



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR NEWTON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

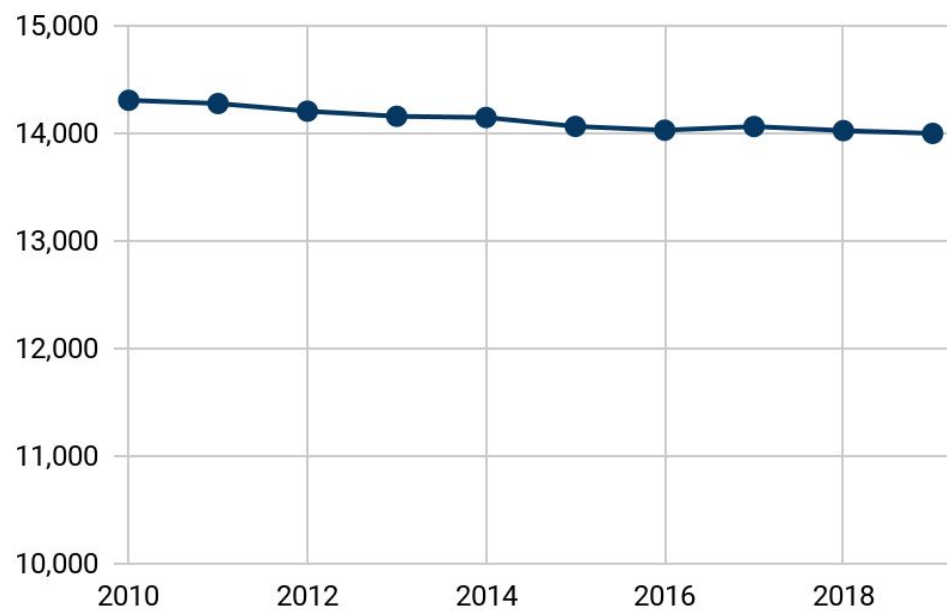
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

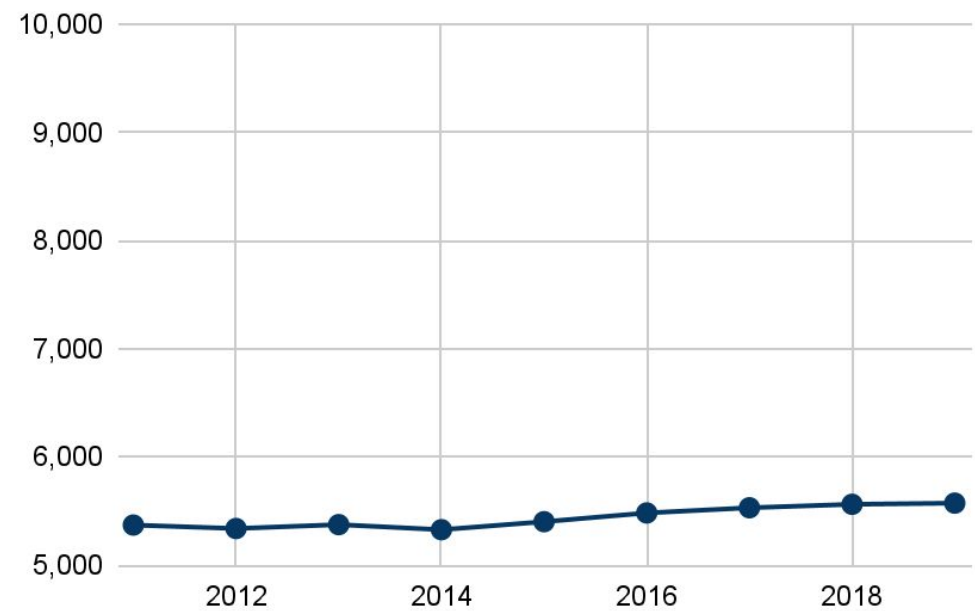
POPULATION | Newton County's population has decreased by 2.15% (0 people) between 2010-2019. In the same time period, the total number of households increased by 2% (0 households).

Resident Population
Newton County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Newton County | 2010-2019



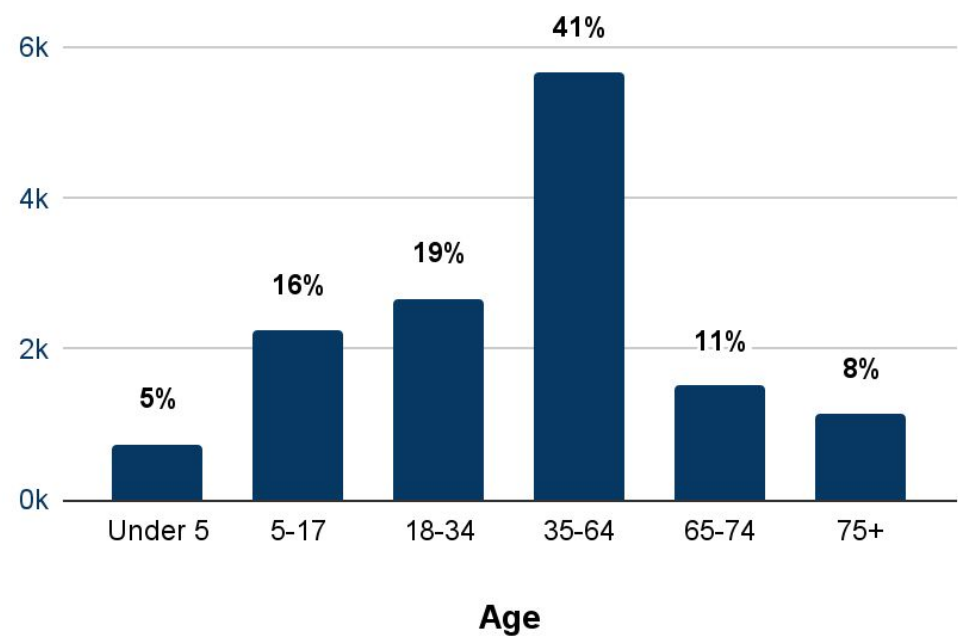
Source: FRED, U.S. Census Bureau

WORKING DRAFT

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

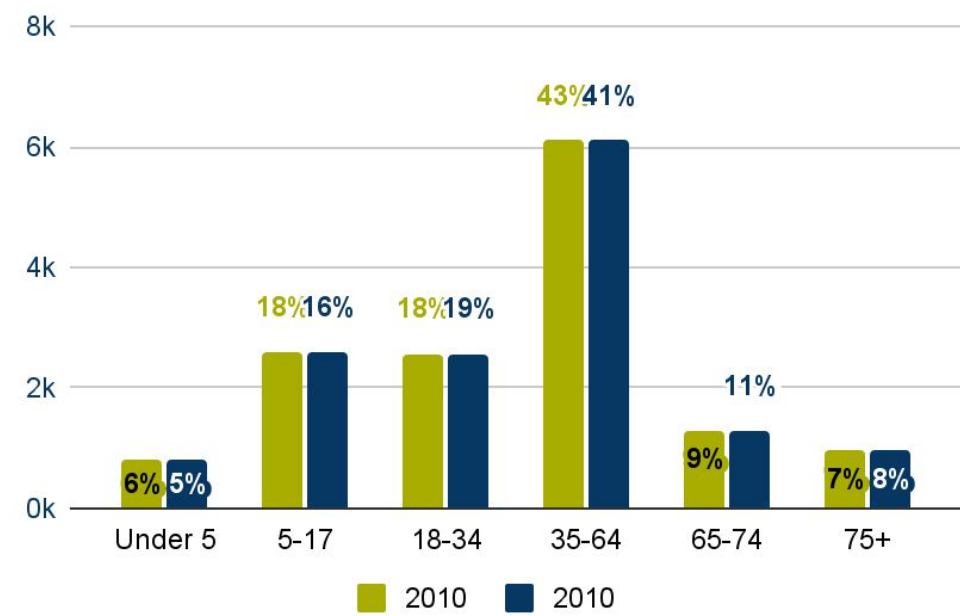
AGE | 19% of people in Newton County are above the age of 65, while 21% are below 18.

Population by Age
Newton County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Newton County | 2010, 2019

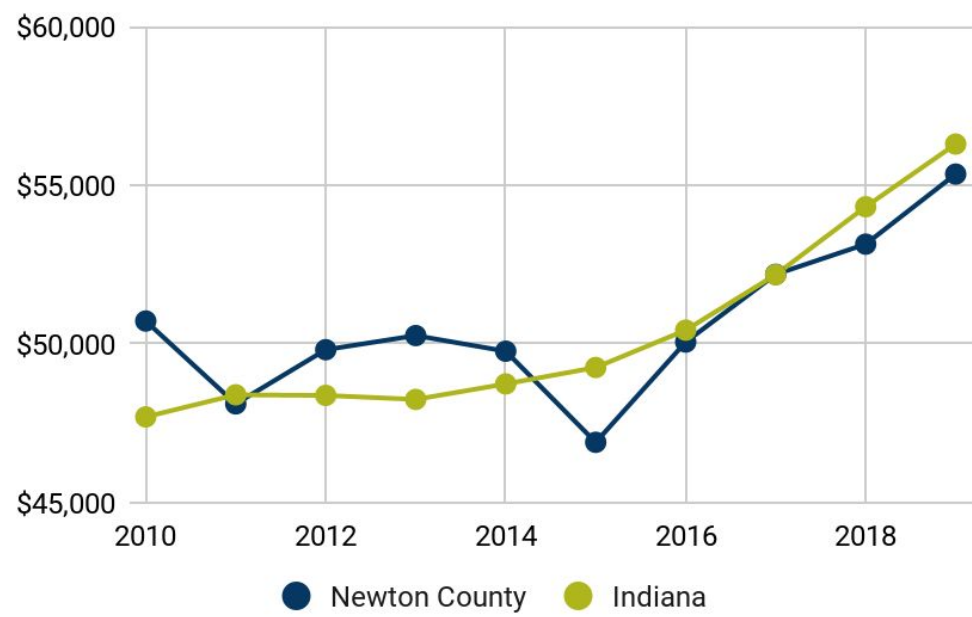


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Newton County had a median income of \$55,356 in 2019, up 9% since 2010. 31% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

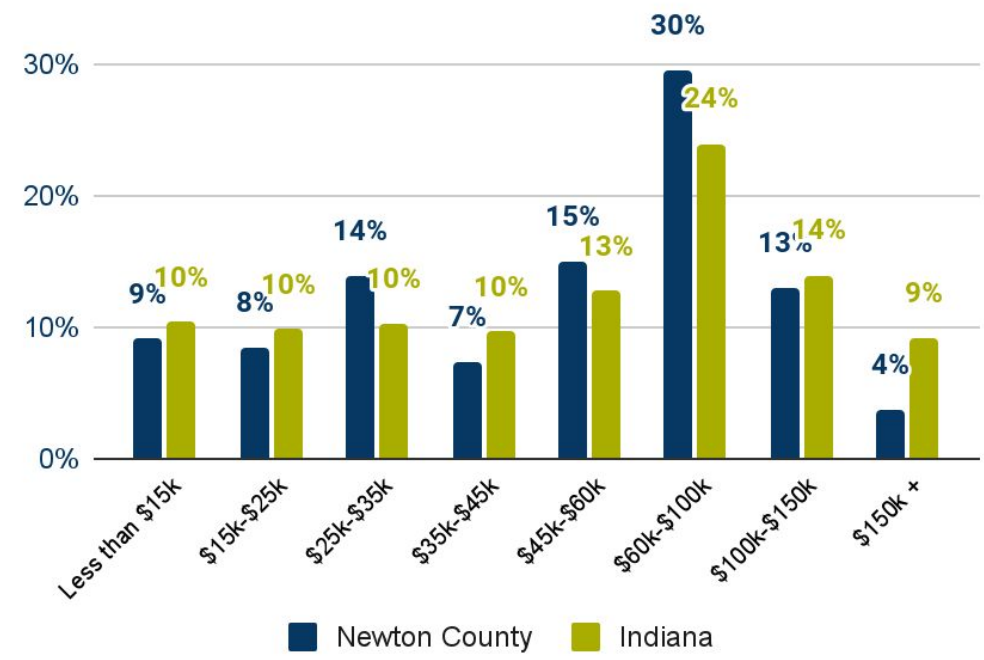
Newton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Newton County, State of Indiana | 2019



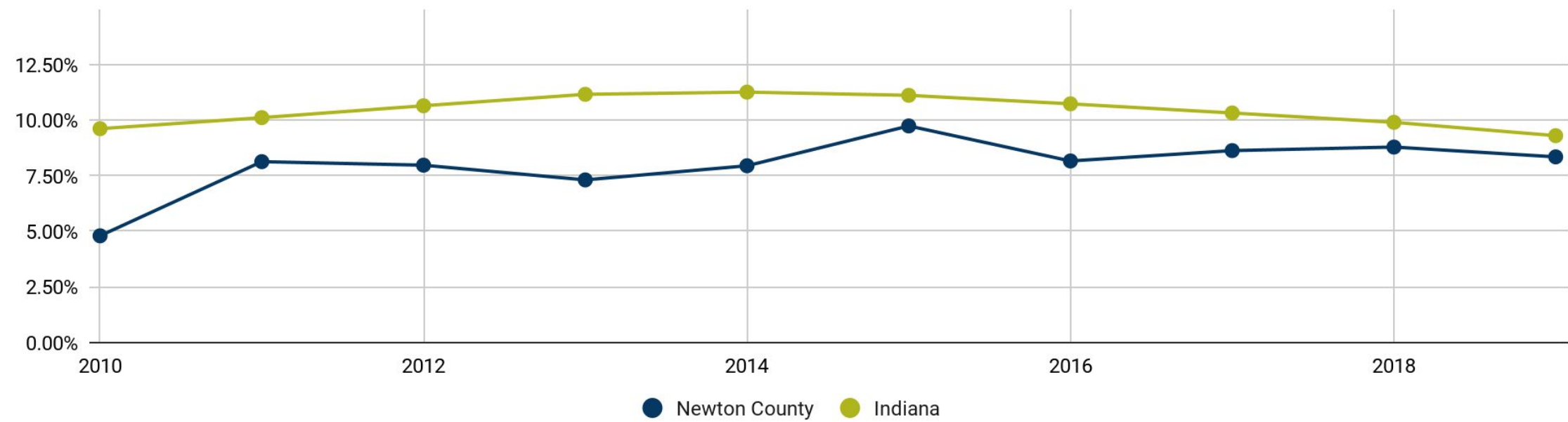
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 8.3% of families live in poverty conditions in Newton County, up 3.6 points from 4.8% in 2010.

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



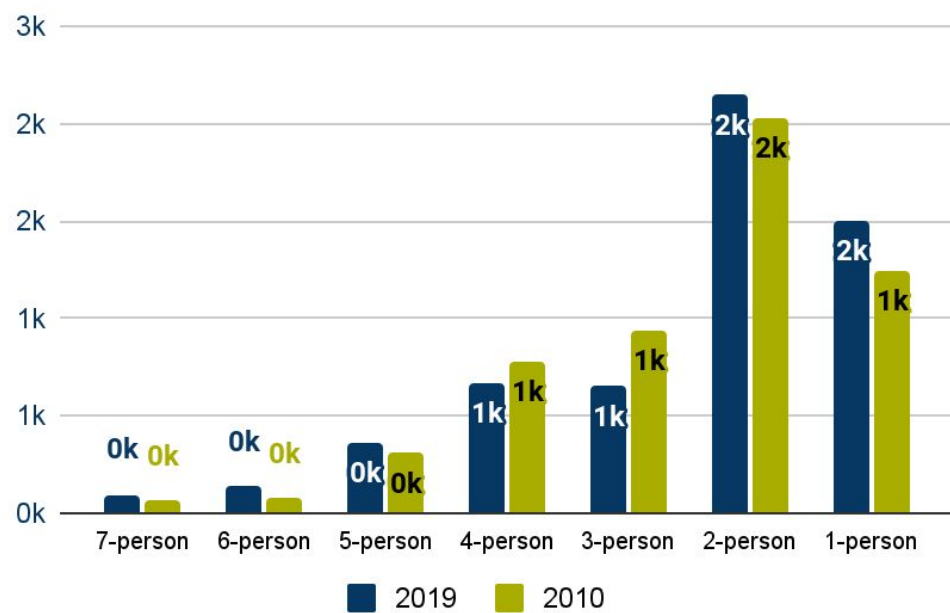
Source: ACS 2010-2019 5-year estimates

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

HOUSEHOLD SIZE | The average household size is 2.47, compared to 2.52 statewide. The Newton County average household has shrunk by 0.12 persons since 2010.

Household Size
Newton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

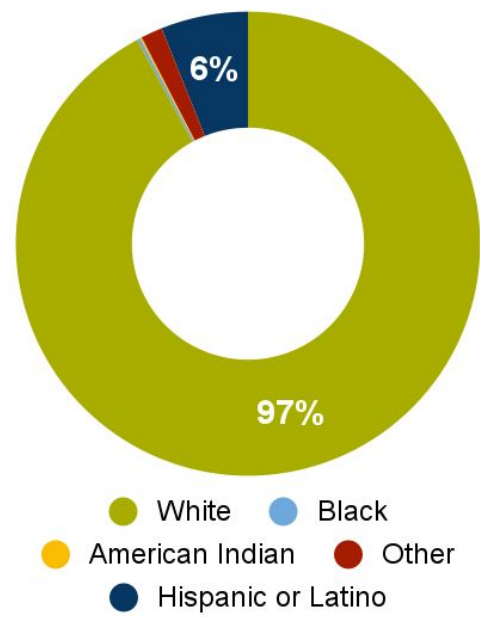
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Newton County is 97% white, 0% Black, 6% Hispanic/Latino, 0% Asian, and 2% other.

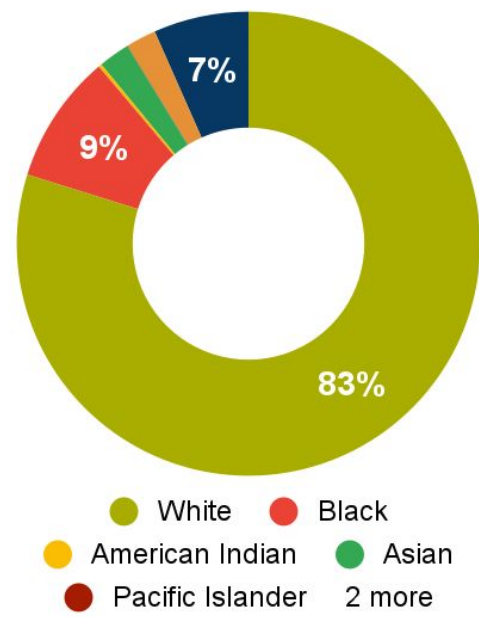
Racial Distribution

Newton County | 2019



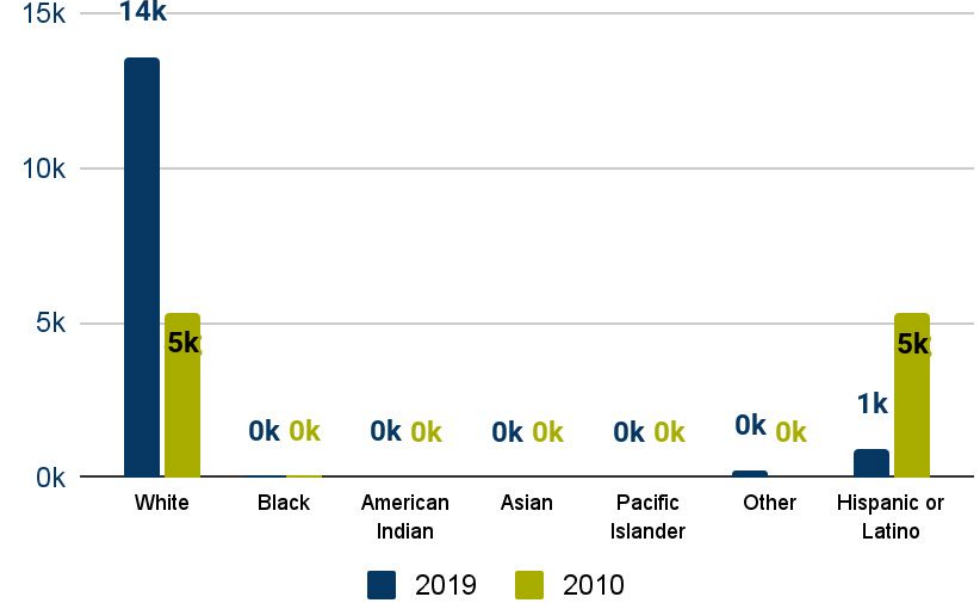
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Newton County | 2010, 2019



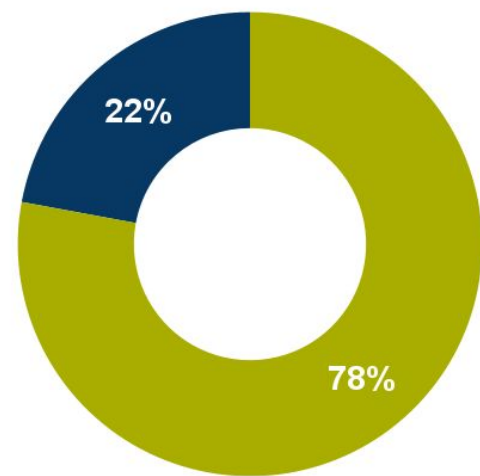
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 22% of households (1,231 households) in Newton County were renters, while 78% are (4,342 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

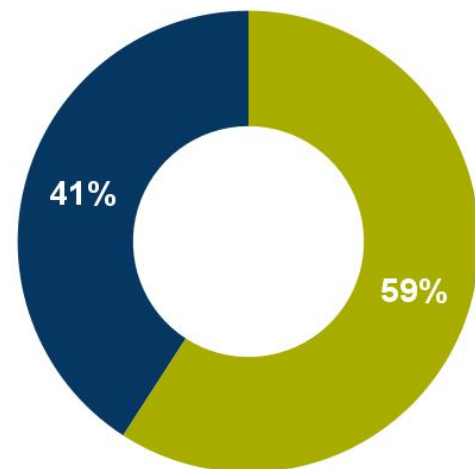
Newton County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

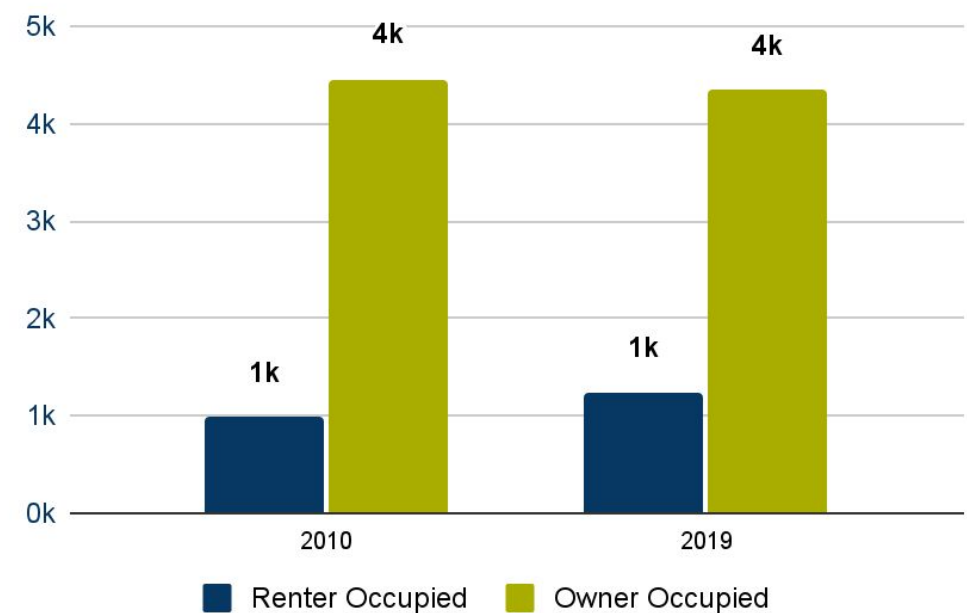
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Newton County | 2010-2019



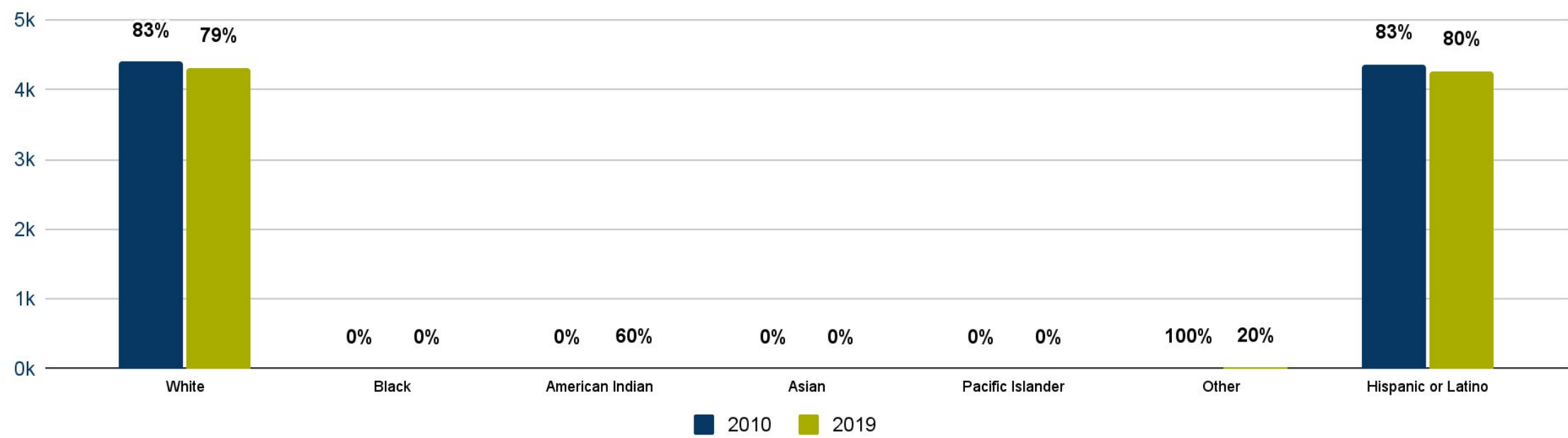
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 78%, among non-Hispanic White households' homeownership is 79%, #DIV/0! for Black households, and 80% for Hispanic or Latino households.

Homeownership by Race
Newton County | 2010, 2019

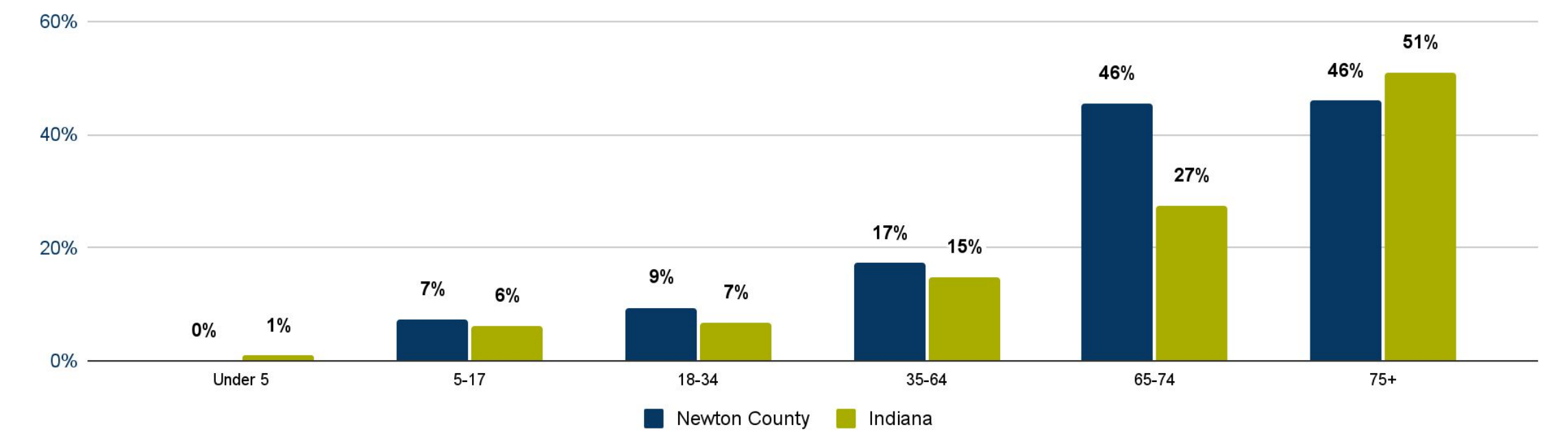


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 18% of people in Newton County live with a disability. For people above 65, the share increases to 46%.

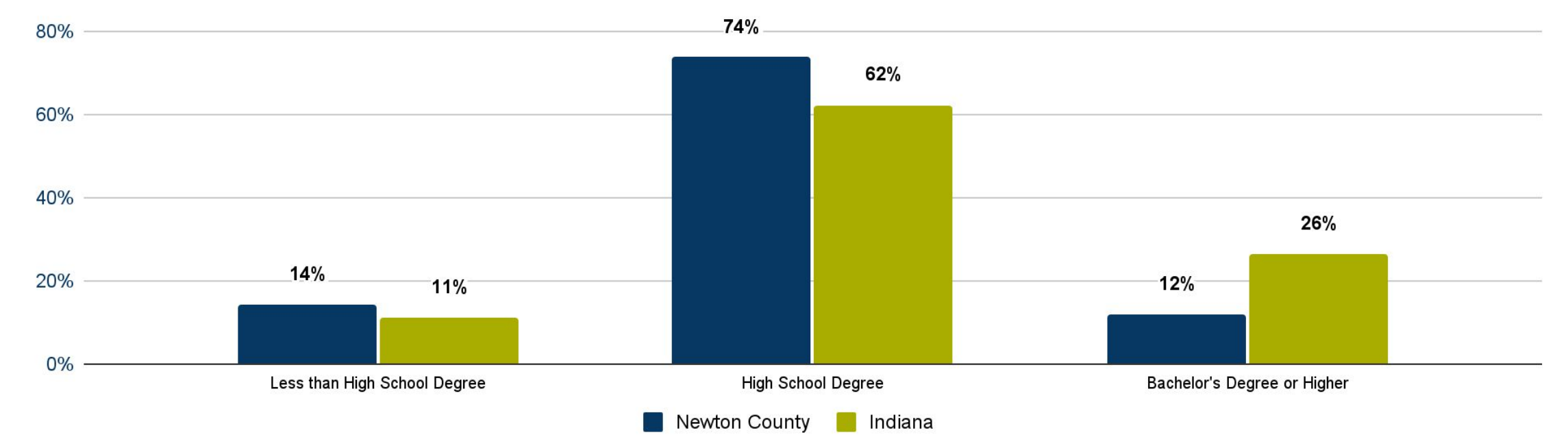
Share of the Population with a Disability by Age
Newton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Newton County, 74% of the population has at least a high school degree and 12% of the population has at least a Bachelor's degree.

Educational Attainment
Newton County, Indiana | 2019



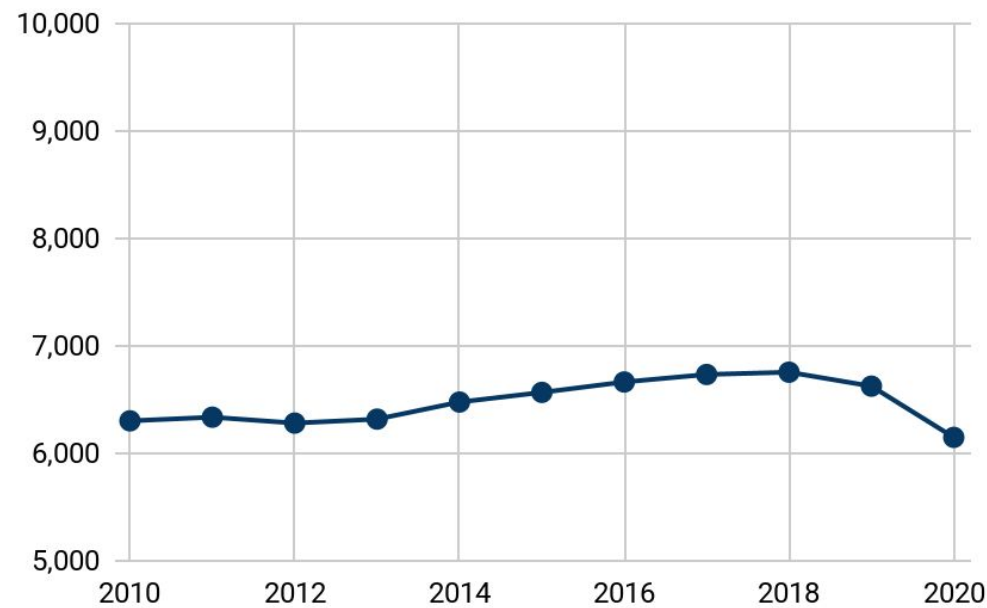
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

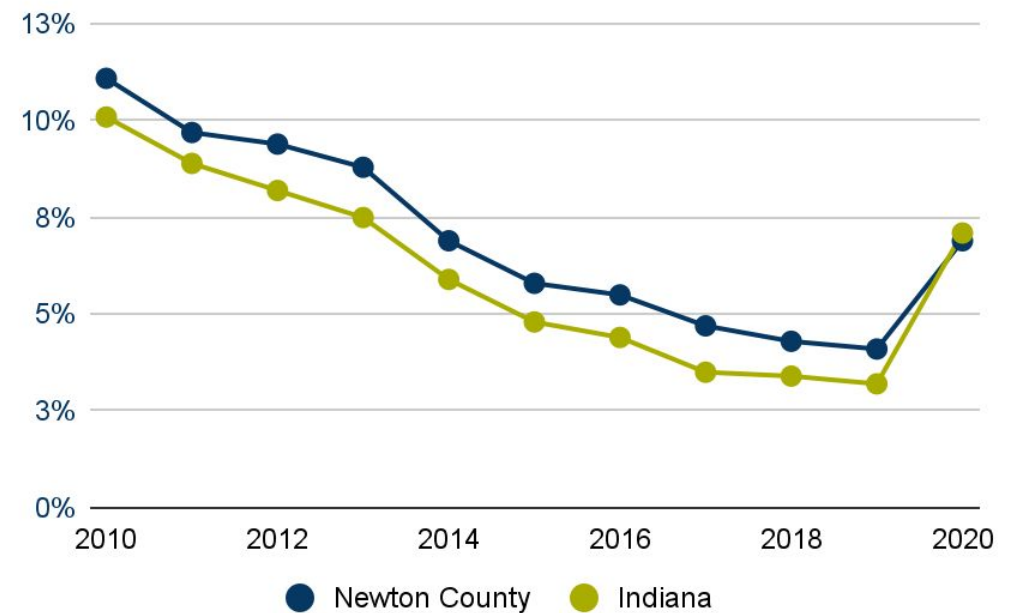
EMPLOYMENT BASE | There are currently 6,000 employed persons in Newton County, down by 2% since 2010. The unemployment rate in 2020 was 6.90%, up 2.8 points from 2019.

Total Employment
Newton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Newton County, Indiana | 2010-2019



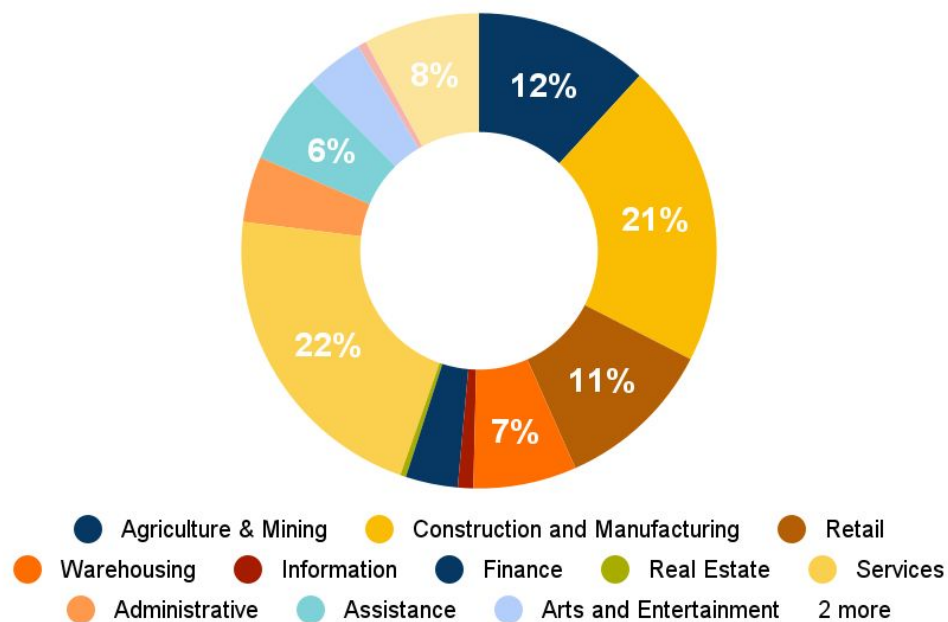
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Newton County, accounting for 15% of all jobs, followed by Agriculture, Forestry, Fishing, and Hunting (11% of all jobs).

Total Jobs by All Industries
Newton County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$35,840**
2. Trade, transportation, and utilities | **\$44,884**
3. Goods-producing | **\$50,048**
4. Professional and business services | **\$44,134**
5. Construction | **\$49,597**

Source: BLS

Top 5 Employers

1. Republic C (Brook)
2. Adkev Inc (Goodland)
3. North Newton High School (Morocco)
4. South Newton High School (Kentland)
5. George Ade Memorial Health Car (Brook)

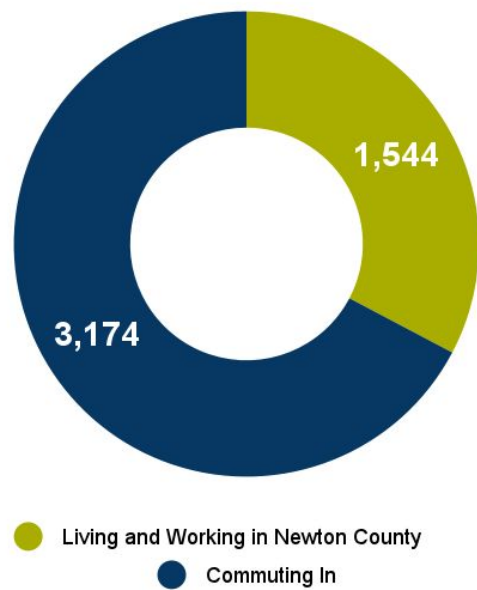
Source: BLS

WORKING DRAFT

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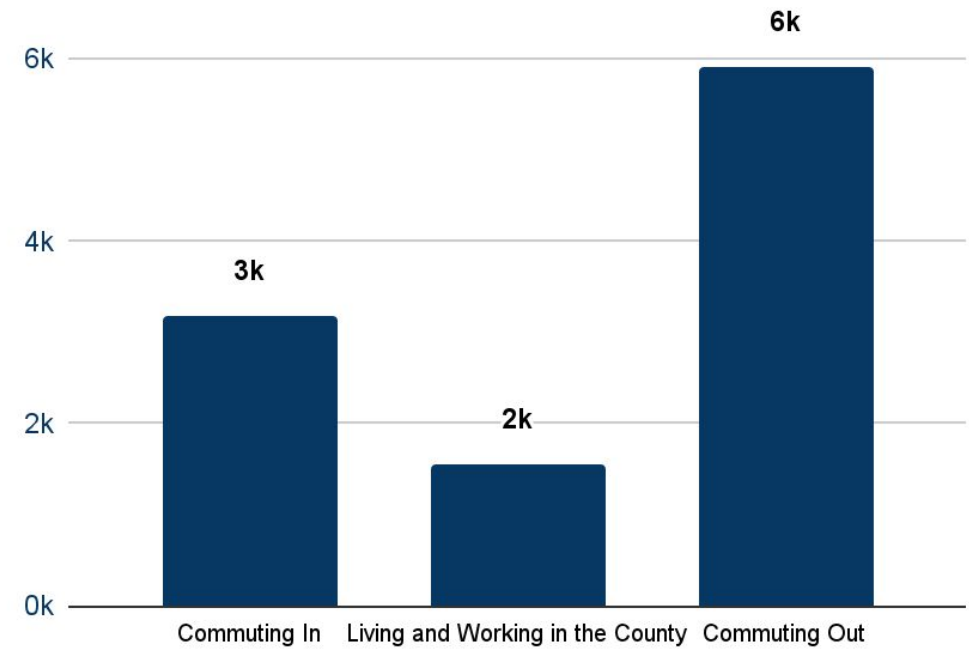
COMMUTER INFLOW / OUTFLOW | 3,000 commuters come into Newton County for their jobs, while 6,000 employees travel outside for their jobs.

Employment Inflow
Newton County | 2018



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

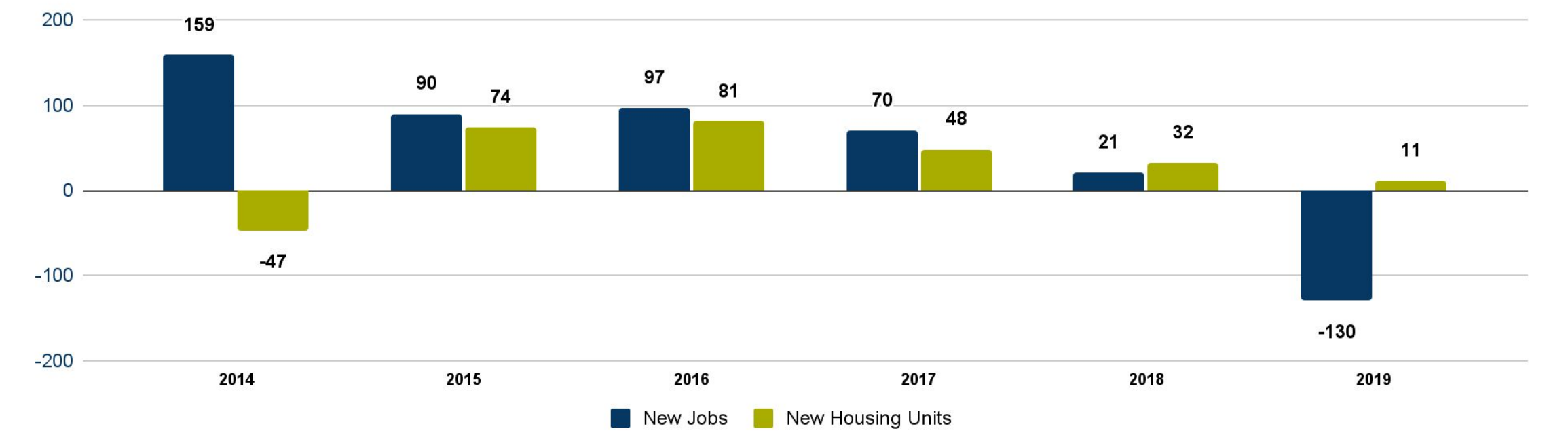
Commuting Patterns
Newton County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 307 between 2014-2019 and 199, or 65 units for every 100 jobs created.

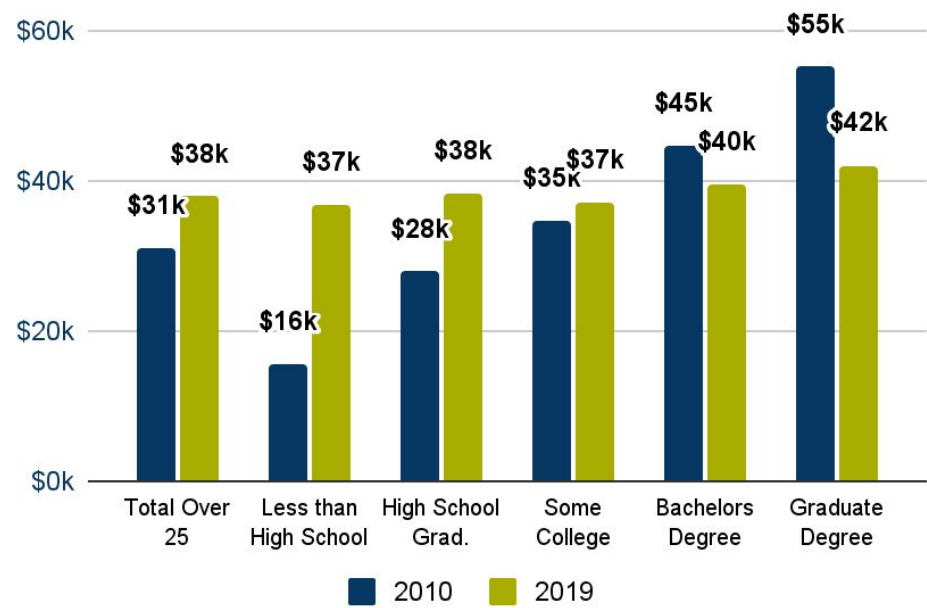
Job Growth and Housing Production
Newton County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

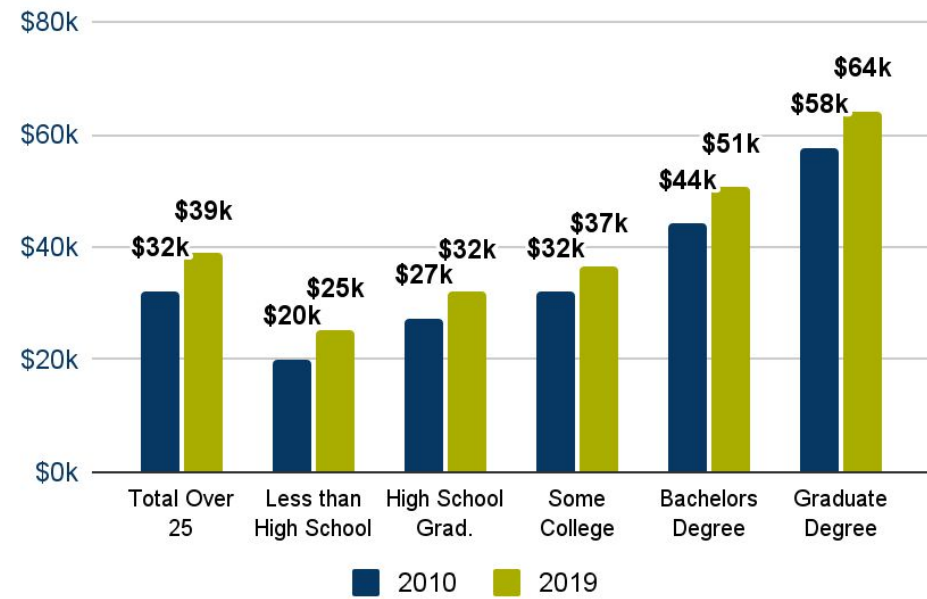
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 22% since 2010 for the total population and increased 37% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Newton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

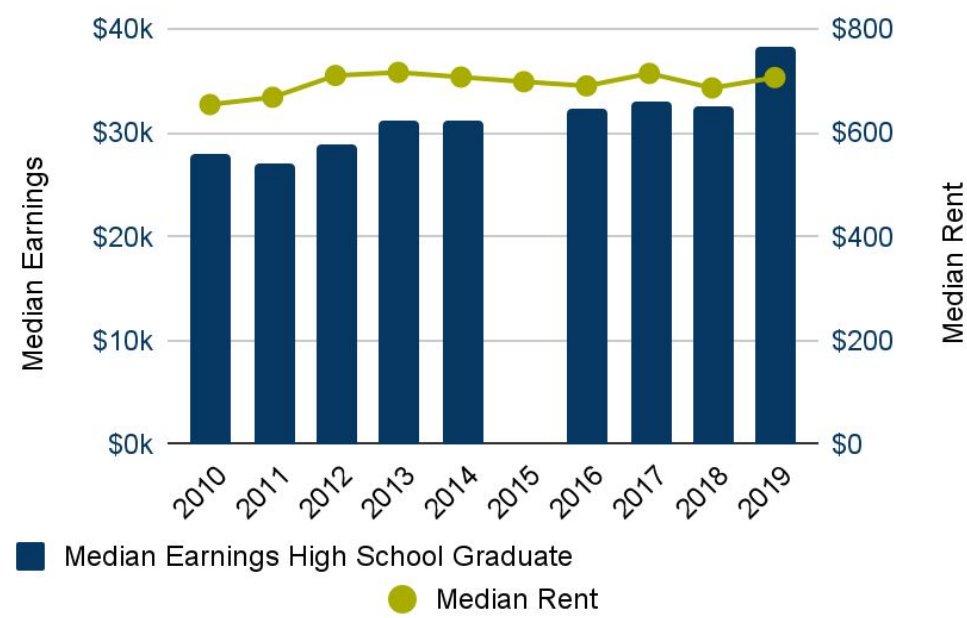
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

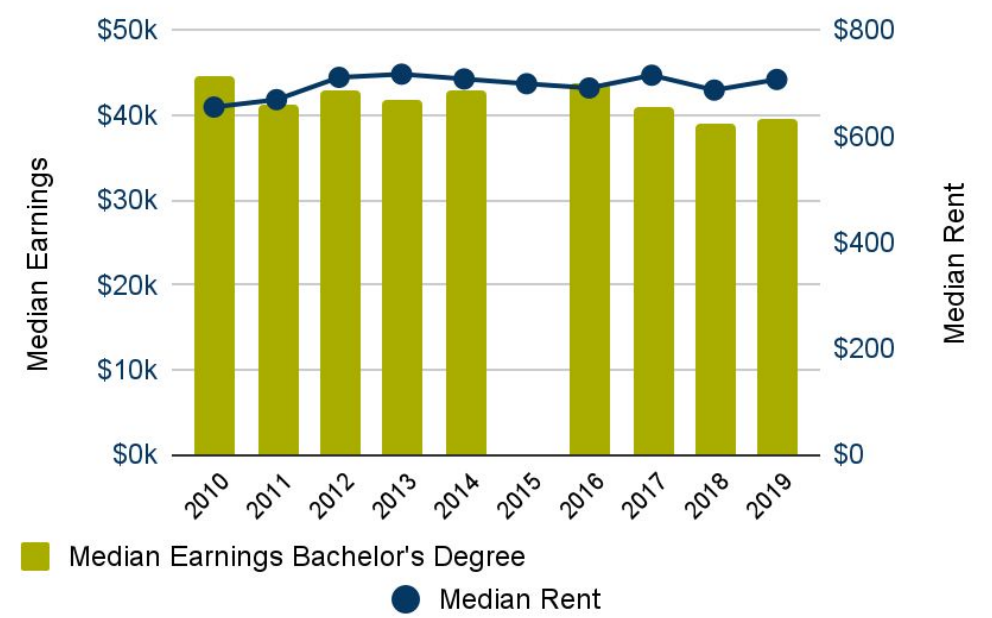
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 7.9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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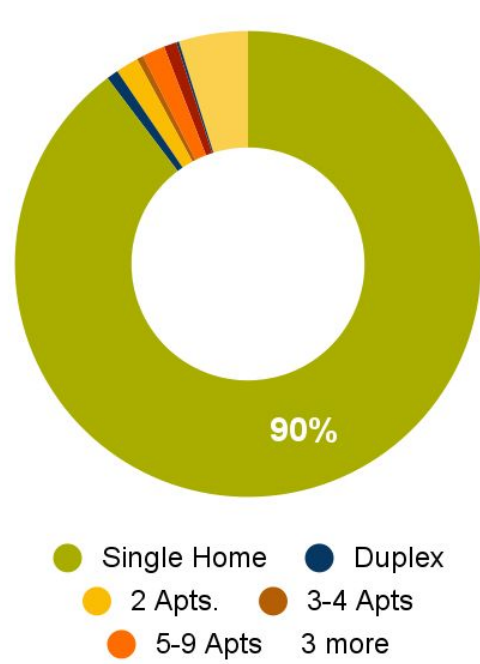
HOUSING TRENDS

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HOUSING TYPOLOGY | 90% of homes in Newton County are single-family, while 6% are multifamily. The share of multifamily housing has decreased by 61 homes since 2010.

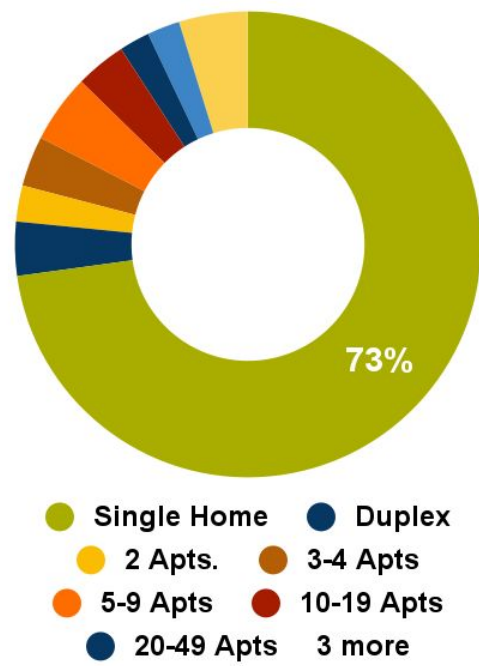
Housing Typology

Newton County | 2019



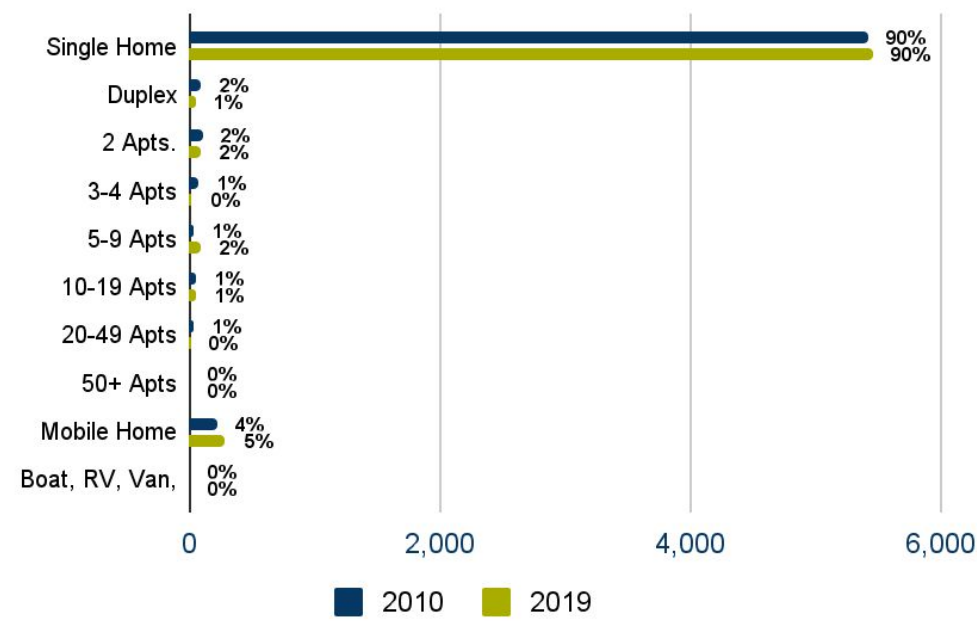
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Typology

Newton County | 2010, 2019



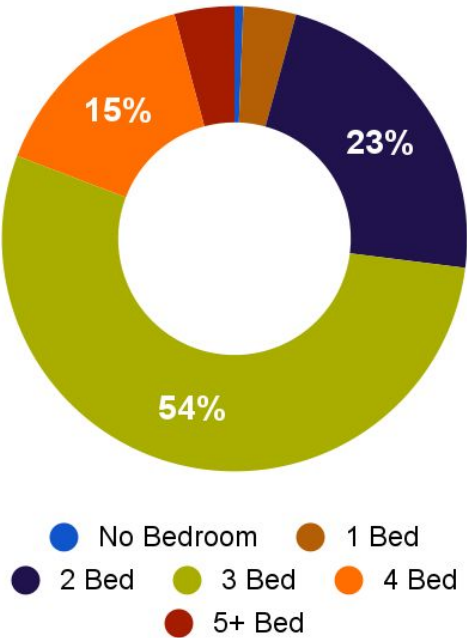
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TYPOLOGY | Most units in Newton County are 2.47, with 73% of units 3 bedroom or more.

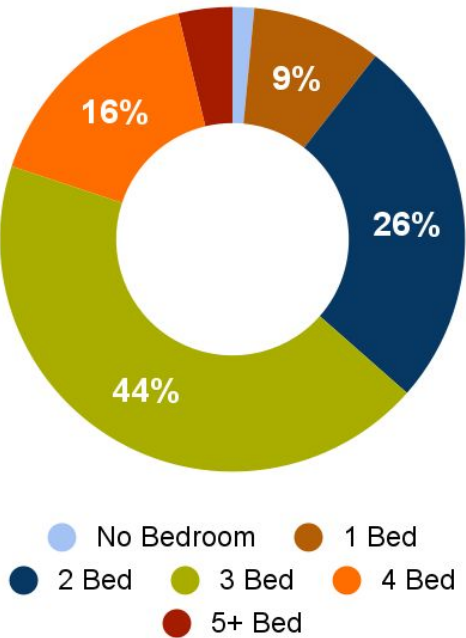
Housing Stock by Bedrooms

Newton County | 2019



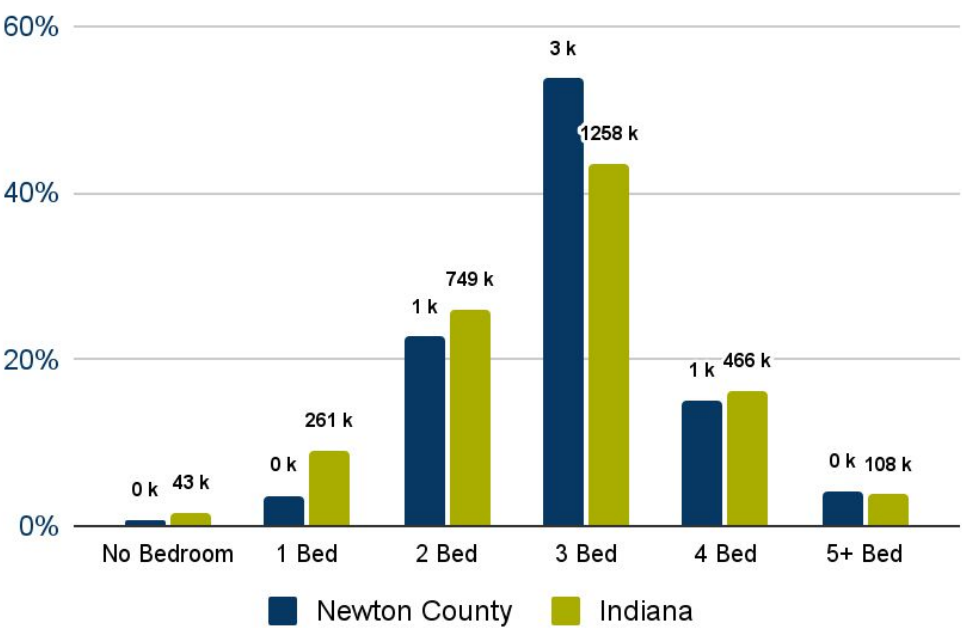
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

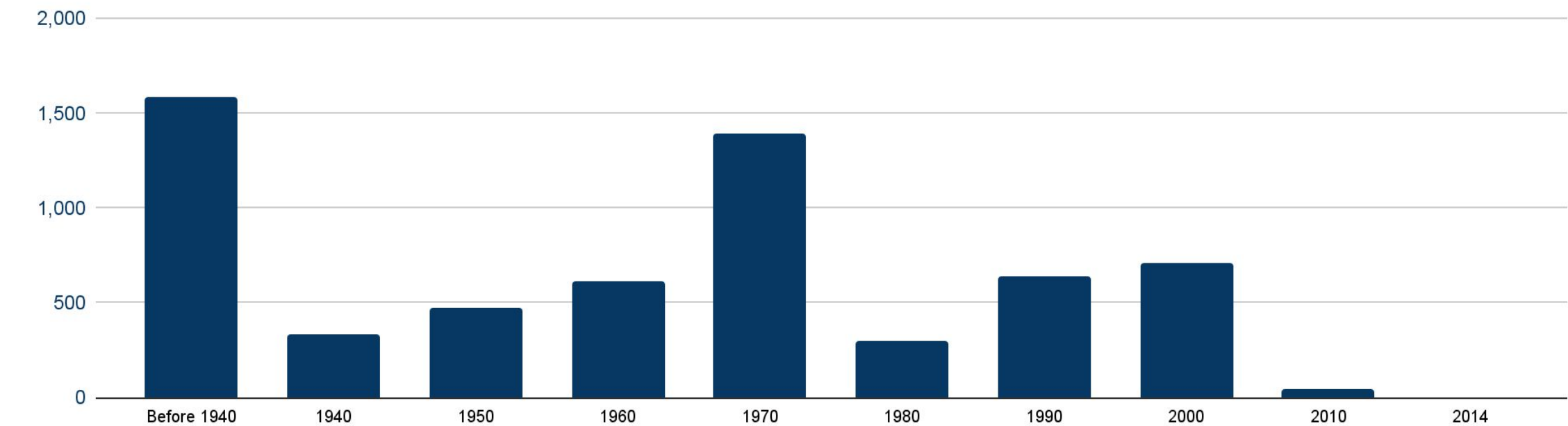
Newton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with most homes built in 2014.

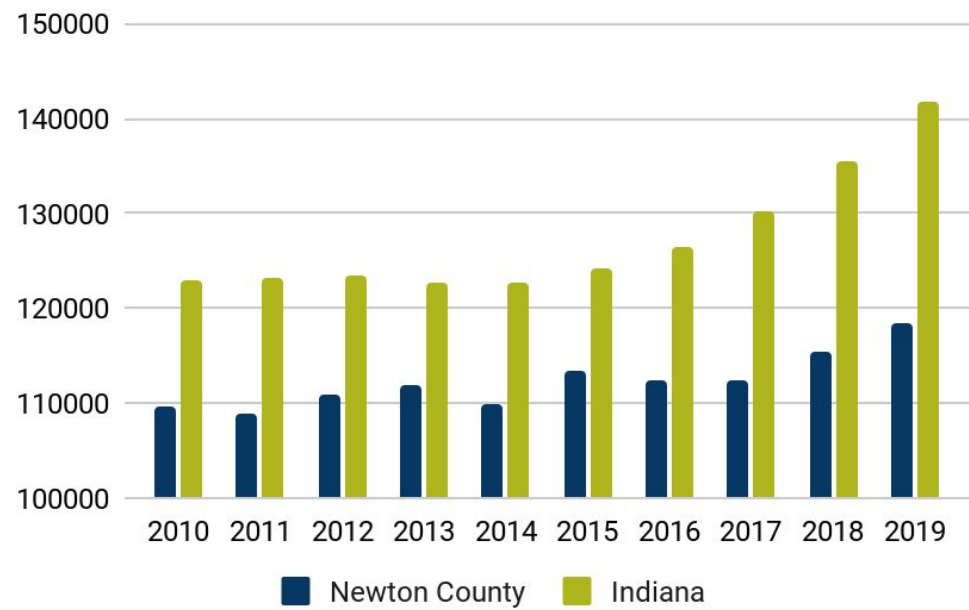
Homes by Year Built
Newton County | 2019



Source: ACS 2010-2019 5-year estimates

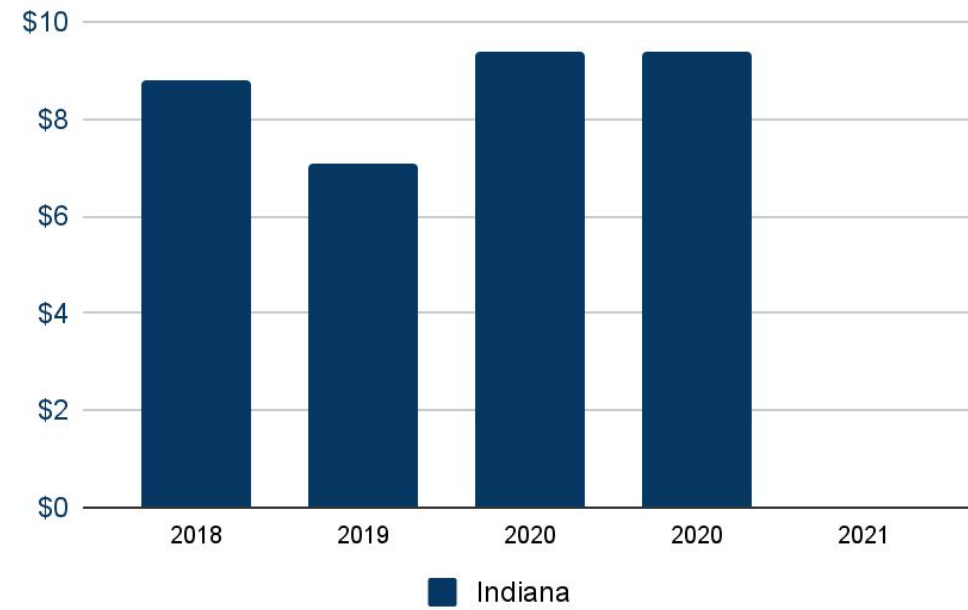
MEDIAN LISTING PRICE | Homes in Newton County have a median listing price of \$118,400, compared to \$141,700 statewide. Home prices have increased by 8% since 2010.

Median Listing Price
Newton County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

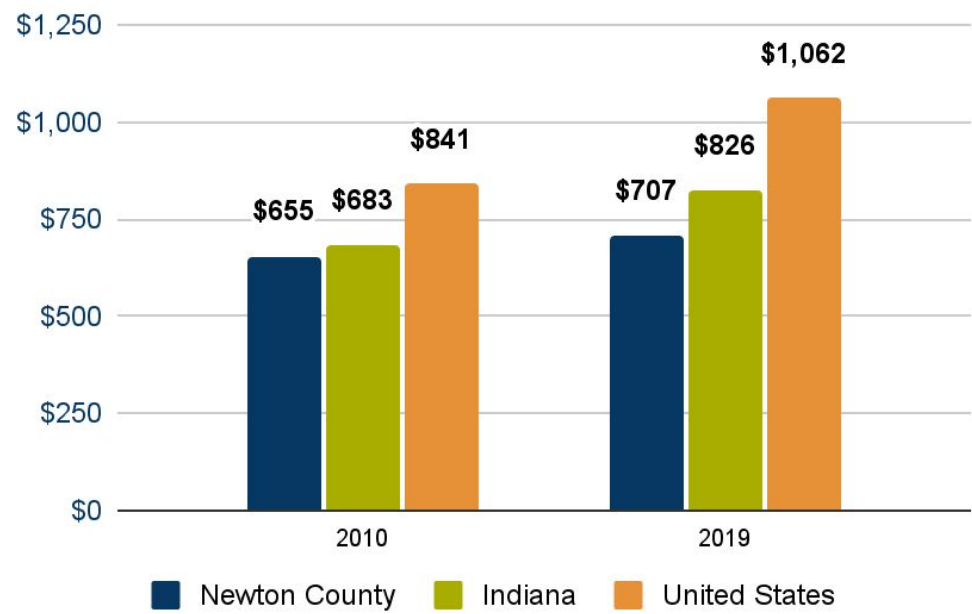
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 8% since 2010, with average rents at \$707.

Median Rent

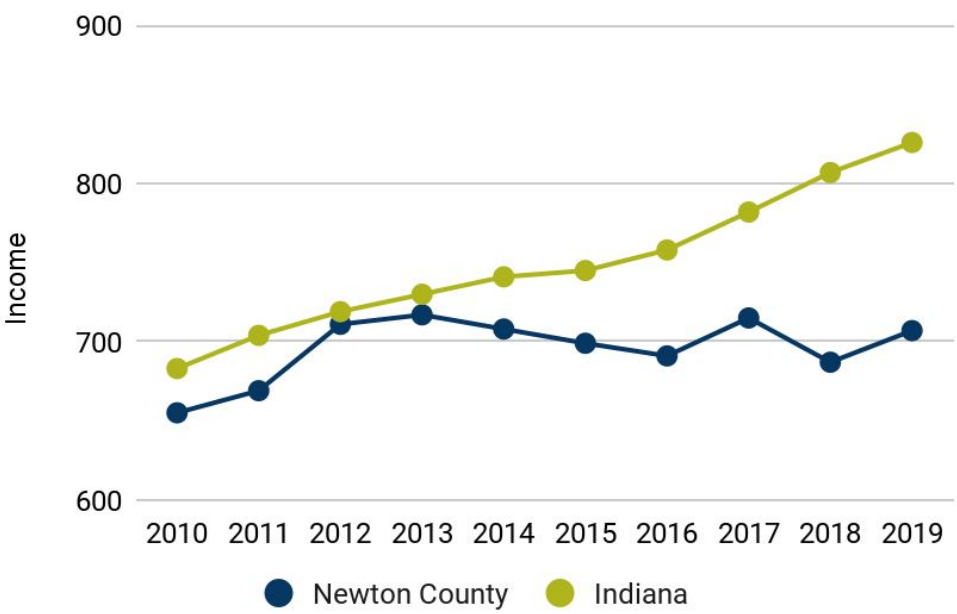
Newton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

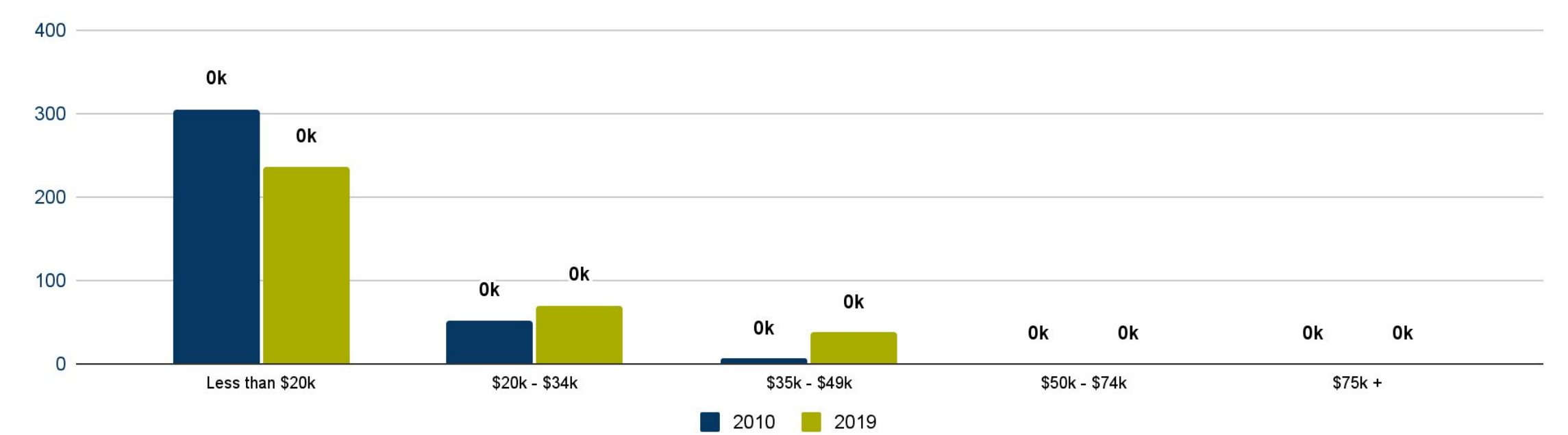
Newton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 33% of households are housing cost burdened in Newton County, down -22% since 2010. 54% of households earning below \$50,000 are housing cost burdened.

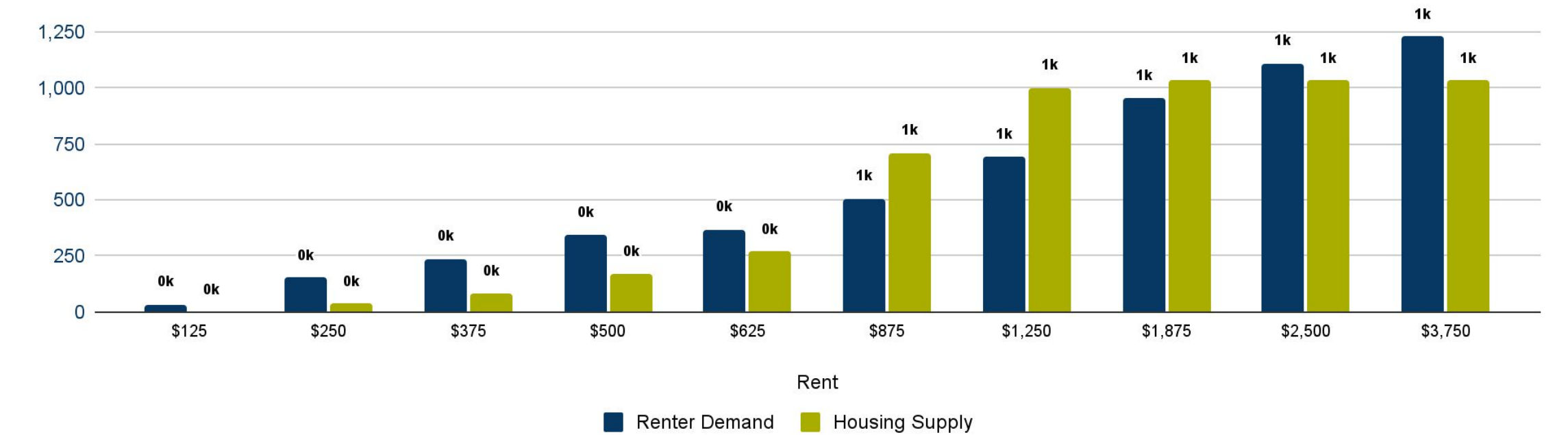
Renter Housing Cost Burden
Newton County, Indiana | 2010 - 2019



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
Newton County, Indiana | 2010-2019

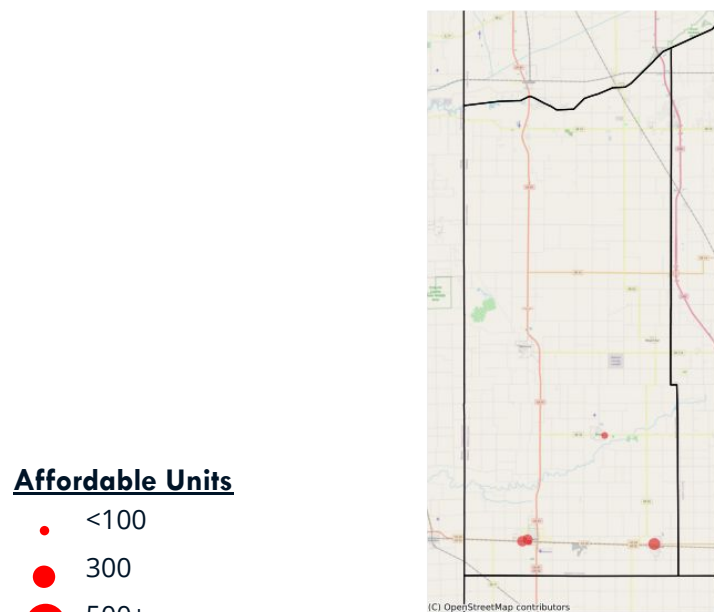


Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Newton County | 2020



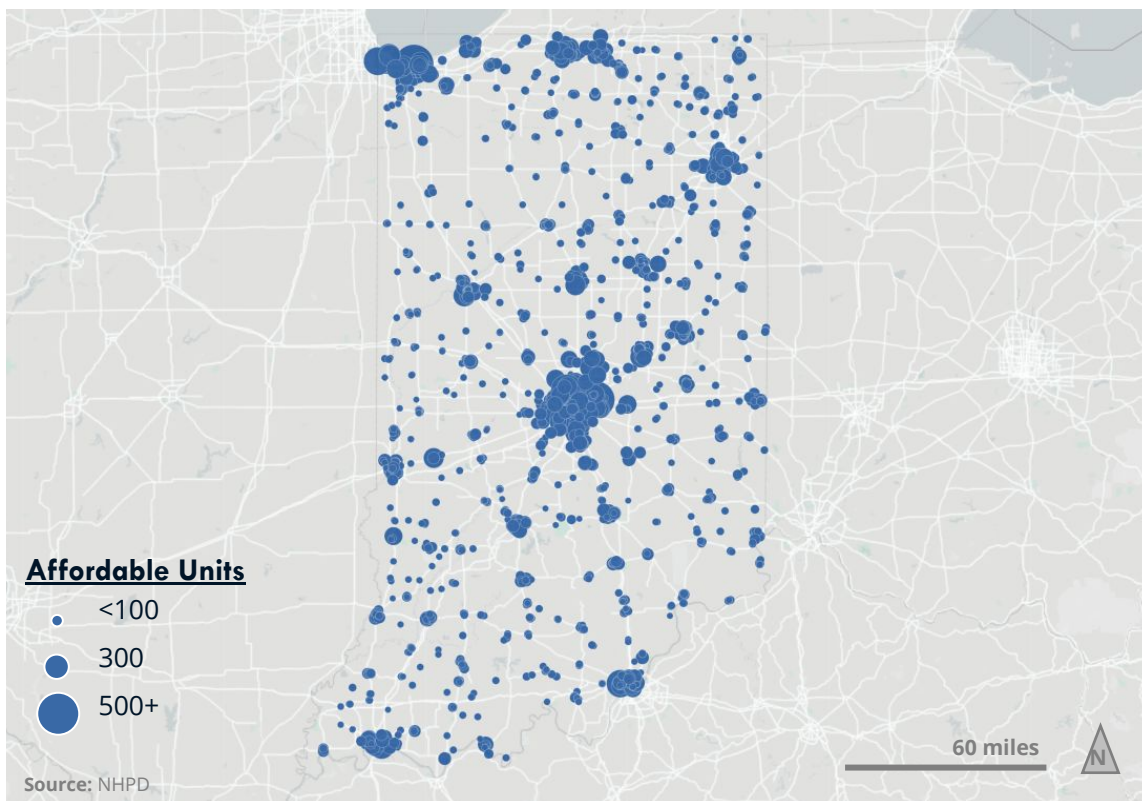
Source: NHPD

12 miles



Affordable Housing Inventory

State of Indiana | 2020



60 miles

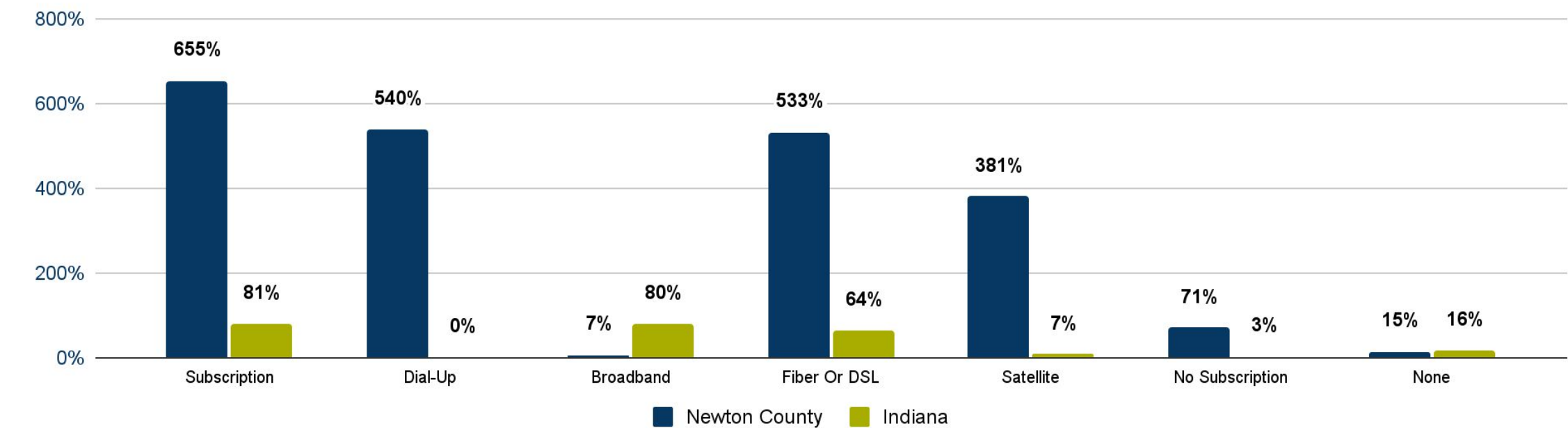


WORKING DRAFT

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HOUSING AMENITIES | 7% of housing units have access to broadband.

Broadband Access Newton County | 2017-2020



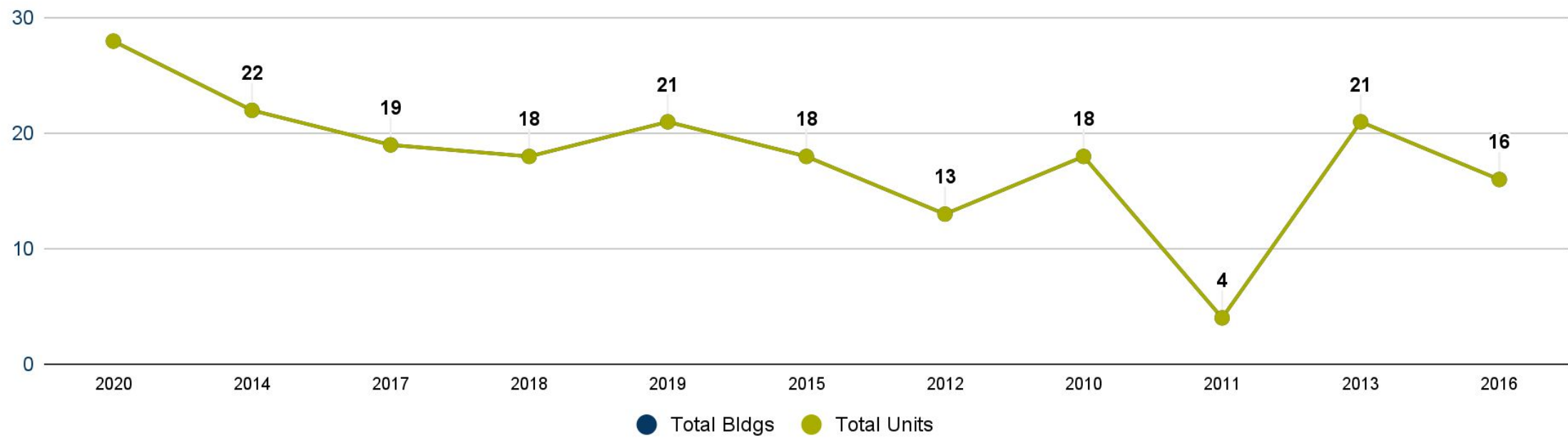
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 16 new housing starts in 2016 in Newton County, with 198 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Newton 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

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