty conditions in Porter County, up 0.7 points from 6.6% in 2010.

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

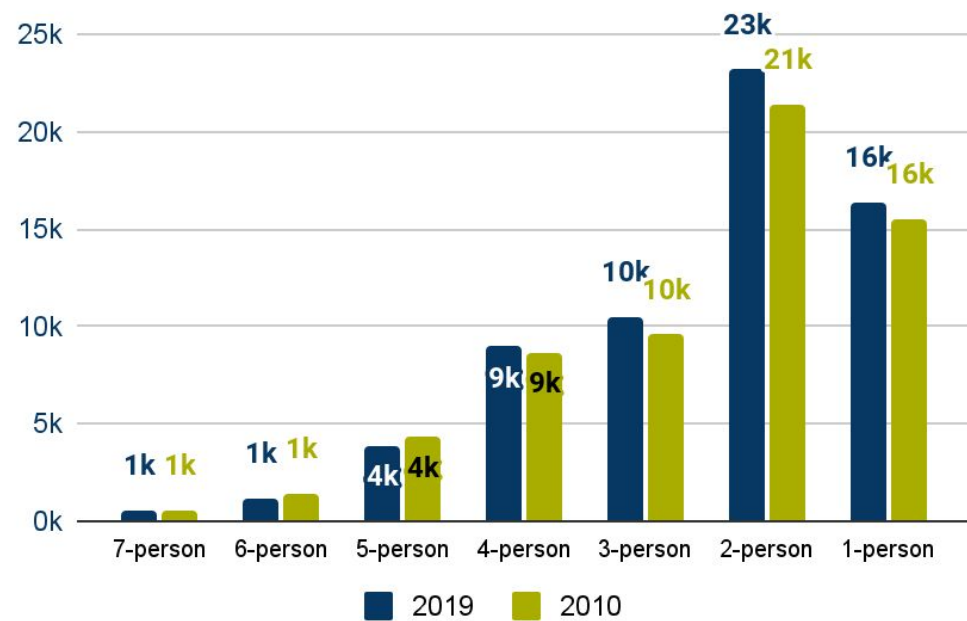


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

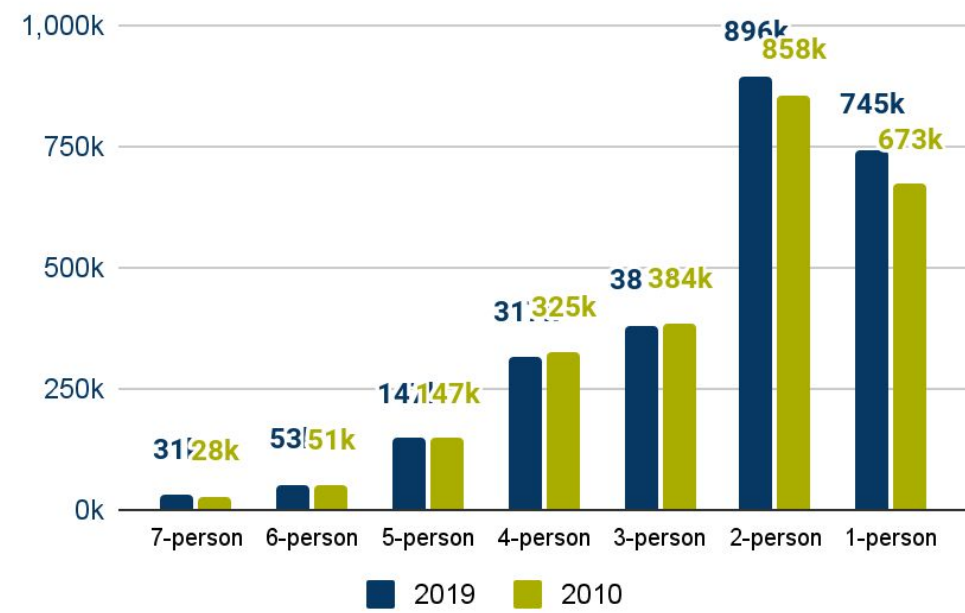
**HOUSEHOLD SIZE |** The average household size is 2.55, compared to 2.52 statewide. The Porter County average household has shrunk by 0.04 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

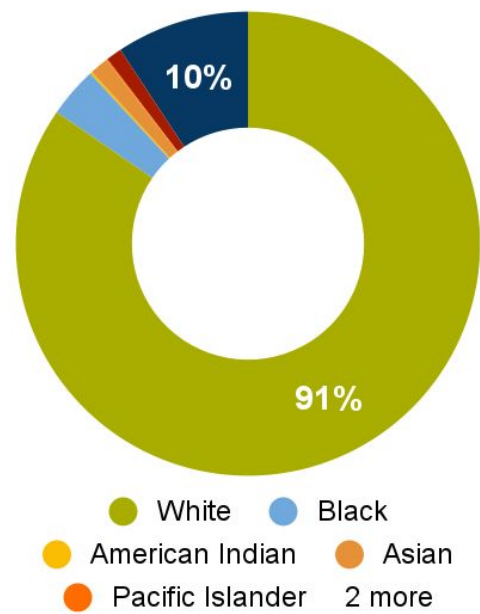
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Porter County is 91% white, 4% Black, 10% Hispanic/Latino, 1% Asian, and 1% other.

**Racial Distribution**

Porter County | 2019



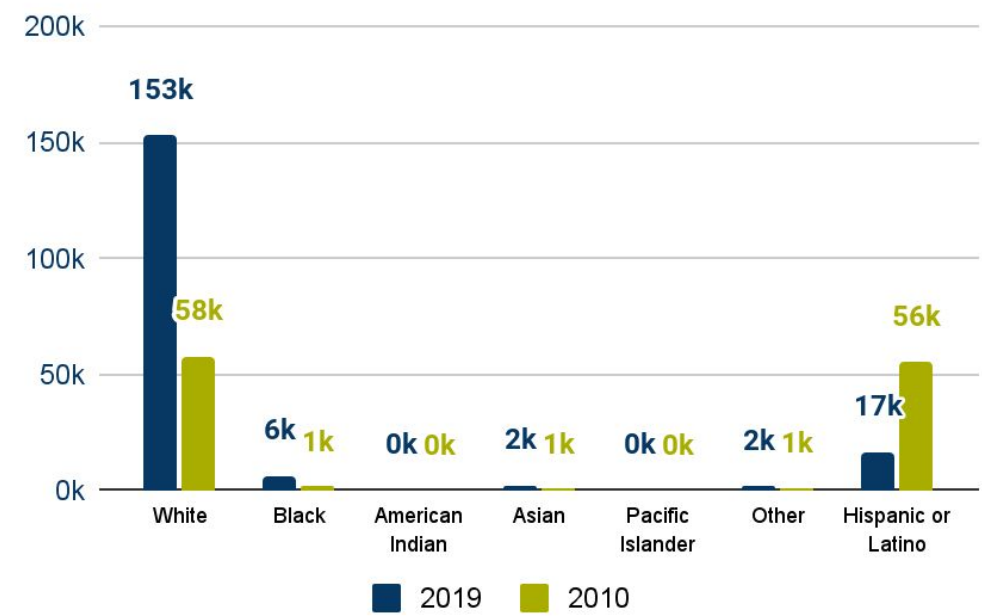
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Porter County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

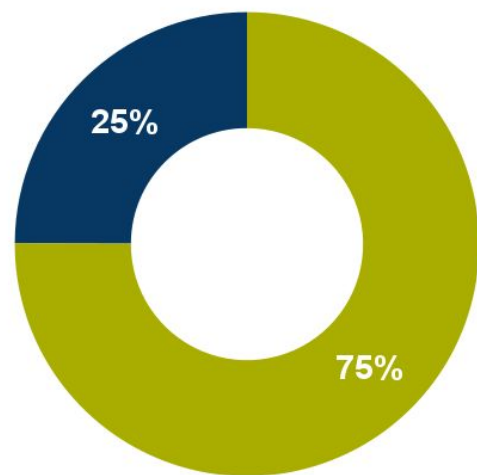
Note: Some data are placeholders, and not representative of actual conditions.



**HOUSING TENURE** | In 2019, 25% of households (16,083 households) in Porter County were renters, while 75% are (48,434 households) owner households. The share of renters has increased by 3% since 2010.

**Housing Tenure**

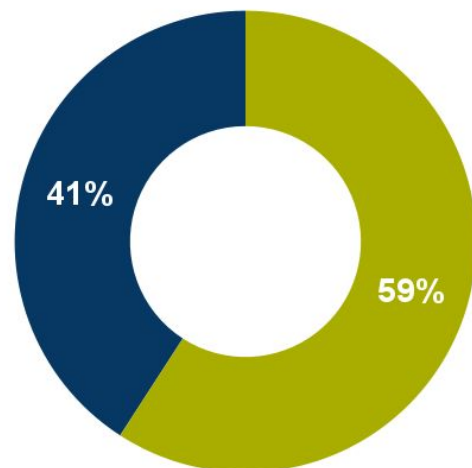
Porter County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

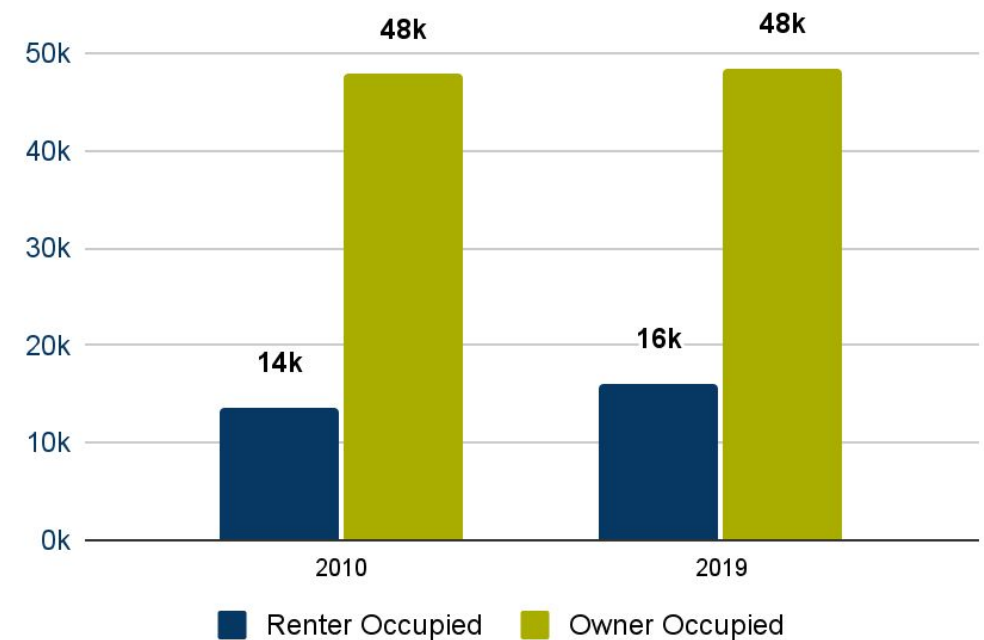
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Porter County | 2010-2019



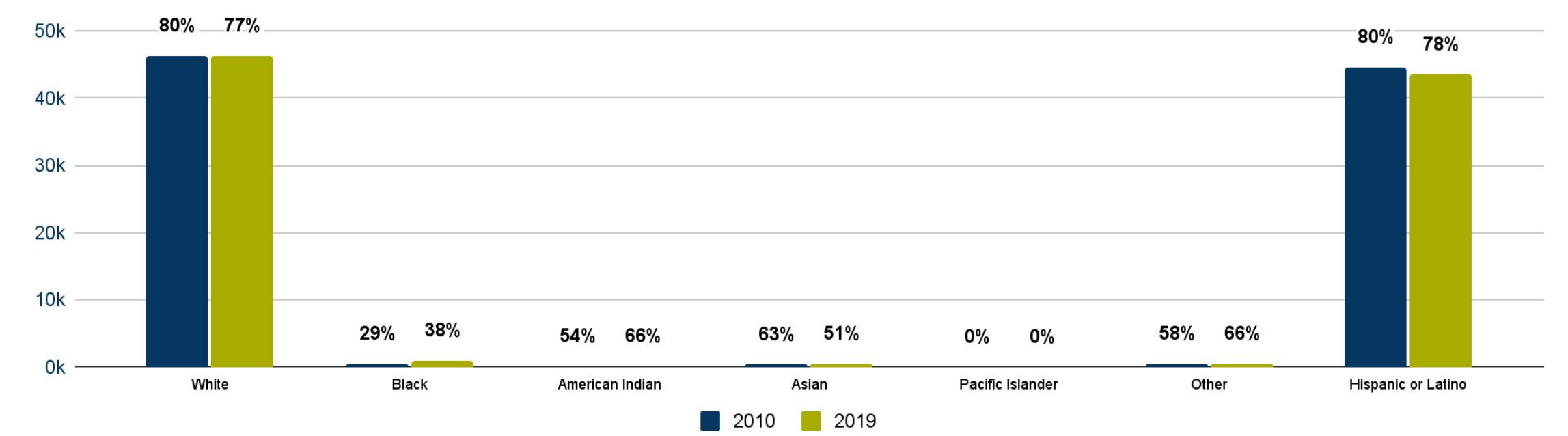
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 75%, among non-Hispanic White households' homeownership is 77%, 38% for Black households, and 78% for Hispanic or Latino households.

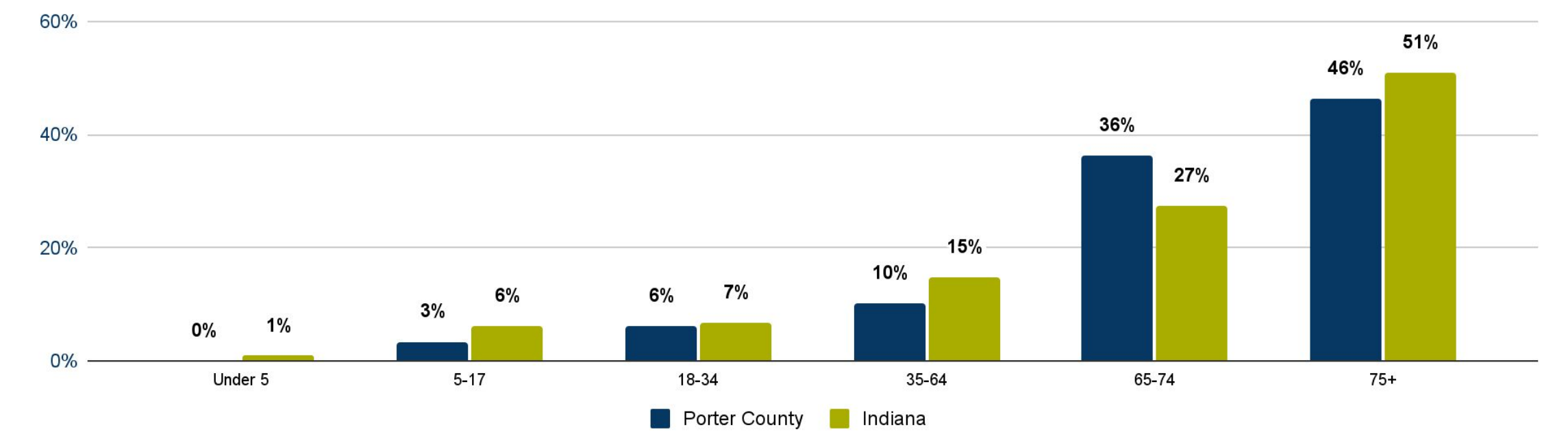
**Homeownership by Race**  
Porter County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 12% of people in Porter County live with a disability. For people above 65, the share increases to 40%.

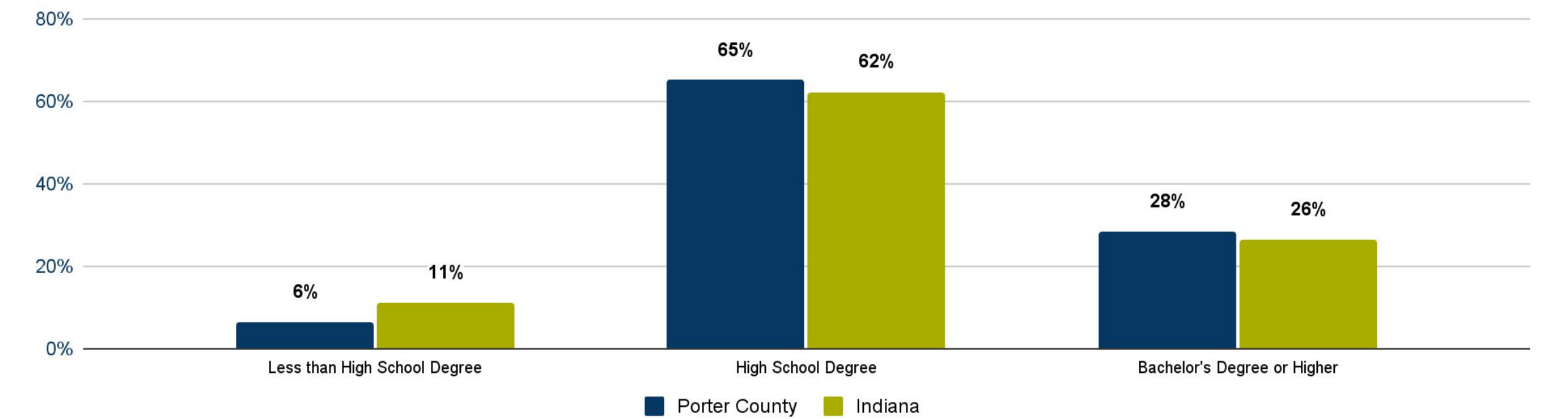
**Share of the Population with a Disability by Age**  
Porter County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Porter County, 65% of the population has at least a high school degree and 28% of the population has at least a Bachelor’s degree.

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



Source: ACS 2010-2019 5-year estimates

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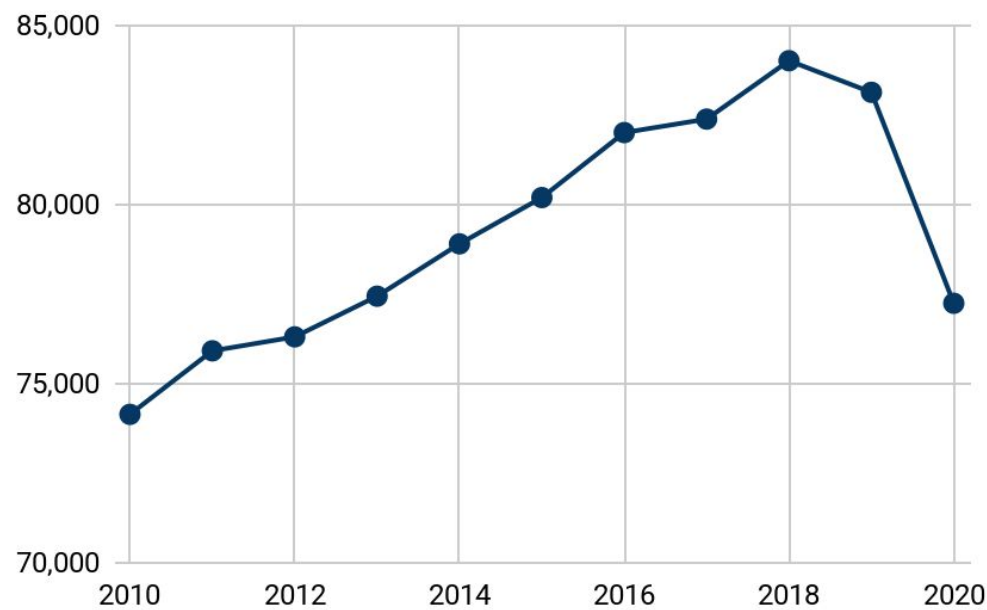
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

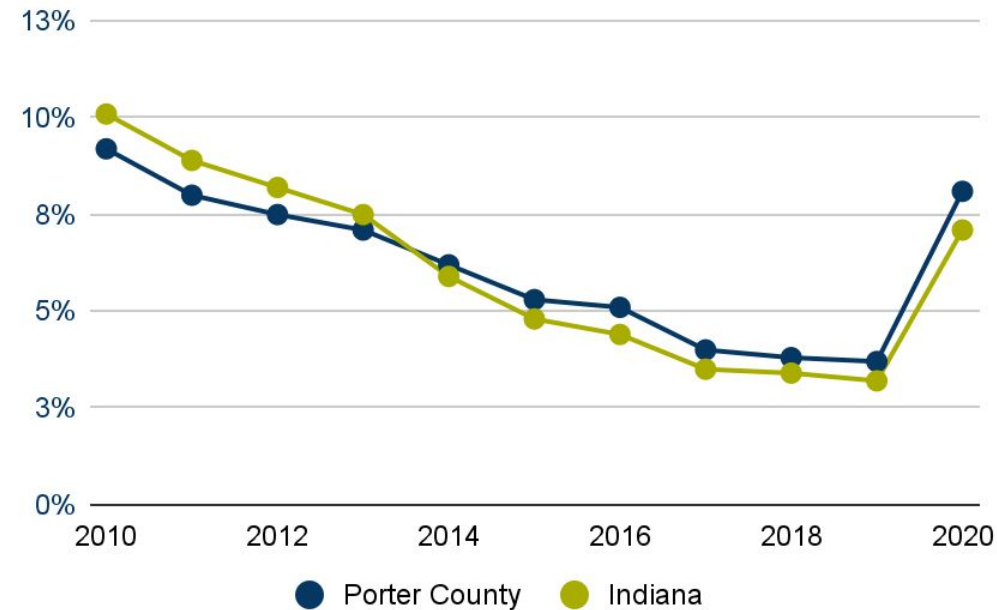
**EMPLOYMENT BASE |** There are currently 77,000 employed persons in Porter County, up by 4% since 2010. The unemployment rate in 2020 was 8.10%, up 4.4 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

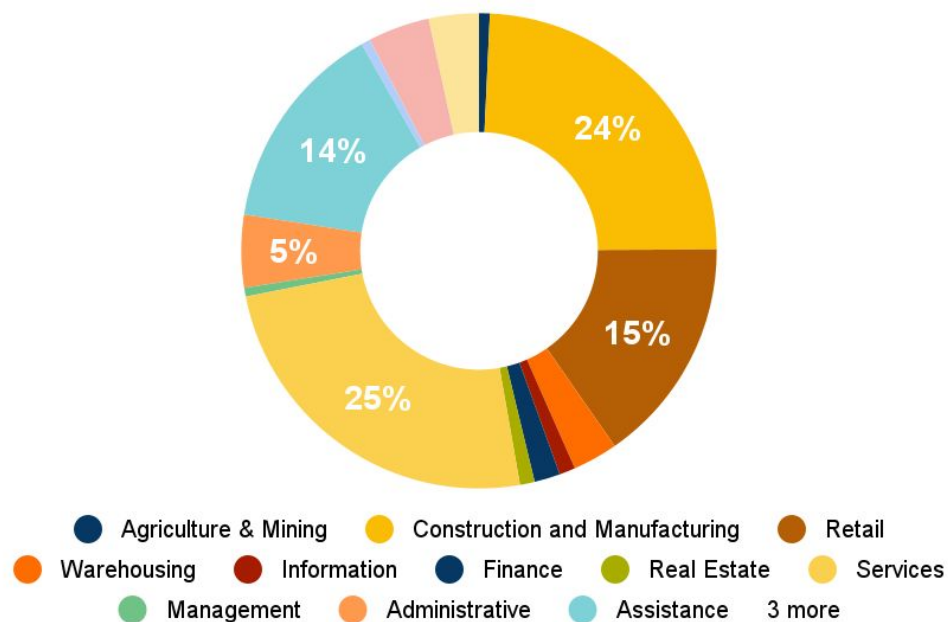


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Porter County, accounting for 17% of all jobs, followed by Health Care and Social Assistance (14% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$41,036**
2. Trade, transportation, and utilities | **\$41,791**
3. Professional and business services | **\$51,166**
4. Goods-producing | **\$70,100**
5. Education and health services | **\$45,648**

Source: BLS

**Top 5 Employers**

1. Arcelormittal (Burns Harbor)
2. Us Steel Corp (Portage)
3. St Mary Med Ctr Wound Clinic (Portage)
4. Regal Power Trans Solutions (Valparaiso)
5. Nitco (Hebron)

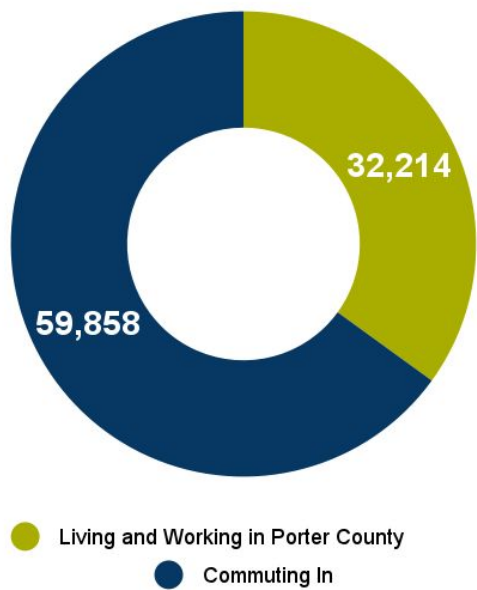
Source: BLS

**WORKING DRAFT**

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

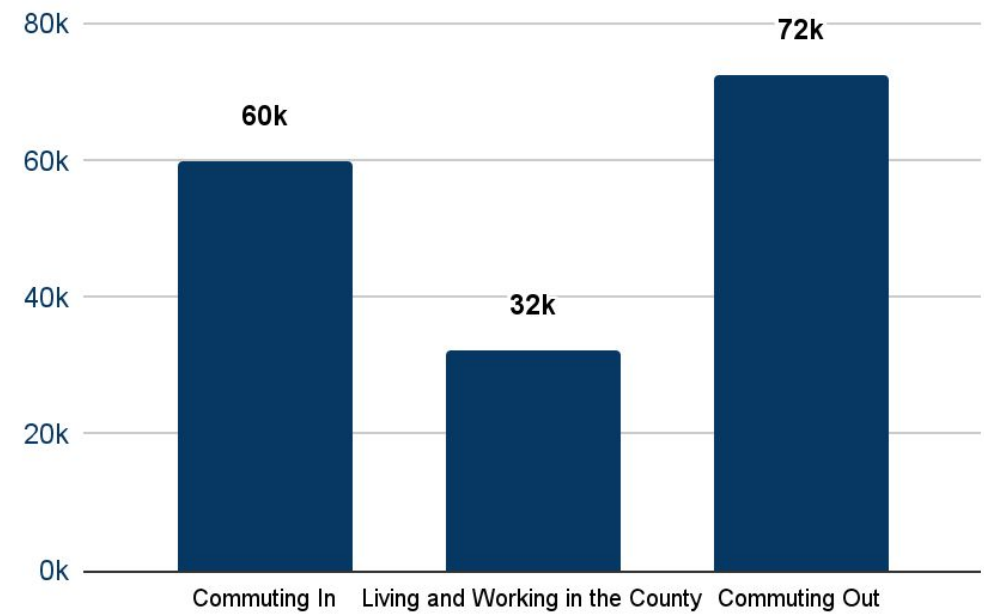
**COMMUTER INFLOW / OUTFLOW** | 60,000 commuters come into Porter County for their jobs, while 72,000 employees travel outside for their jobs.

**Employment Inflow**  
Porter County | 2018



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

**Commuting Patterns**  
Porter County | 2018

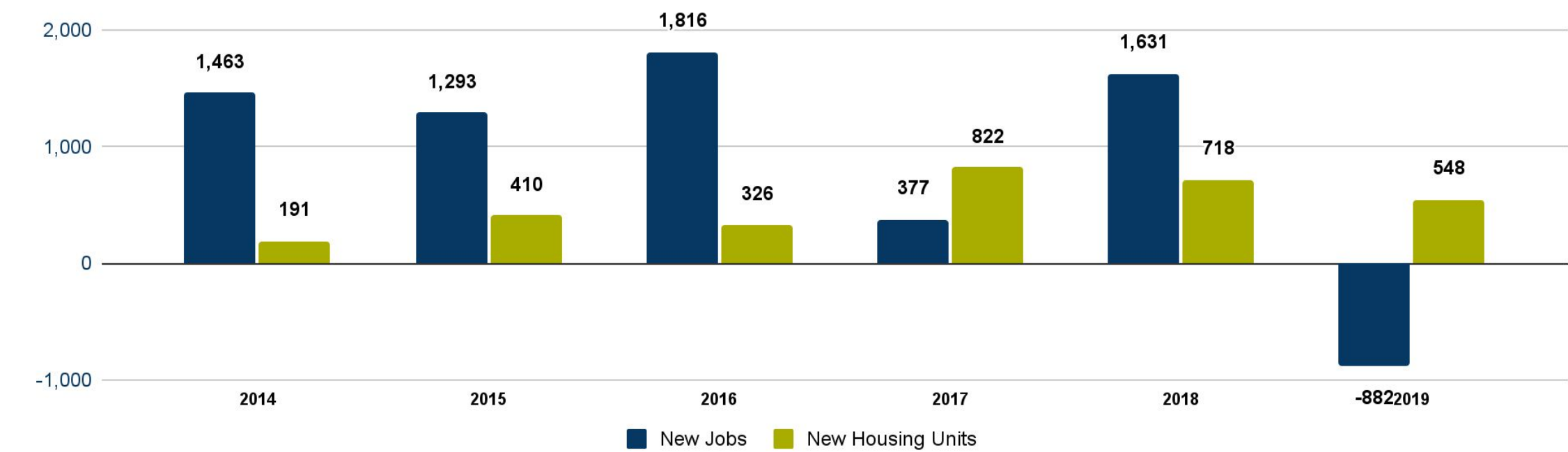


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 5698 between 2014-2019 and 3015, or 53 units for every 100 jobs created.

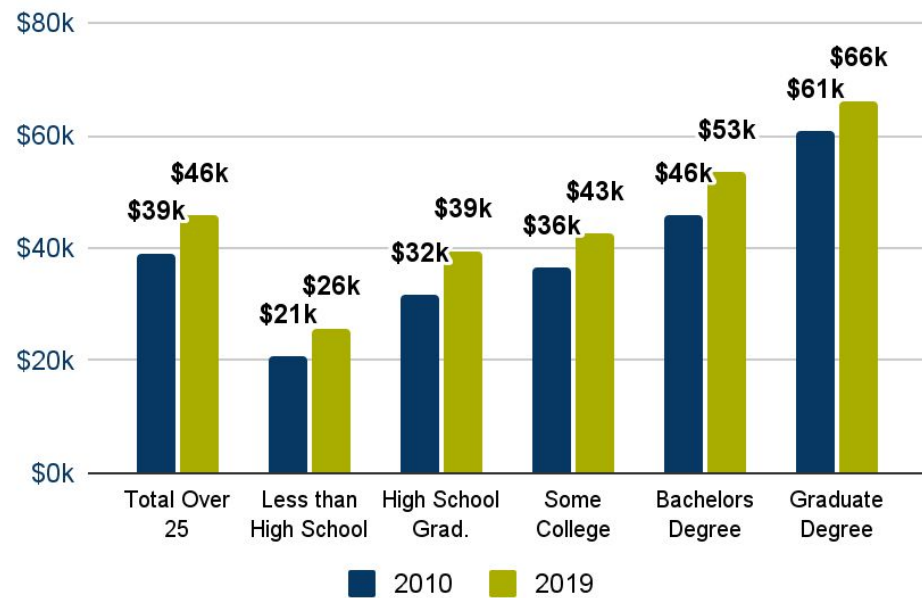
**Job Growth and Housing Production**  
Porter County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

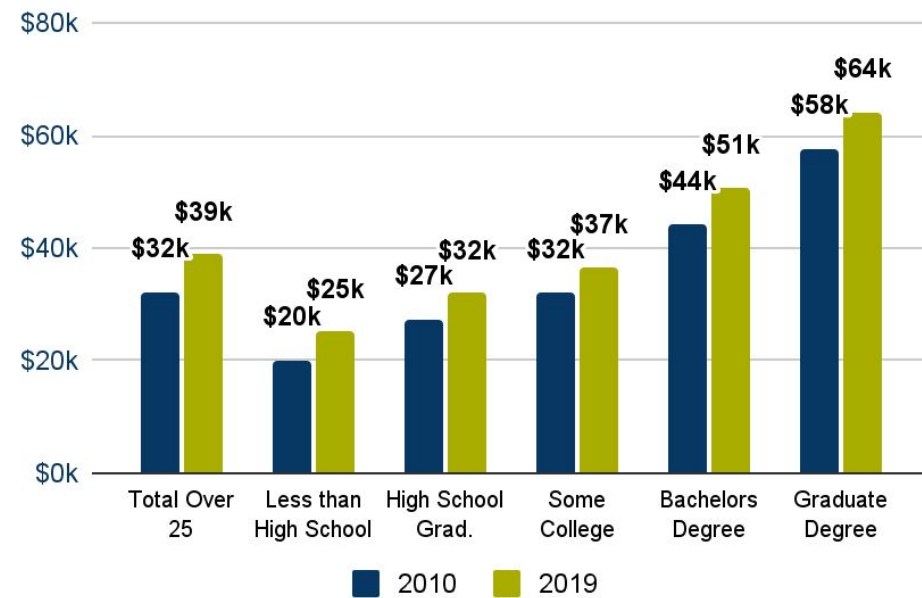
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 17% since 2010 for the total population and increased 25% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

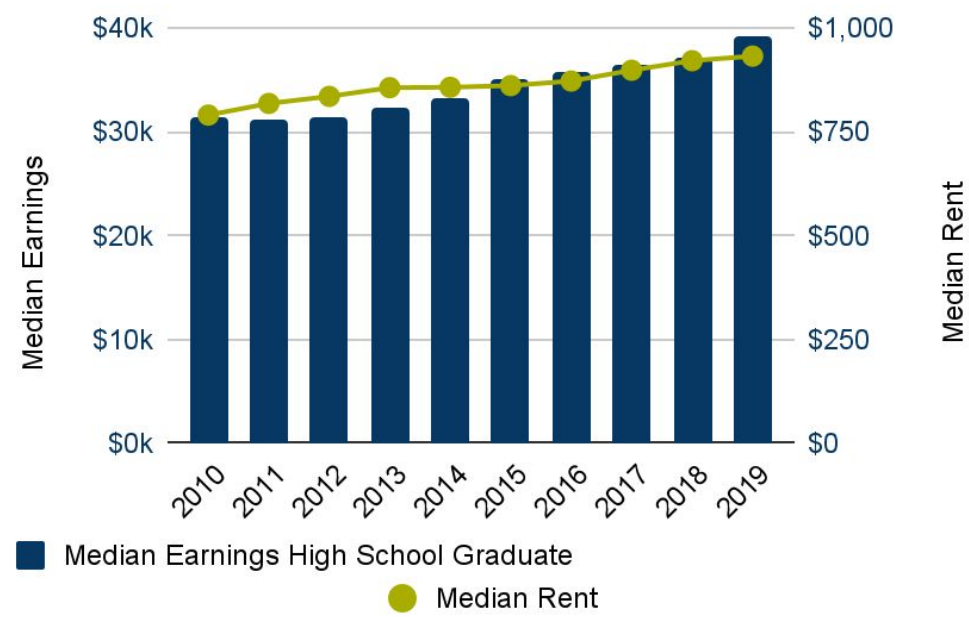
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 18.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

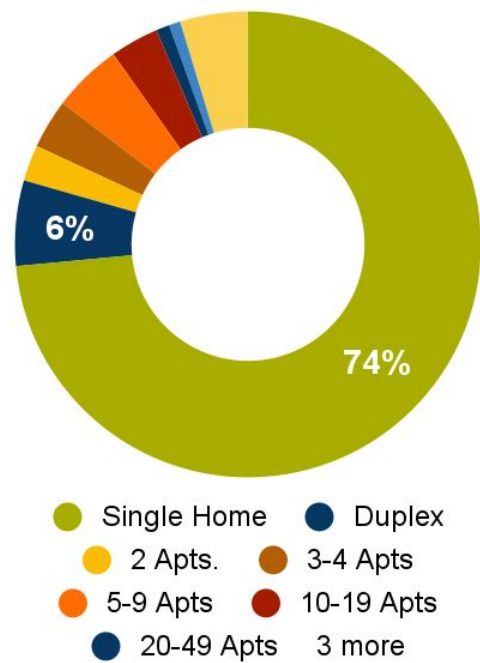
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**WORKING DRAFT**

**HOUSING TYPOLOGY** | 74% of homes in Porter County are single-family, while 22% are multifamily. The share of multifamily housing has increased by 1914 homes since 2010.

**Housing Typology**

Porter County | 2019



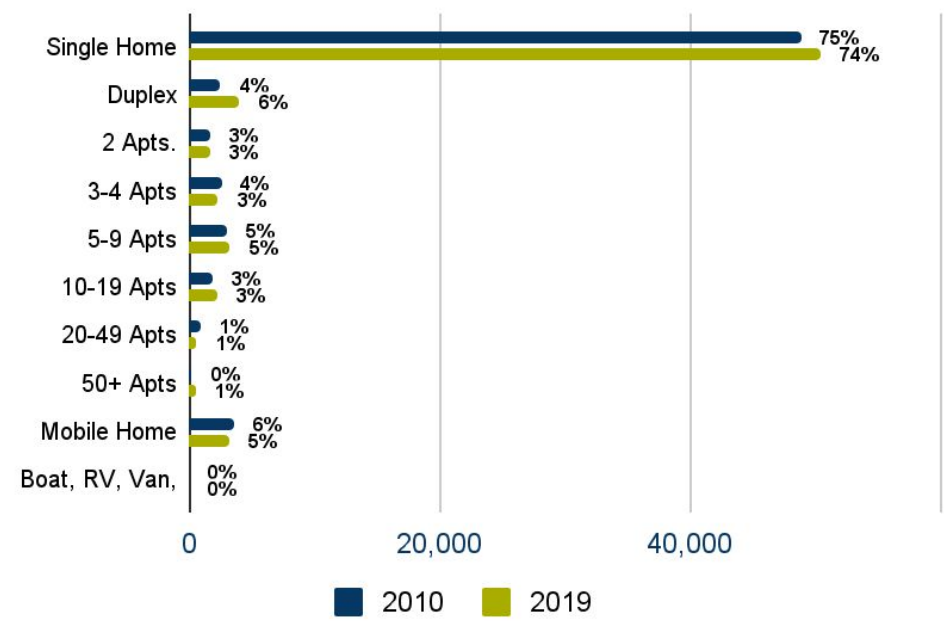
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Porter County | 2010, 2019

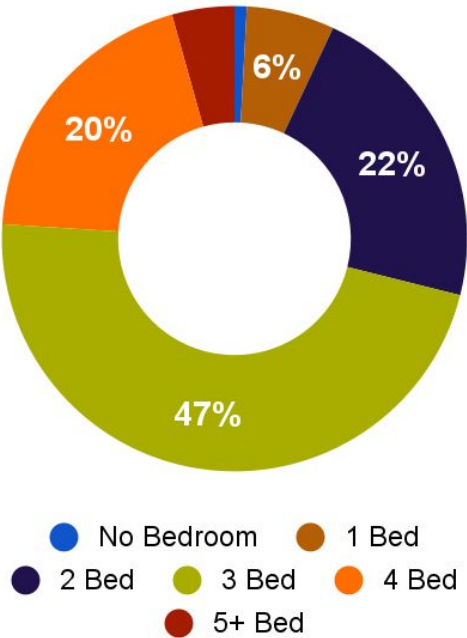


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Porter County are 2.55, with 71% of units 3 bedroom or more.

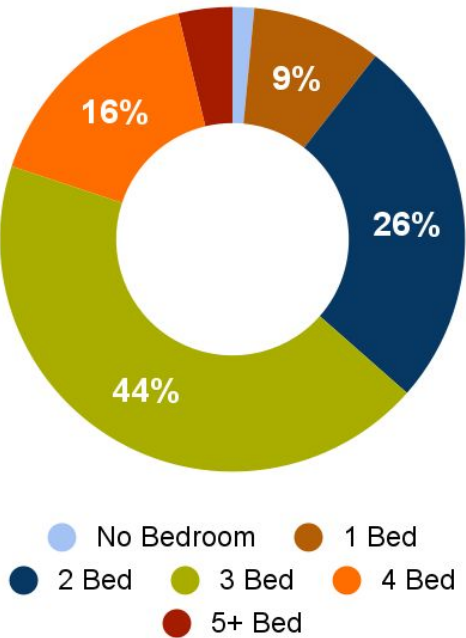
## Housing Stock by Bedrooms

Porter County | 2019



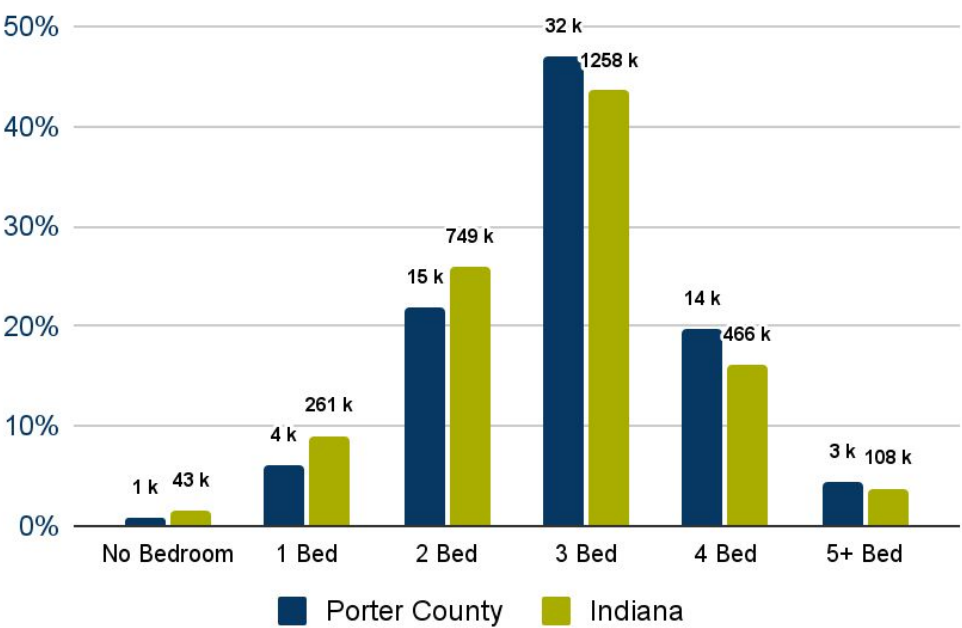
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

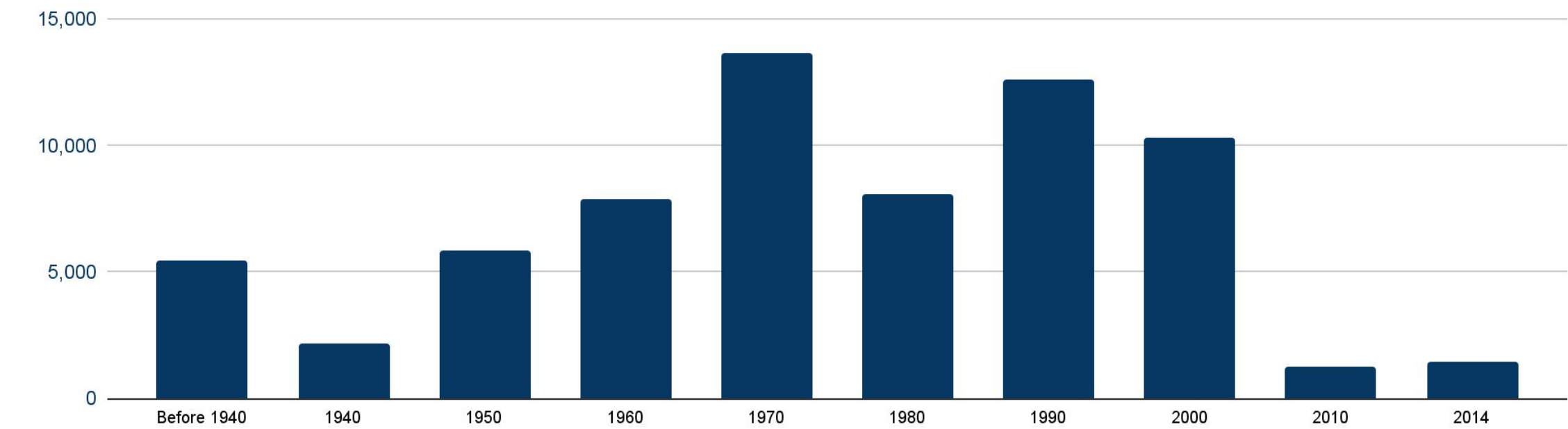
Porter County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE** | 81% of homes were built before 1990, with most homes built in 2014.

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

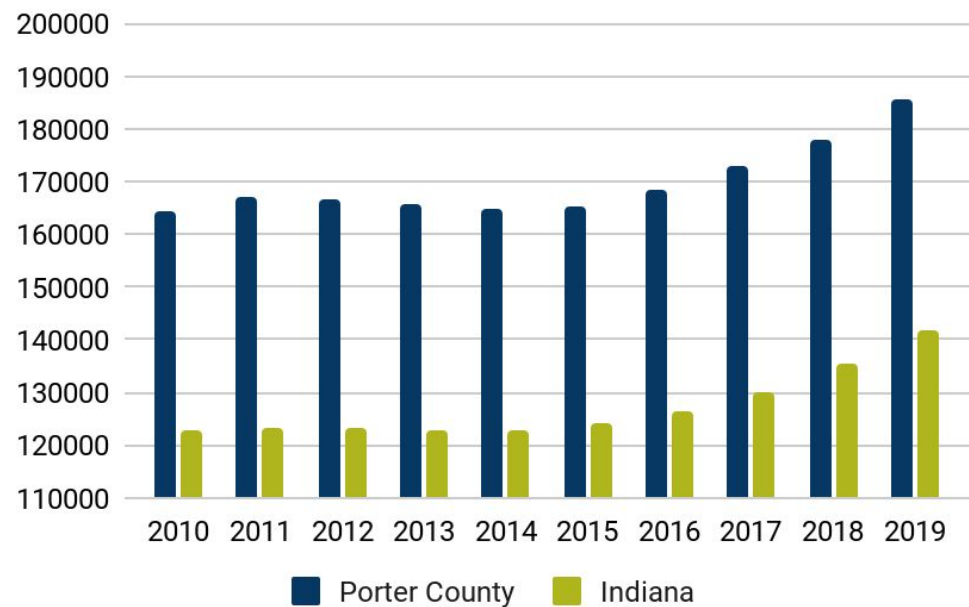


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

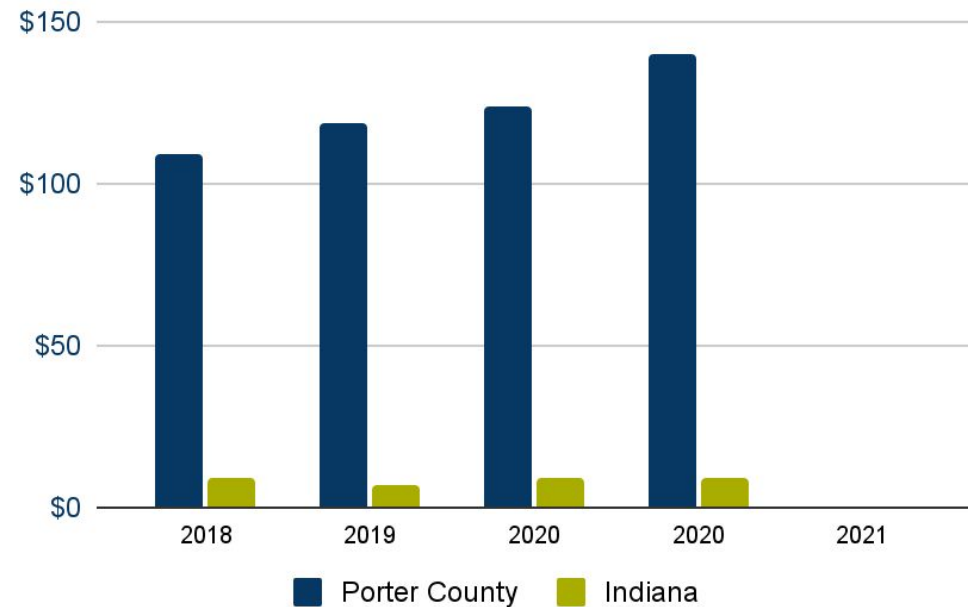
**MEDIAN LISTING PRICE |** Homes in Porter County have a median listing price of \$185,400, compared to \$141,700 statewide. Home prices have increased by 13% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



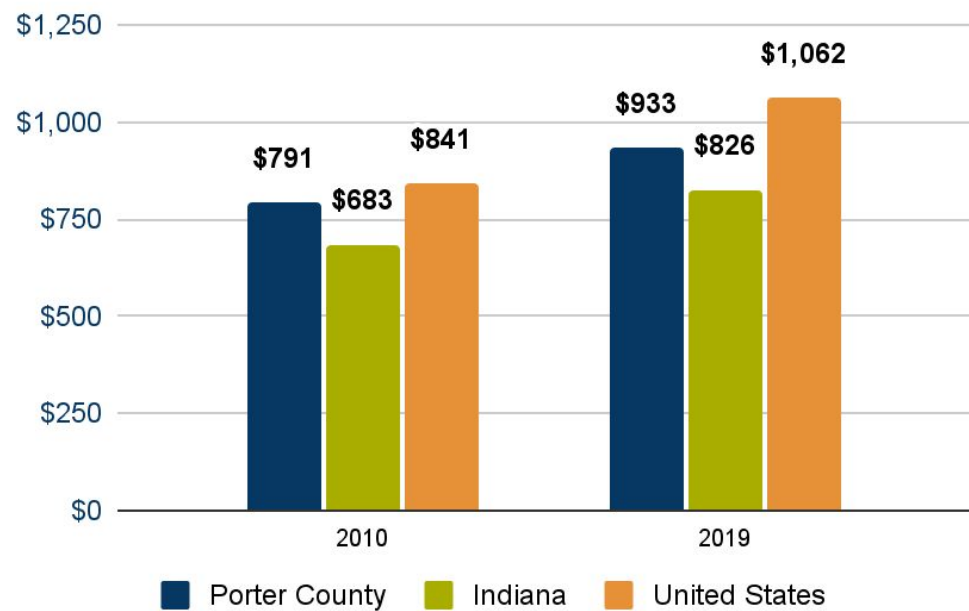
Source: ACS 2010-2019 5-year estimates



**MEDIAN RENTS |** Median rents have increased by 18% since 2010, with average rents at \$933.

**Median Rent**

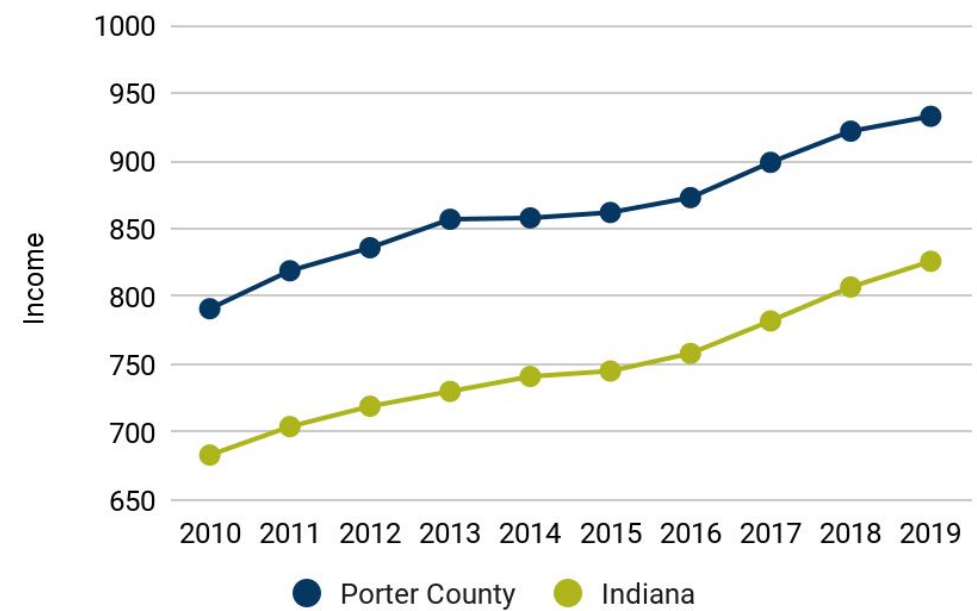
Porter County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Porter County, Indiana | 2010 - 2019



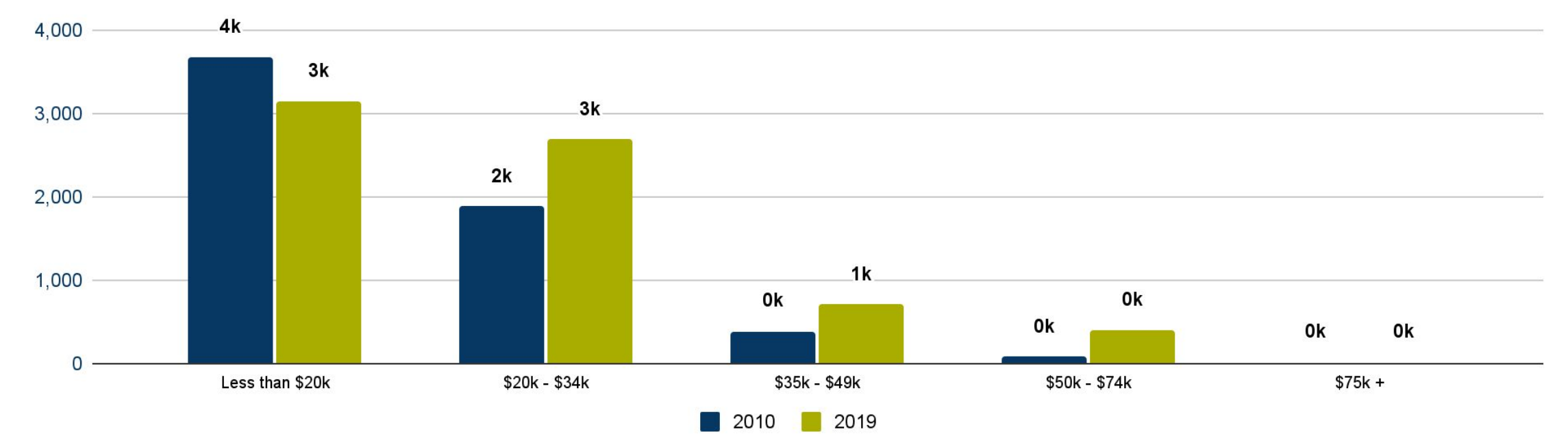
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**COST BURDEN |** 47% of households are housing cost burdened in Porter County, down -1% since 2010. 65% of households earning below \$50,000 are housing cost burdened.

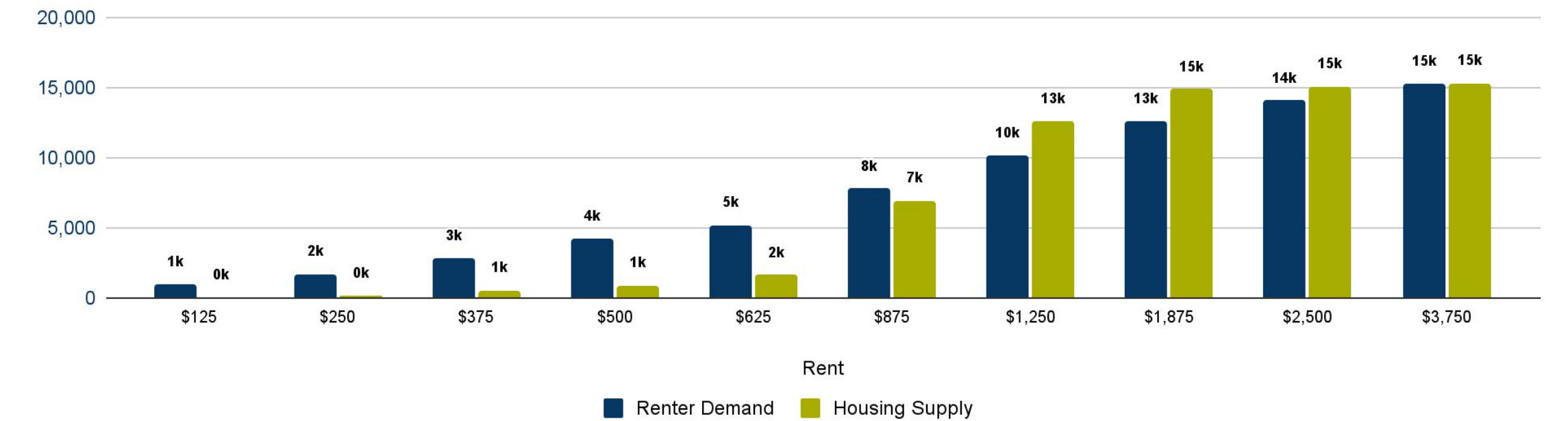
**Renter Housing Cost Burden**  
Porter County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**CUMULATIVE HOUSING GAP |** There is a 10000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

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

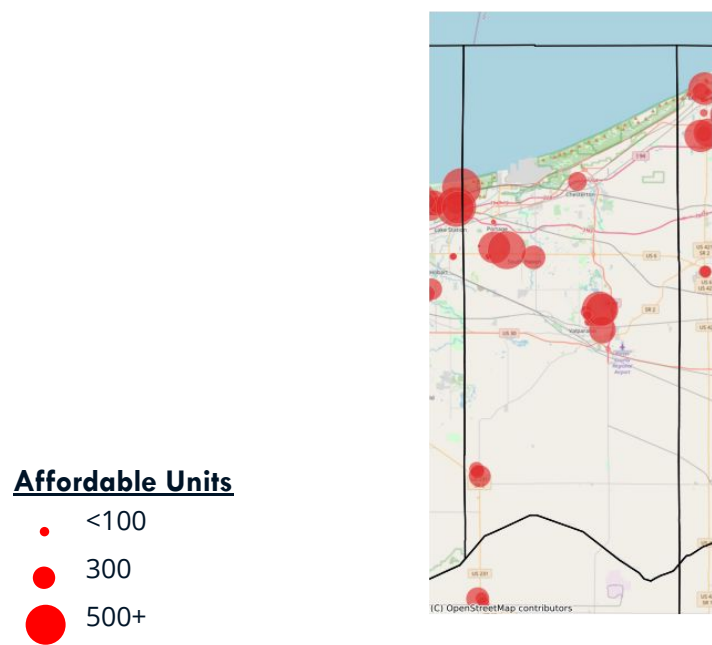


Source: ACS 2010-2019 5-year estimates

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

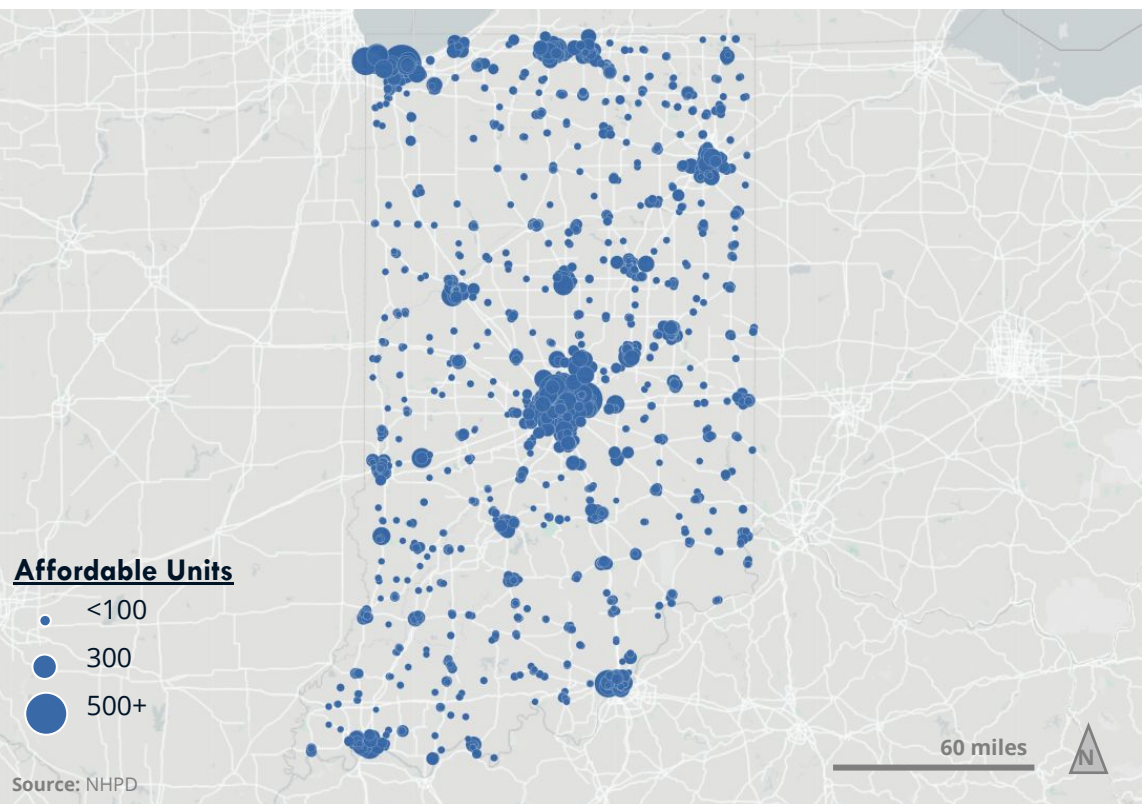
## Affordable Housing Inventory

Porter County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

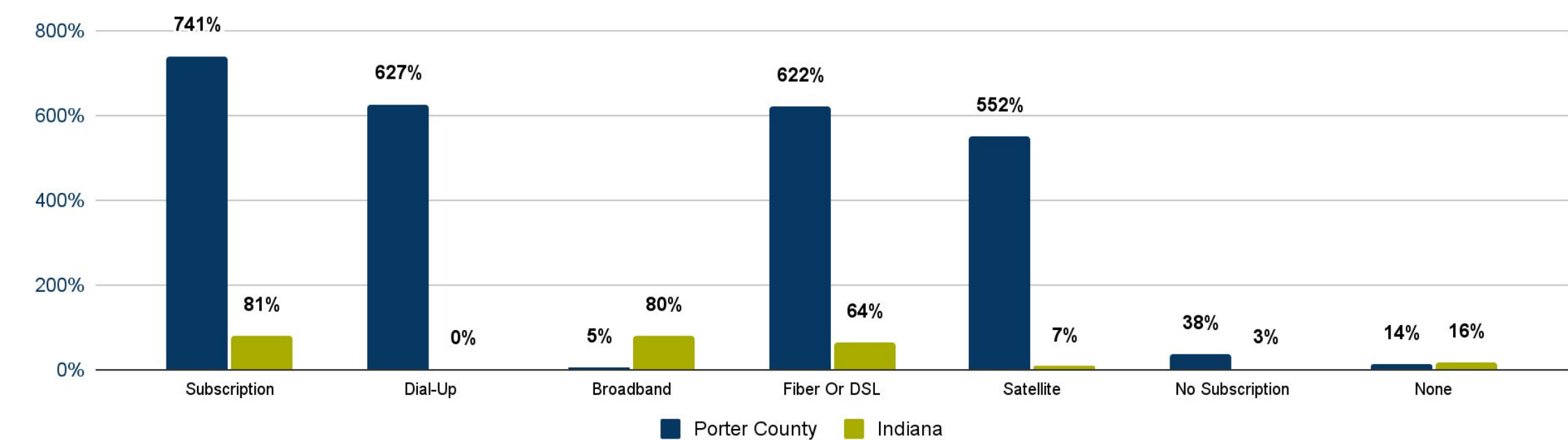


**WORKING DRAFT**

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

## Broadband Access Porter County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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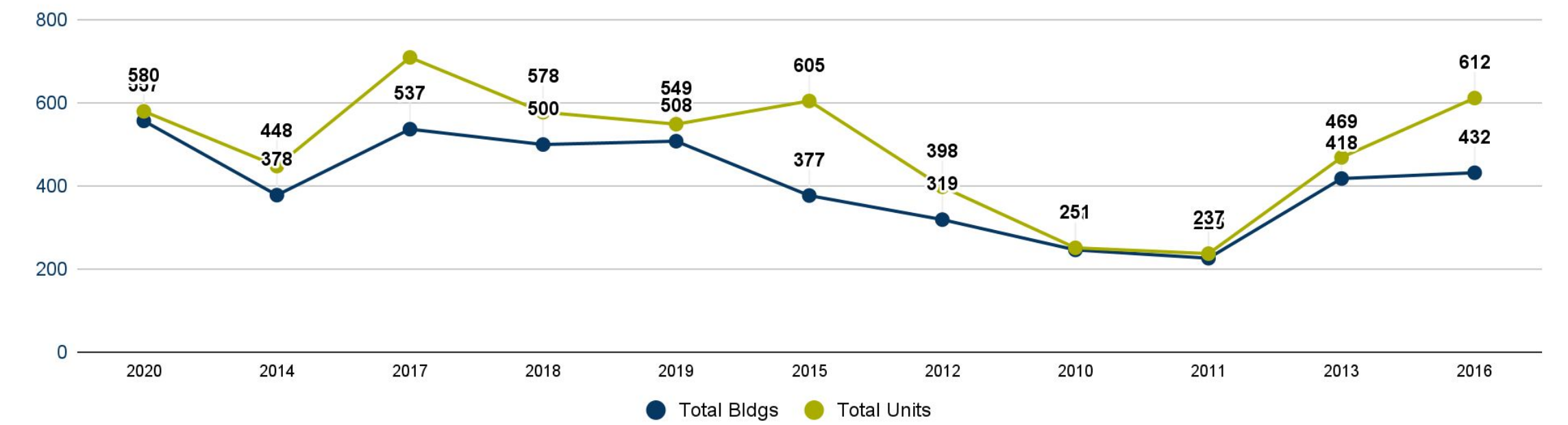
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 432 new housing starts in 2016 in Porter County, with 4,498 total building permits authorized since 2020.

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



Source: St. Louis Fed.

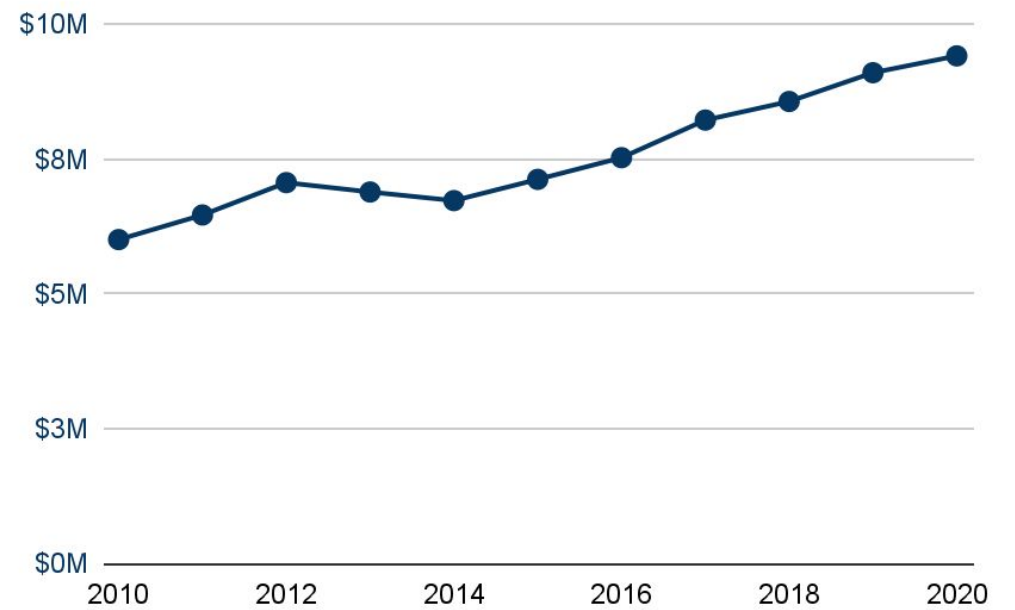
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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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