



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR JASPER COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

---

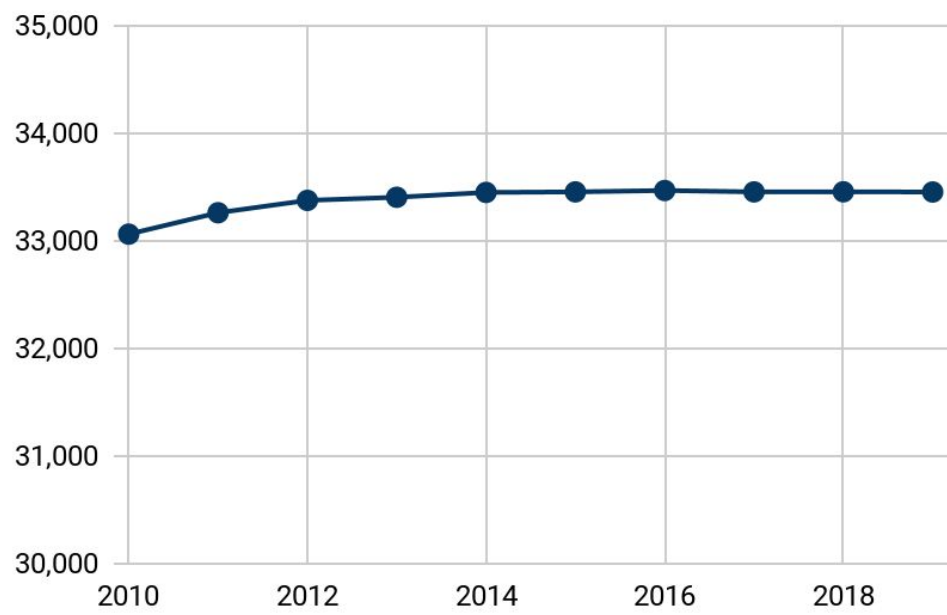
# DEMOGRAPHIC TRENDS

---

**WORKING DRAFT**

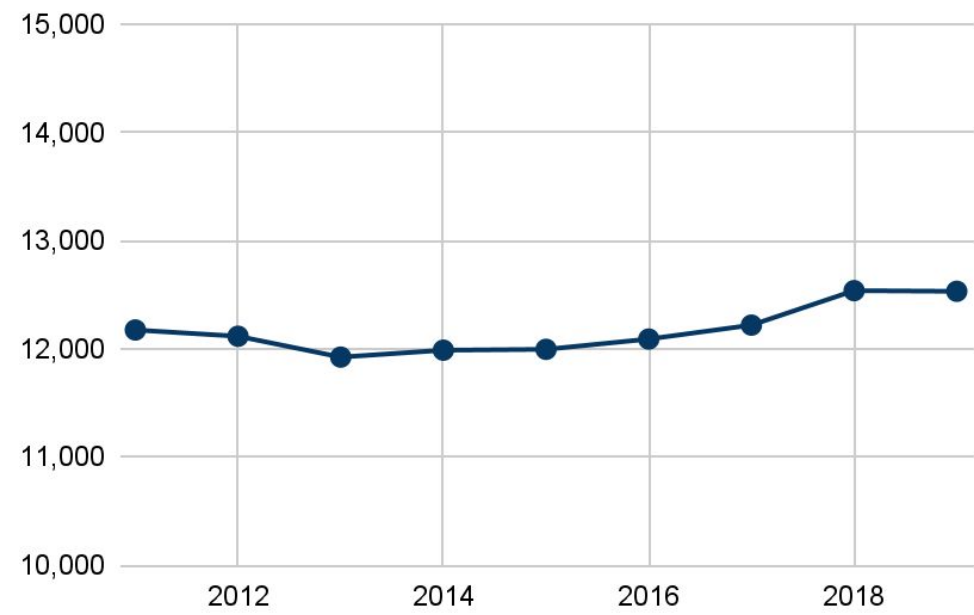
**POPULATION** | Jasper County’s population has increased by 1.19% (0 people) between 2010-2019. In the same time period, the total number of households increased by 2% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Jasper County | 2010-2019

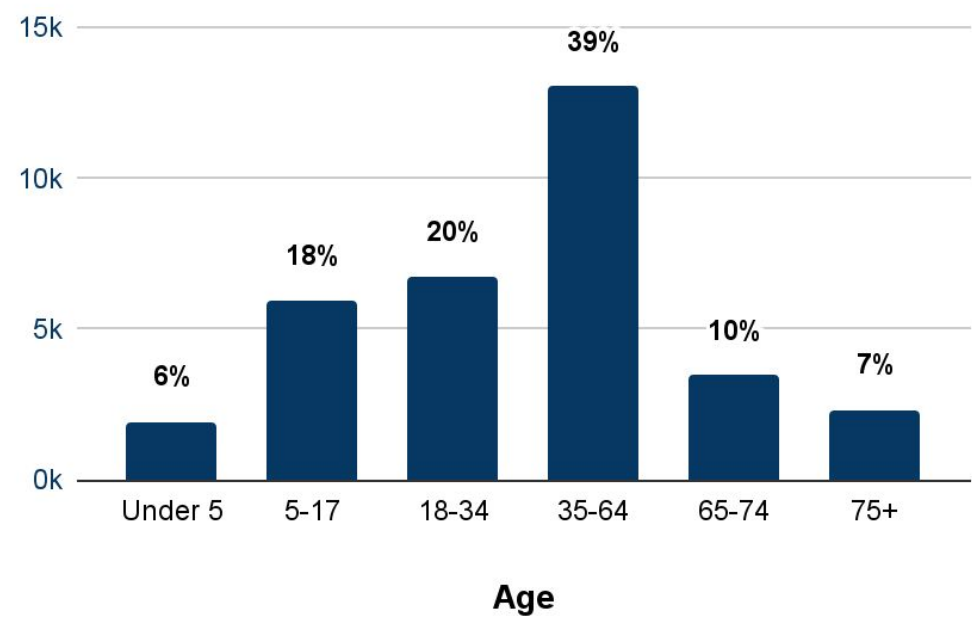


Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

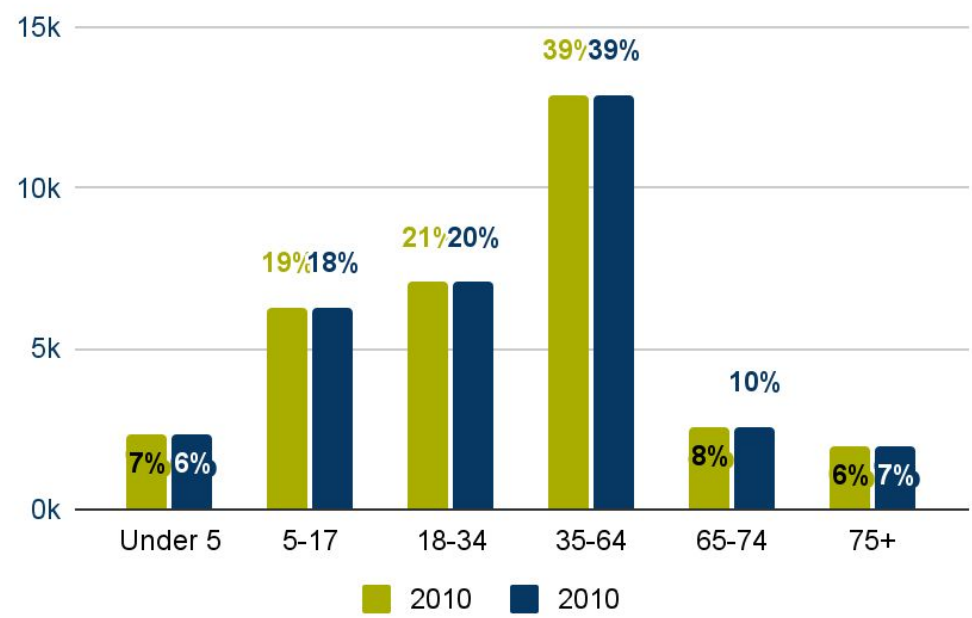
**AGE** | 17% of people in Jasper County are above the age of 65, while 24% are below 18.

**Population by Age**  
Jasper County | 2019



Source: ACS 2019 5-year estimates

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



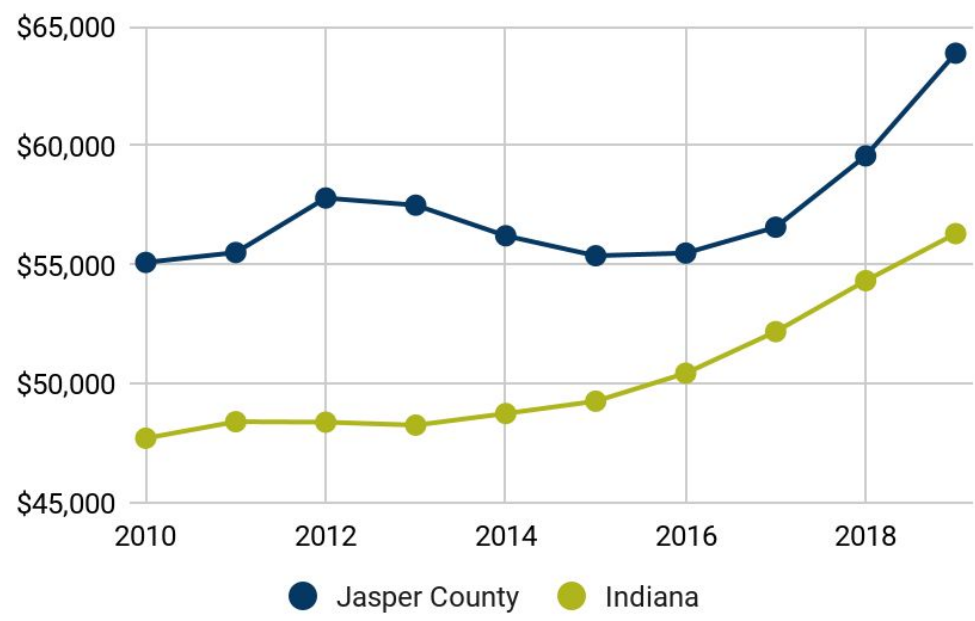
Source: ACS 2010-2019 1-year estimates

**WORKING DRAFT**

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

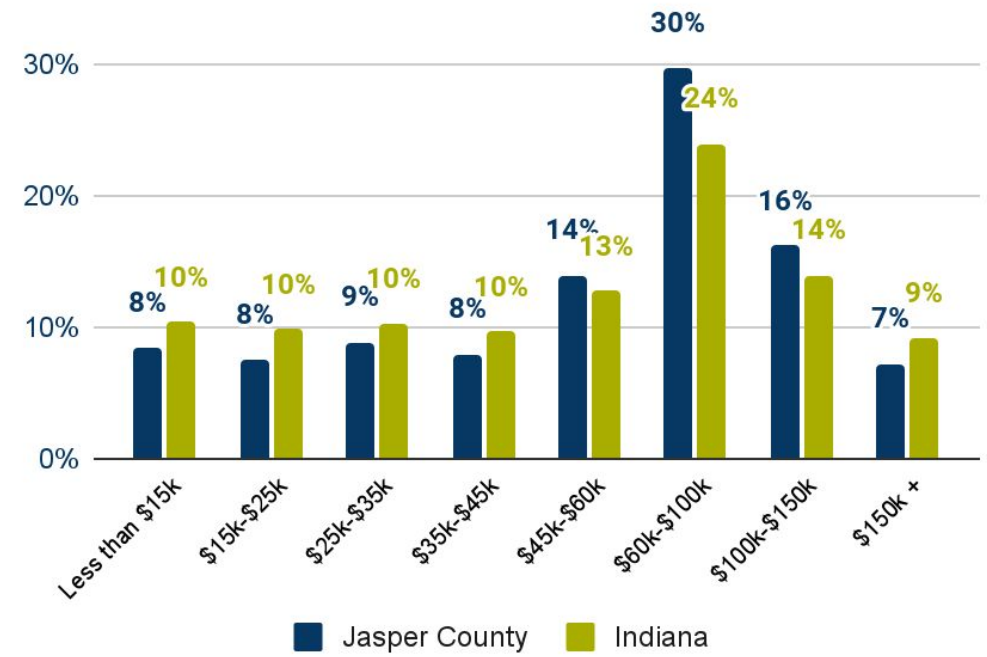
**HOUSEHOLD INCOMES** | Jasper County had a median income of \$63,892 in 2019, up 16% since 2010. 25% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**  
Jasper County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**  
Jasper County, State of Indiana | 2019



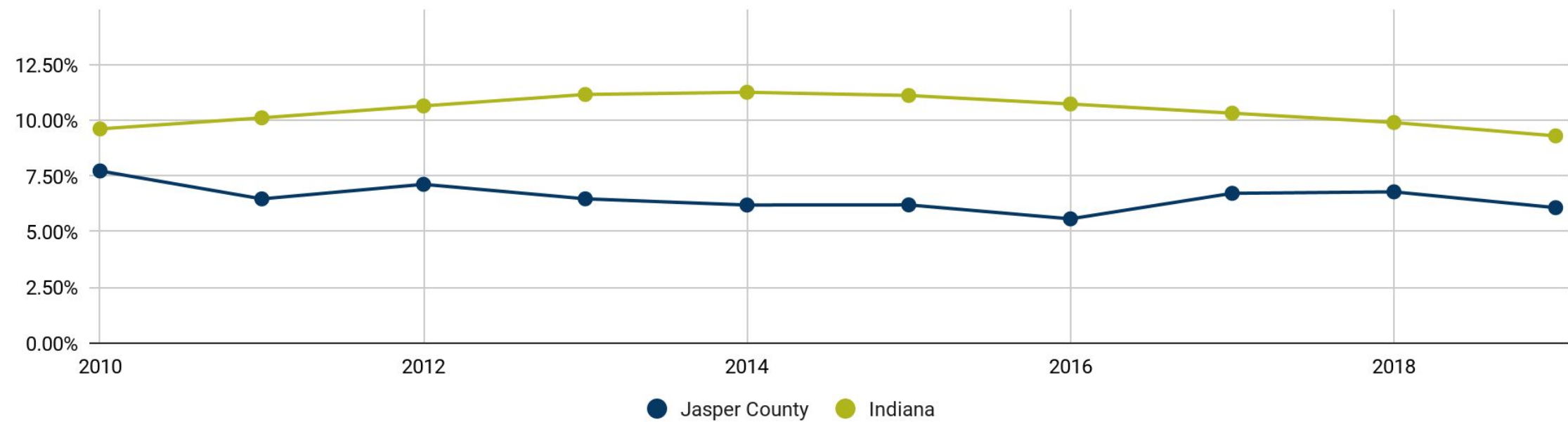
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 6.1% of families live in poverty conditions in Jasper County, down 1.6 points from 7.7% in 2010.

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

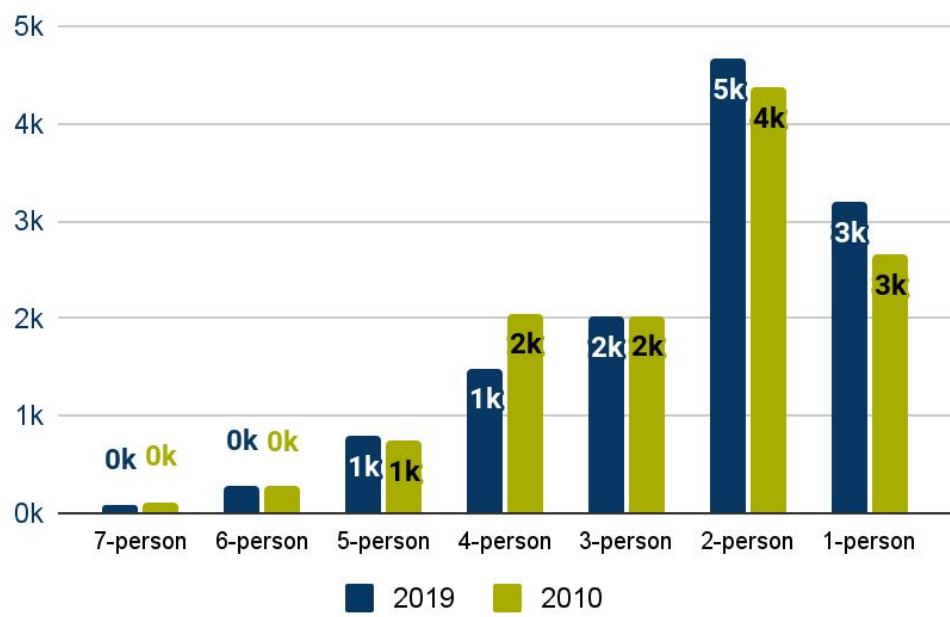


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

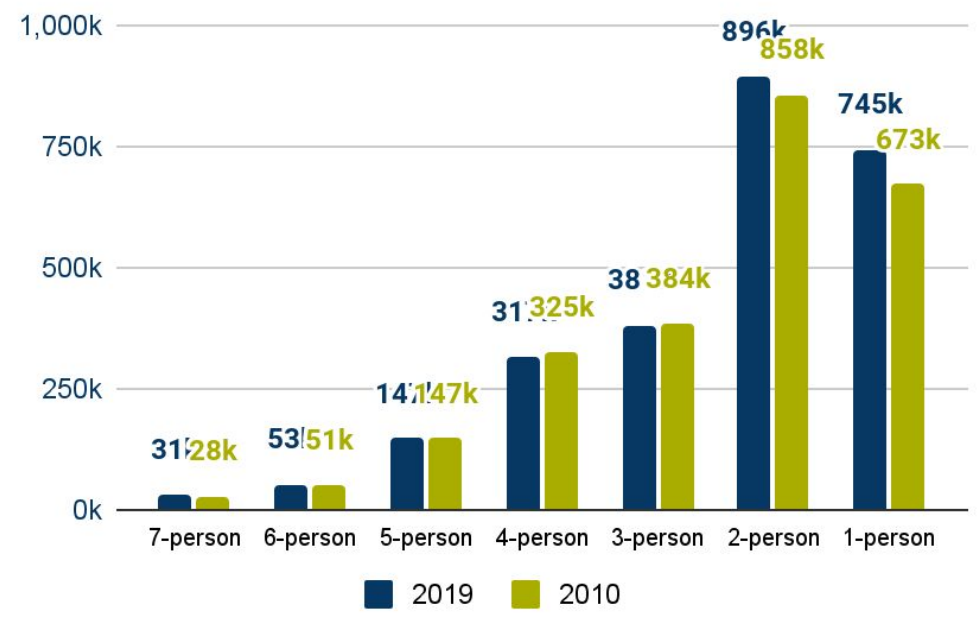
**HOUSEHOLD SIZE |** The average household size is 2.6, compared to 2.52 statewide. The Jasper County average household has shrunk by 0 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

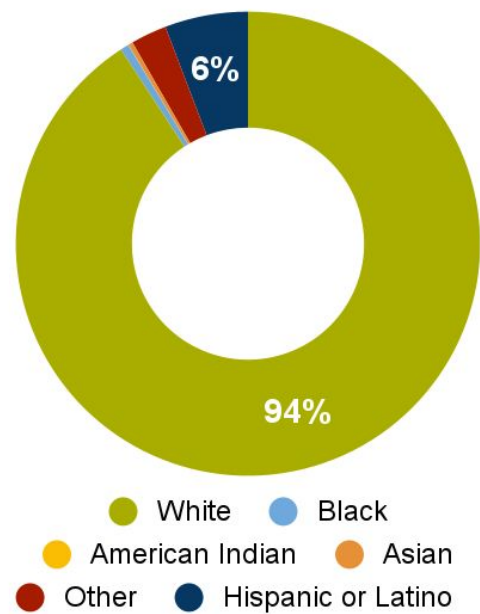
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Jasper County is 94% white, 1% Black, 6% Hispanic/Latino, 0% Asian, and 3% other.

**Racial Distribution**

Jasper County | 2019



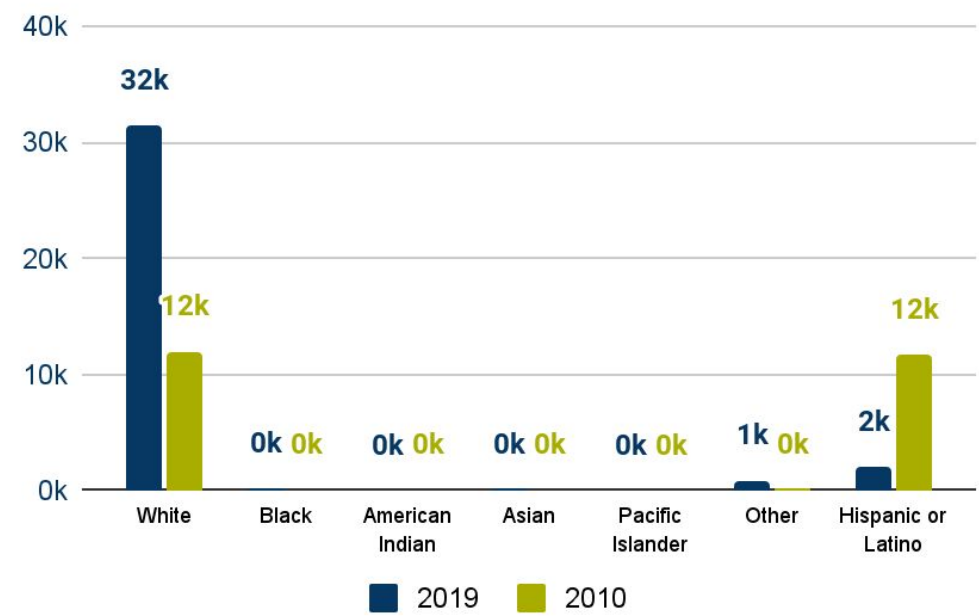
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Jasper County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

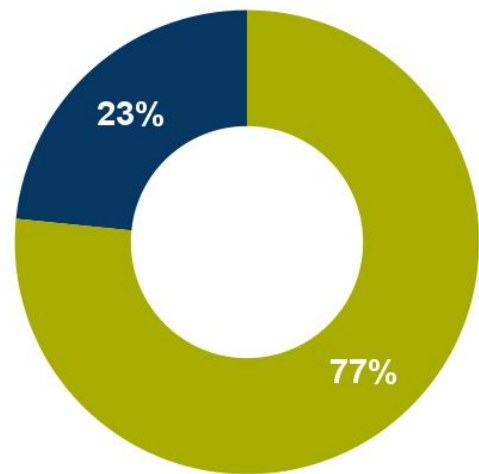
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 23% of households (2,932 households) in Jasper County were renters, while 77% are (9,601 households) owner households. The share of renters has increased by 2% since 2010.

**Housing Tenure**

Jasper County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

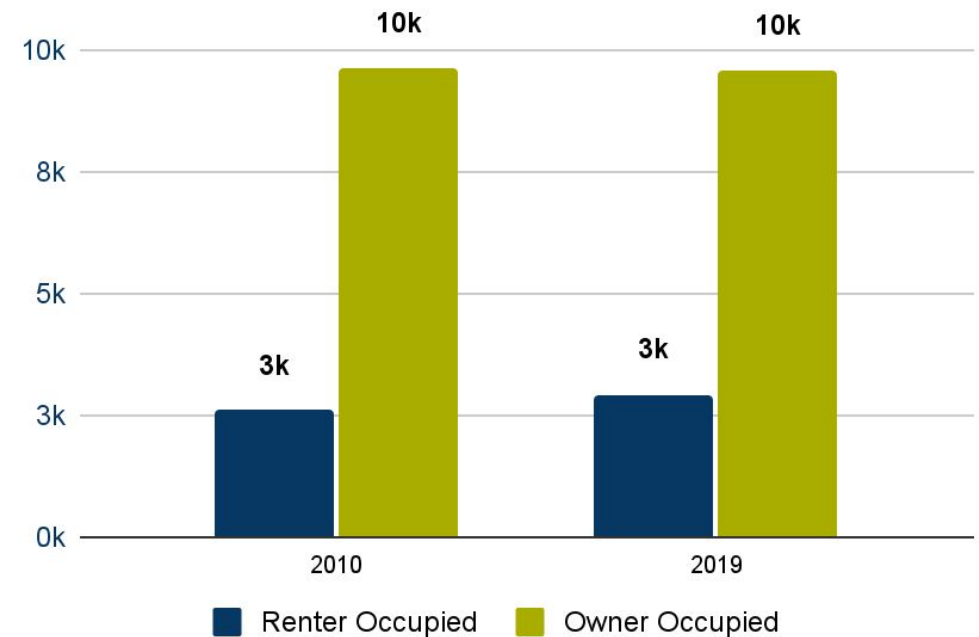
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Jasper County | 2010-2019



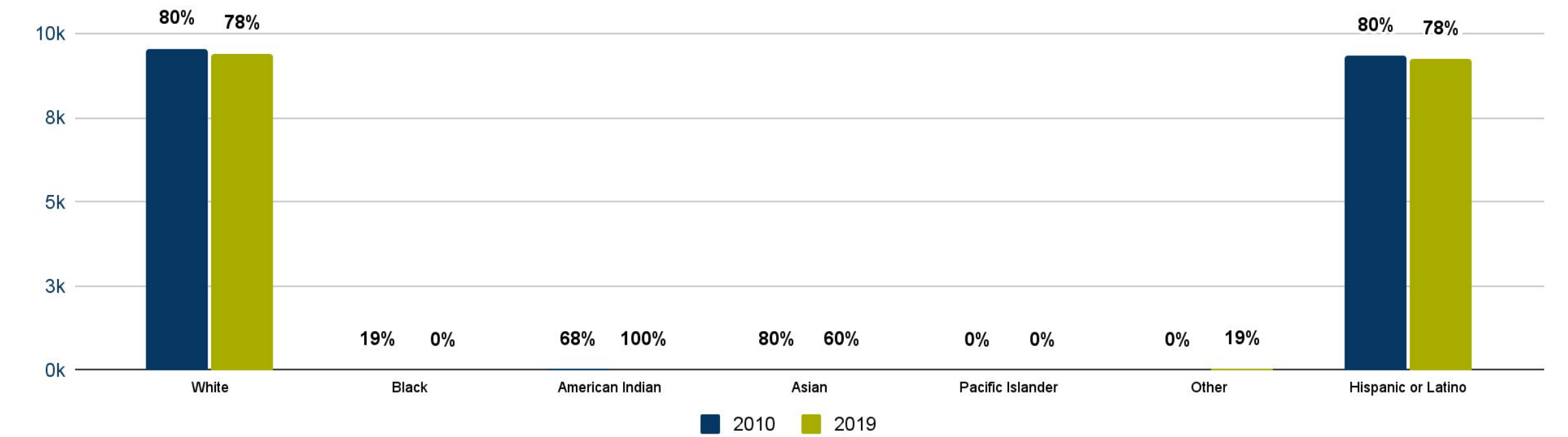
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 77%, among non-Hispanic White households' homeownership is 78%, 0% for Black households, and 78% for Hispanic or Latino households.

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

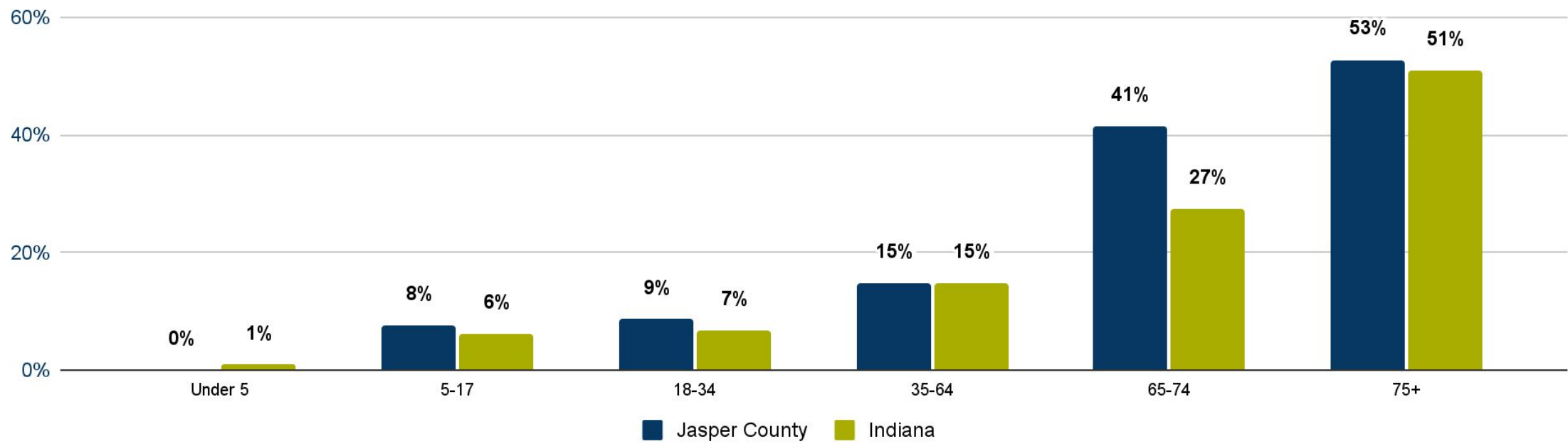


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 17% of people in Jasper County live with a disability. For people above 65, the share increases to 46%.

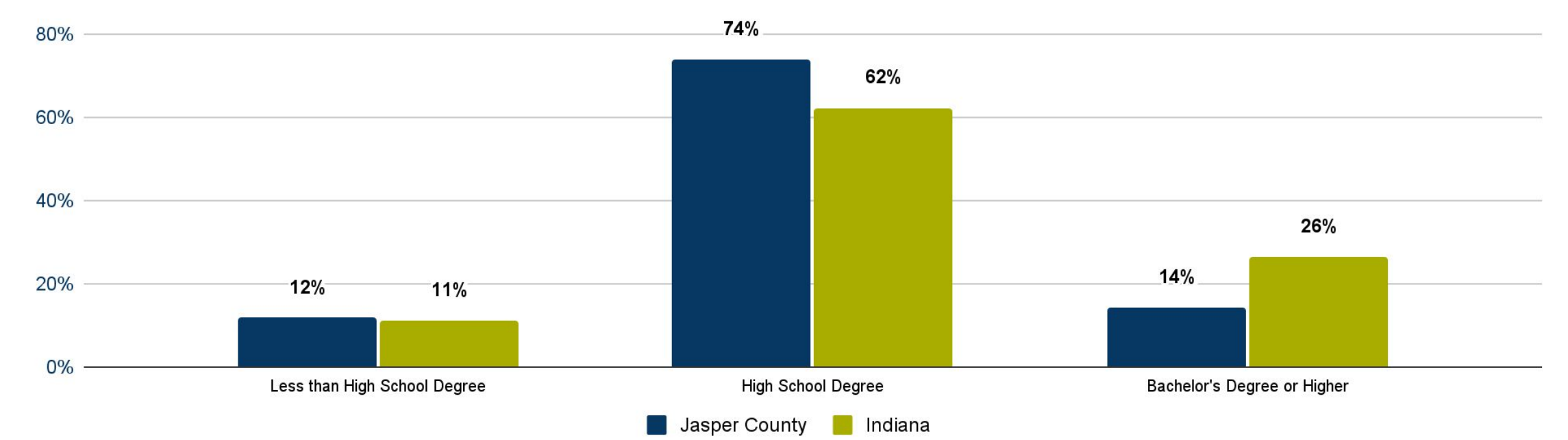
**Share of the Population with a Disability by Age**  
Jasper County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Jasper County, 74% of the population has at least a high school degree and 14% of the population has at least a Bachelor’s degree.

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



Source: ACS 2010-2019 5-year estimates

---

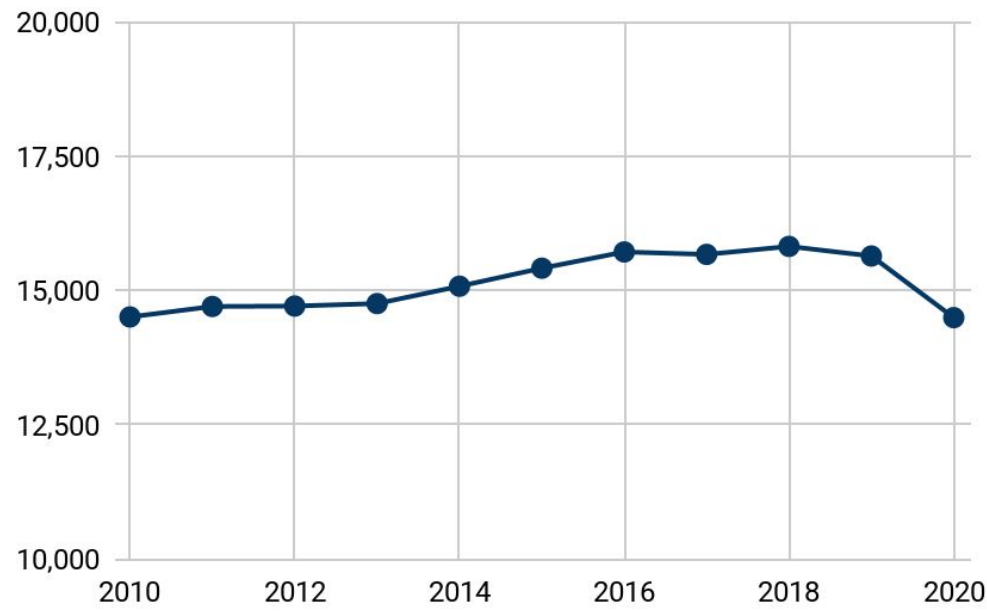
# JOB / EMPLOYMENT TRENDS

---

**WORKING DRAFT**

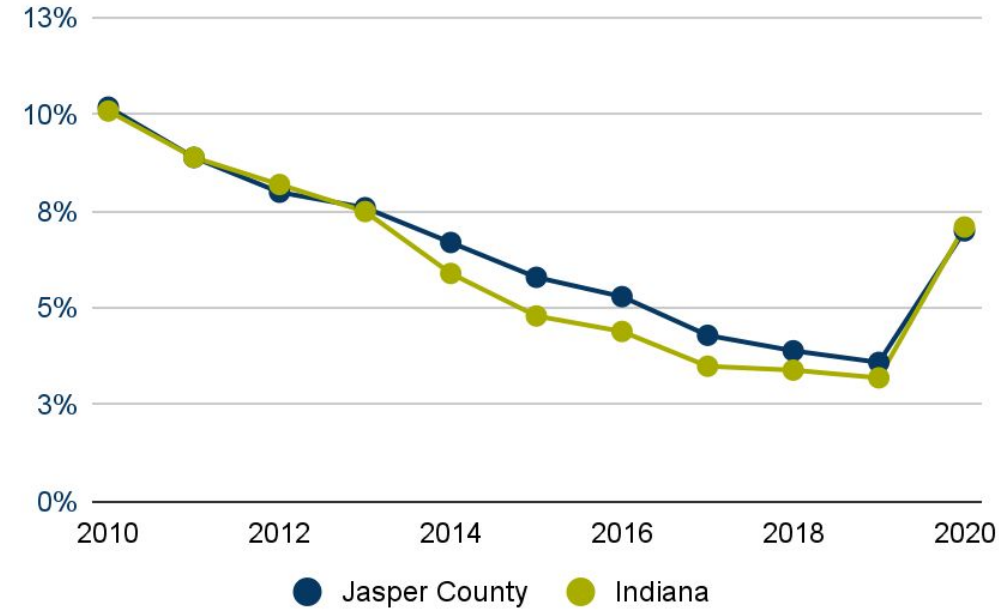
**EMPLOYMENT BASE |** There are currently 14,000 employed persons in Jasper County, down by 0% since 2010. The unemployment rate in 2020 was 7.00%, up 3.4 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

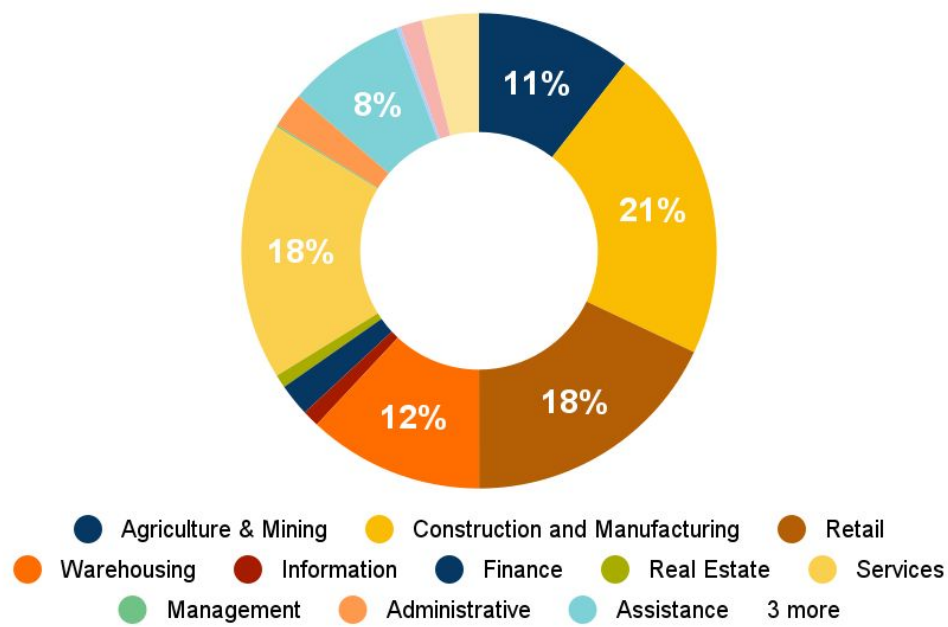
**Unemployment Rate**  
Jasper County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Jasper County, accounting for 14% of all jobs, followed by Retail Trade (13% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$37,418
- 2. Trade, transportation, and utilities | \$47,596
- 3. Goods-producing | \$58,268
- 4. Professional and business services | \$34,222
- 5. Construction | \$60,469

Source: BLS

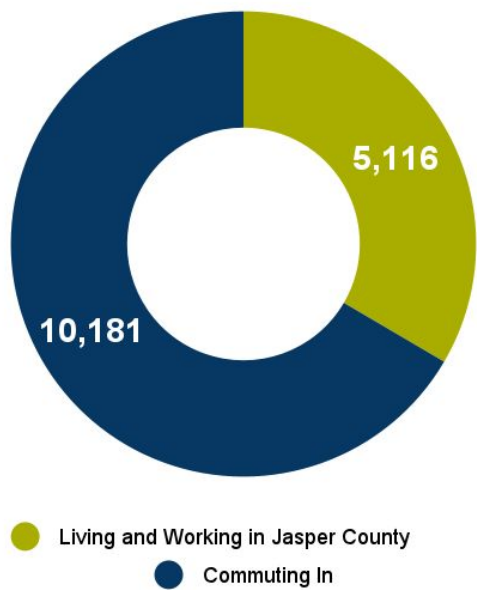
**Top 5 Employers**

- 1. Advance Auto Distribution Ctr (Remington)
- 2. Franciscan Healthcare Rnsslr (Rensselaer)
- 3. Fbi Buildings Inc (Remington)
- 4. Sealy Mattress Corp (Rensselaer)
- 5. Talbert Manufacturing Inc (Rensselaer)

Source: BLS

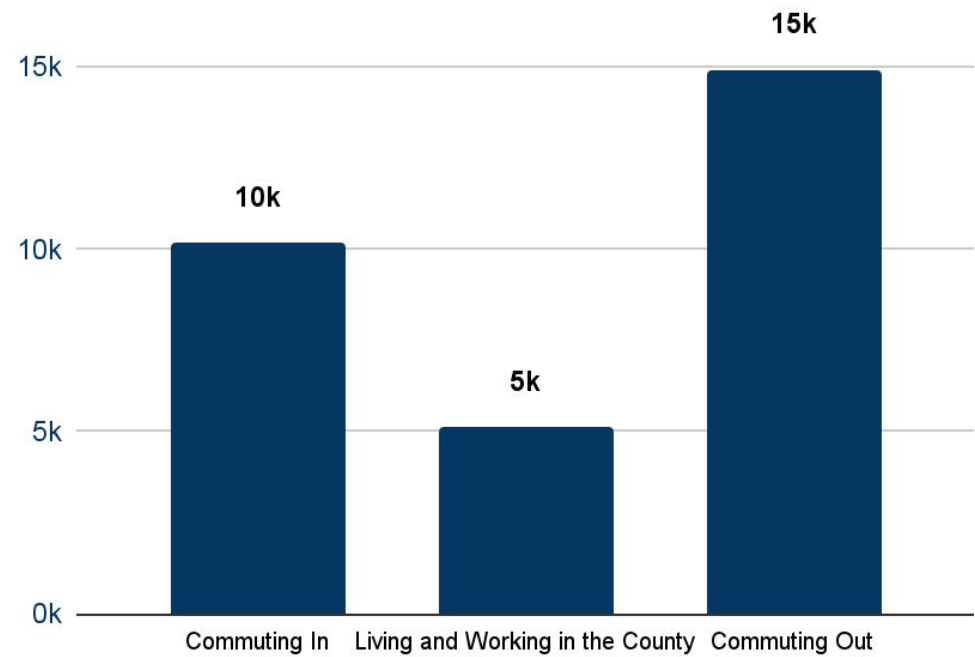
**COMMUTER INFLOW / OUTFLOW** | 10,000 commuters come into Jasper County for their jobs, while 15,000 employees travel outside for their jobs.

**Employment Inflow**  
Jasper County | 2018



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

**Commuting Patterns**  
Jasper County | 2018

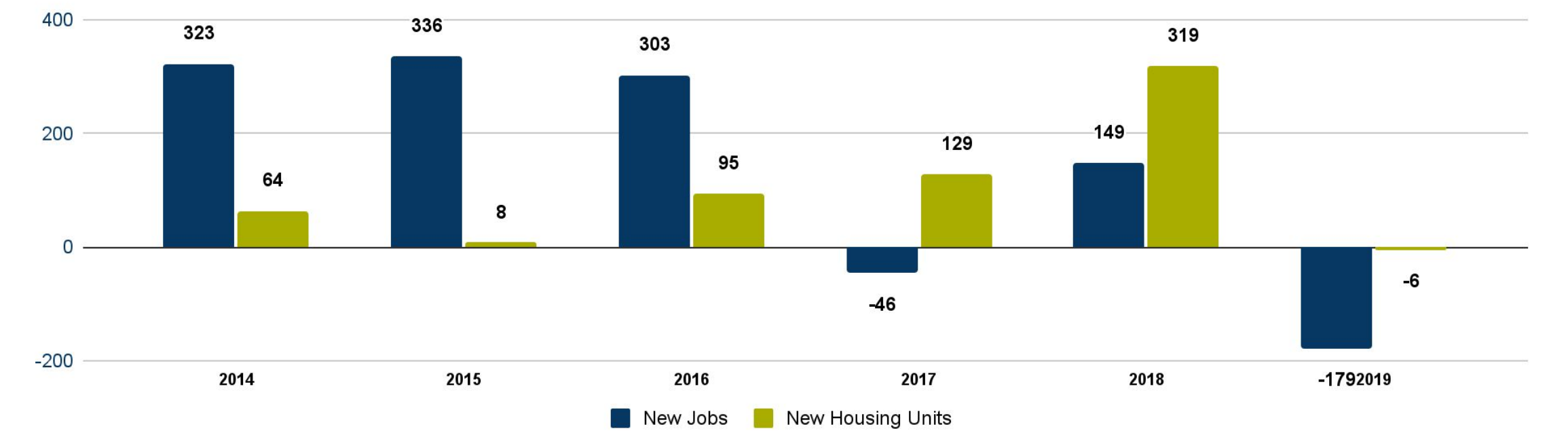


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 886 between 2014-2019 and 609, or 69 units for every 100 jobs created.

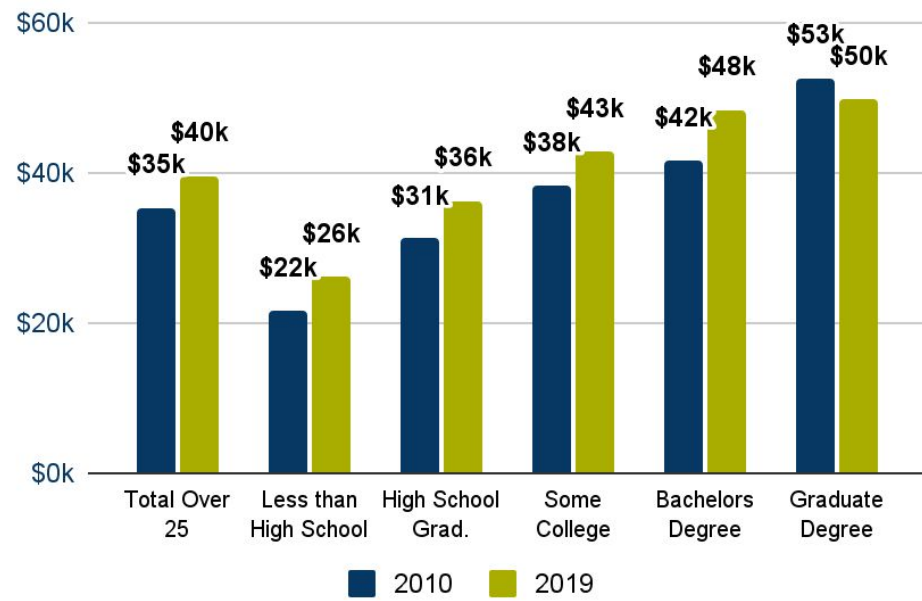
**Job Growth and Housing Production**  
Jasper County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

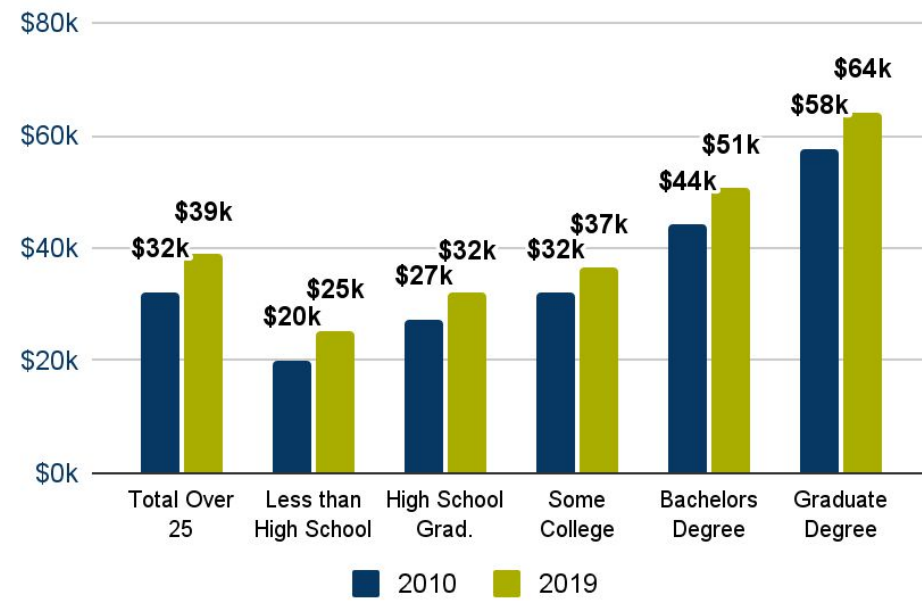
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 12% since 2010 for the total population and increased 16% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

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



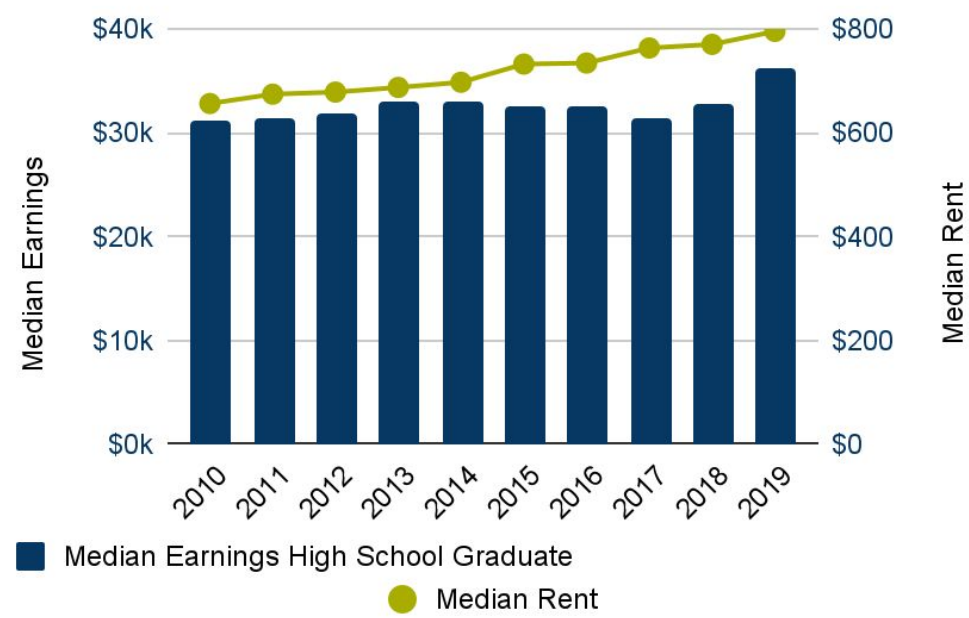
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**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 21.2% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

---

# HOUSING TRENDS

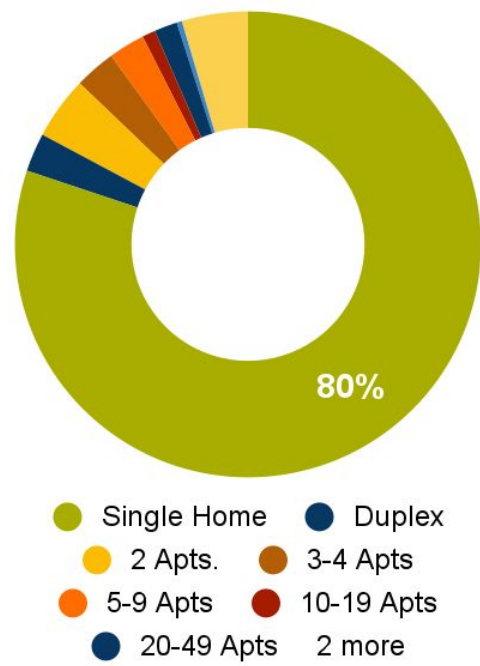
---

**WORKING DRAFT**

**HOUSING TYPOLOGY |** 80% of homes in Jasper County are single-family, while 15% are multifamily. The share of multifamily housing has increased by 459 homes since 2010.

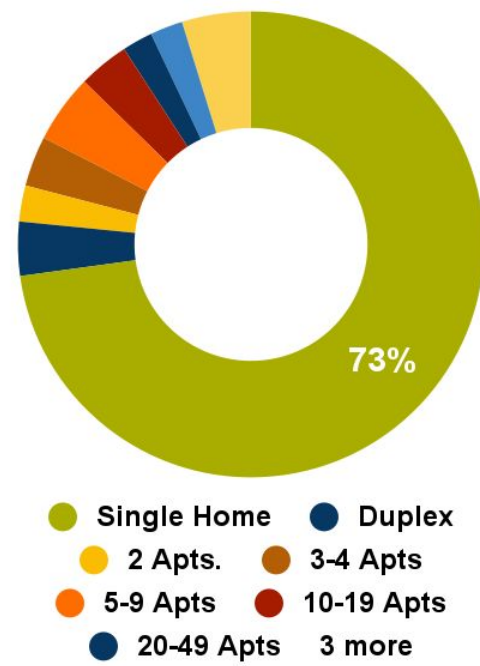
**Housing Typology**

Jasper County | 2019



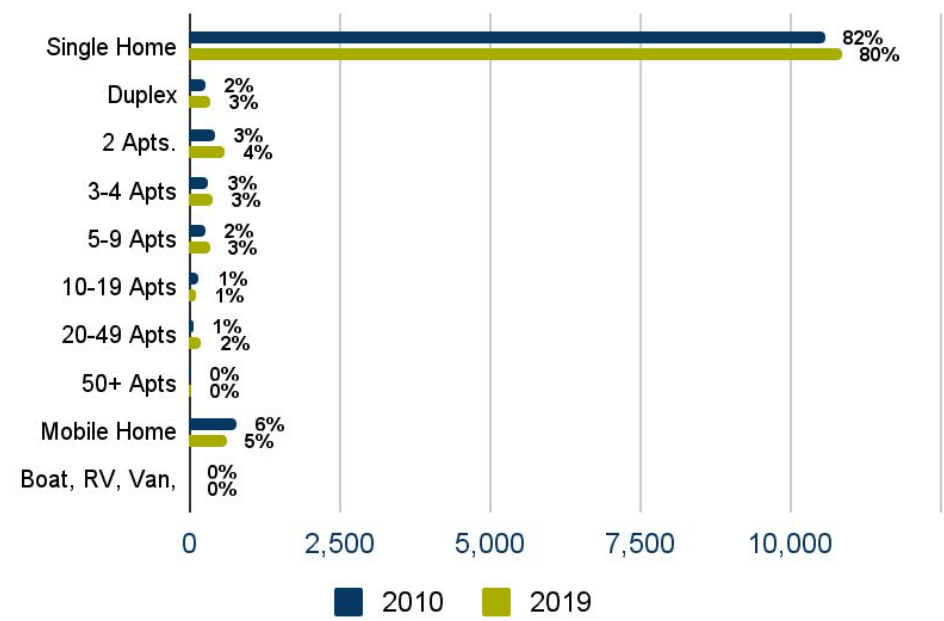
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Typology**

Jasper County | 2010, 2019

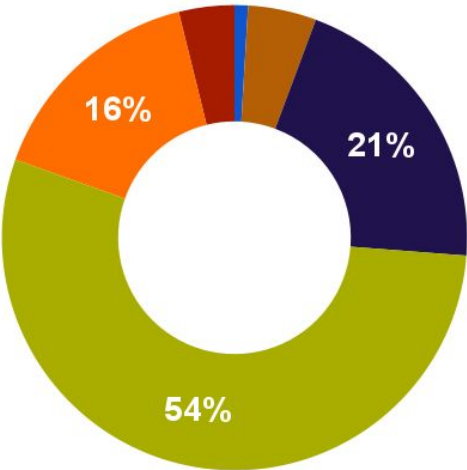


Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Jasper County are 2.6, with 74% of units 3 bedroom or more.

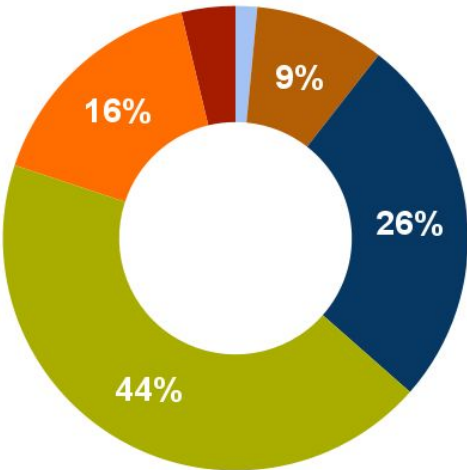
**Housing Stock by Bedrooms**

Jasper County | 2019



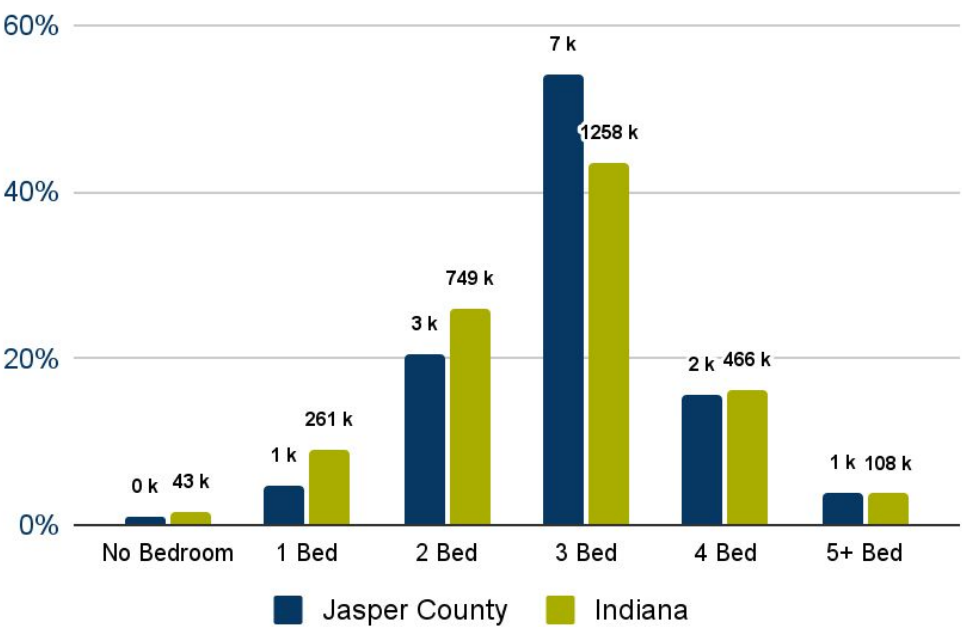
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Stock by Bedroom**

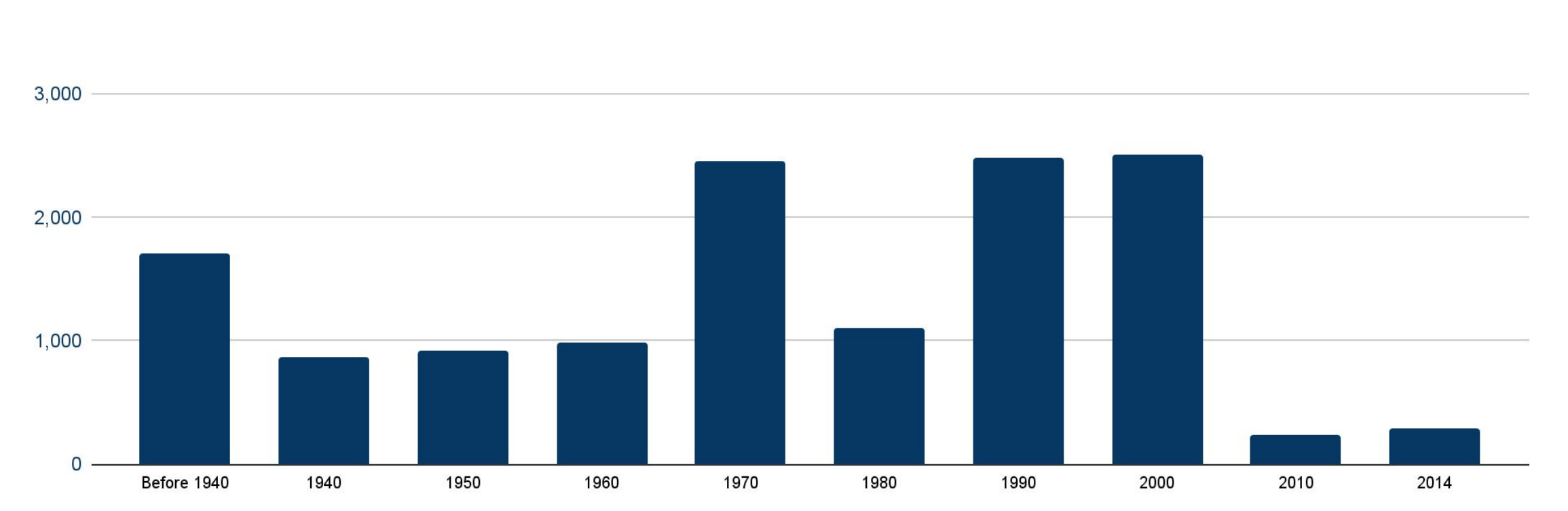
Jasper County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 78% of homes were built before 1990, with most homes built in 2014.

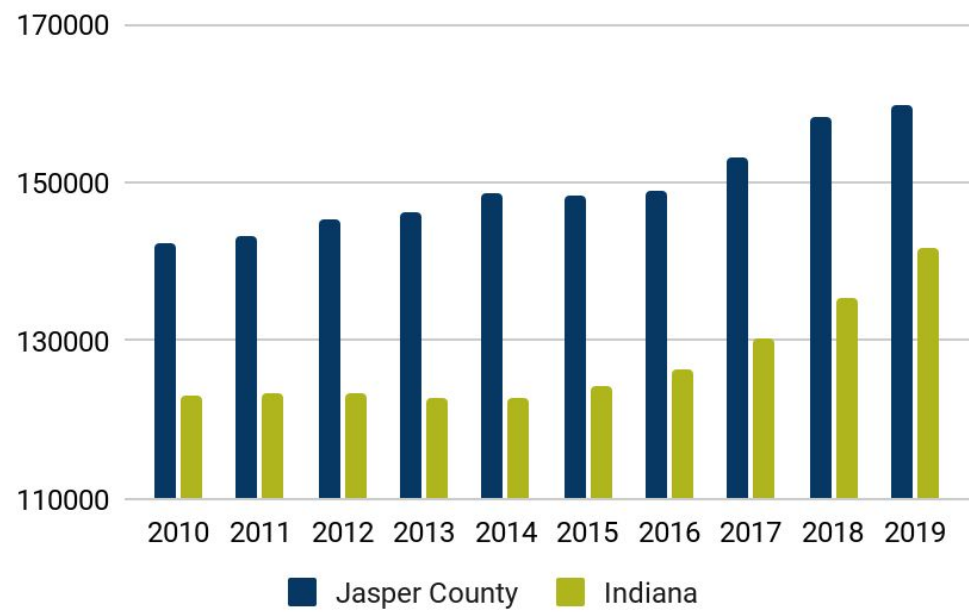
**Homes by Year Built**  
Jasper County | 2019



Source: ACS 2010-2019 5-year estimates

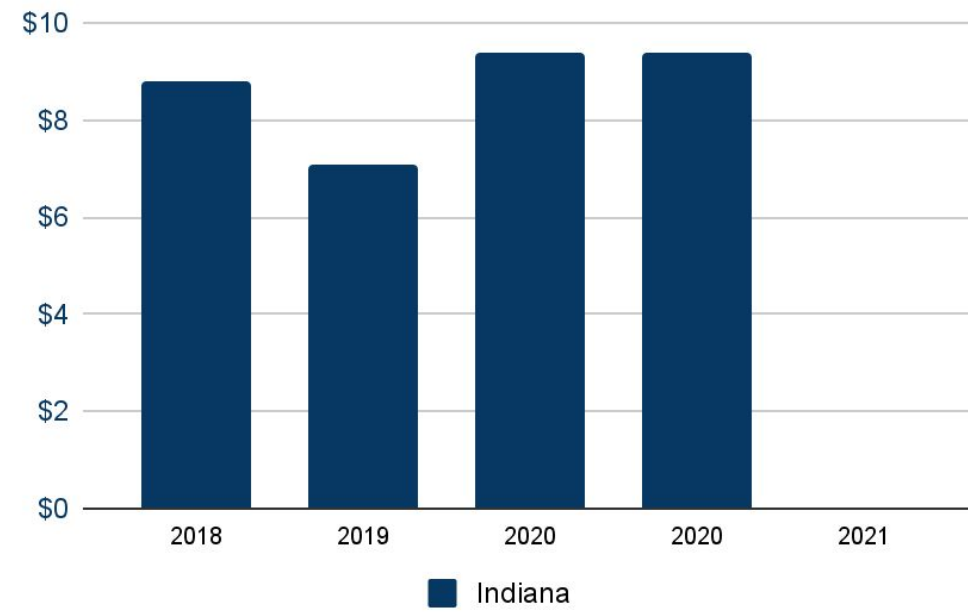
**MEDIAN LISTING PRICE |** Homes in Jasper County have a median listing price of \$159,700, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

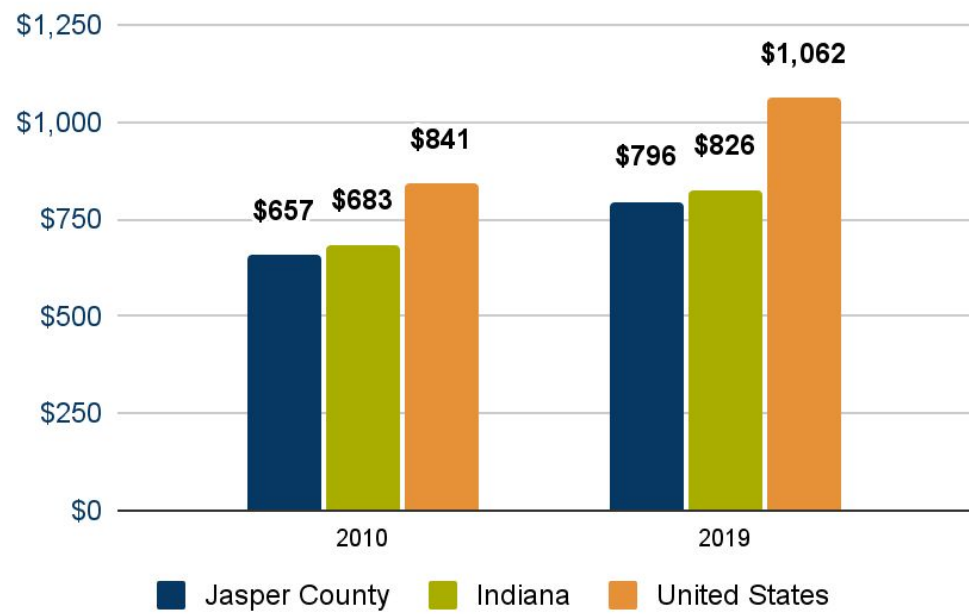
Note: Some data are placeholders, and not representative of actual conditions.



**MEDIAN RENTS |** Median rents have increased by 21% since 2010, with average rents at \$796.

**Median Rent**

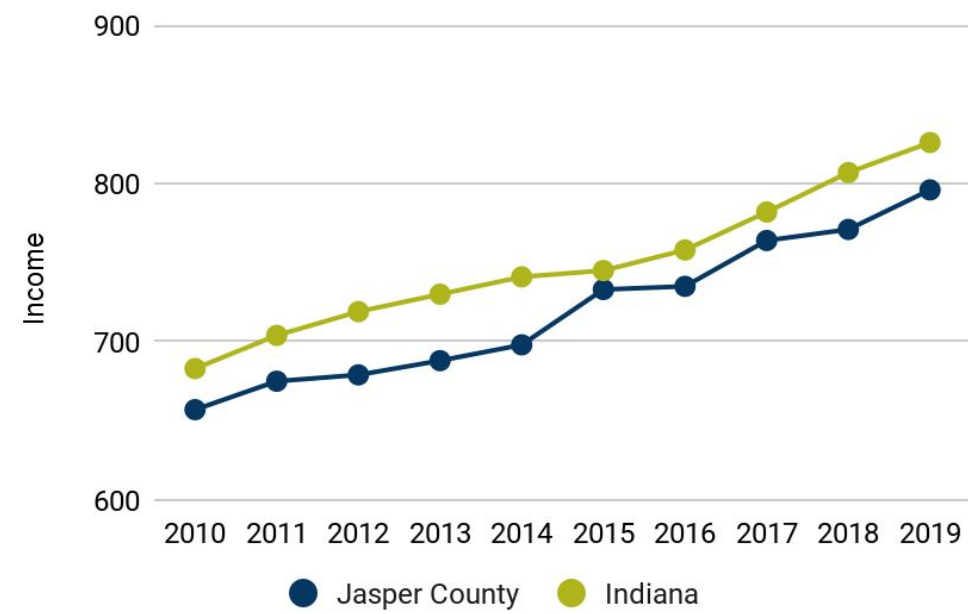
Jasper County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Jasper County, Indiana | 2010 - 2019



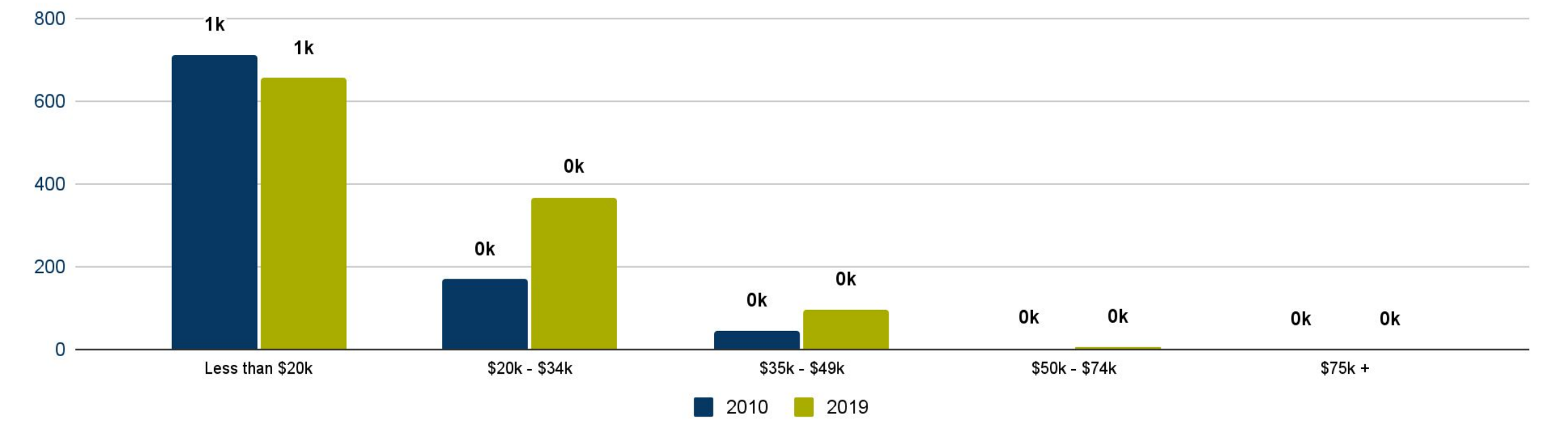
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**COST BURDEN |** 43% of households are housing cost burdened in Jasper County, up 7% since 2010. 55% of households earning below \$50,000 are housing cost burdened.

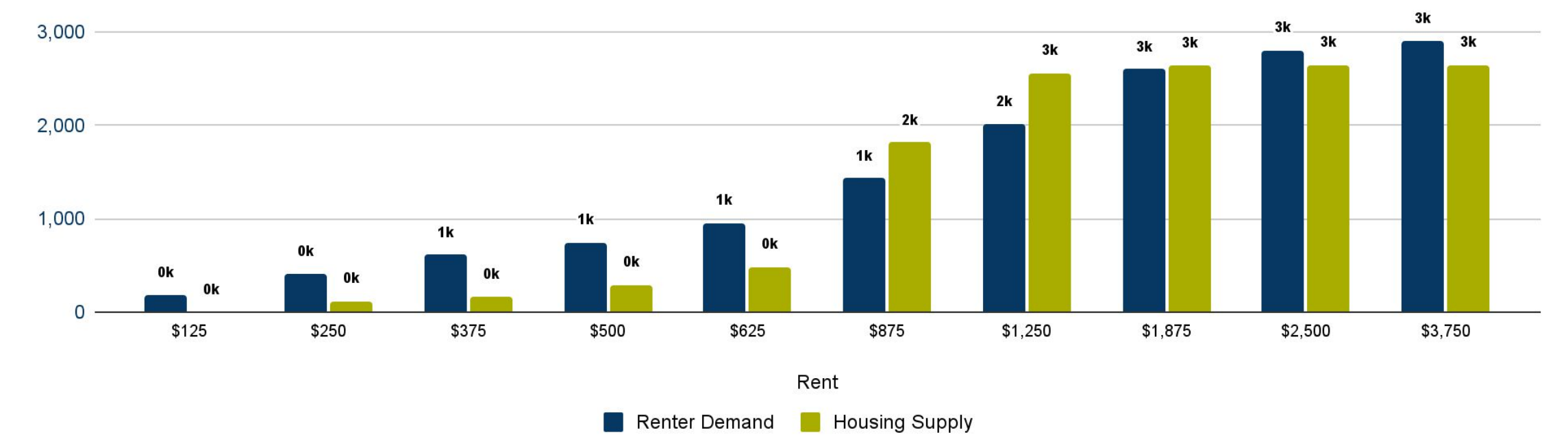
**Renter Housing Cost Burden**  
Jasper County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

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

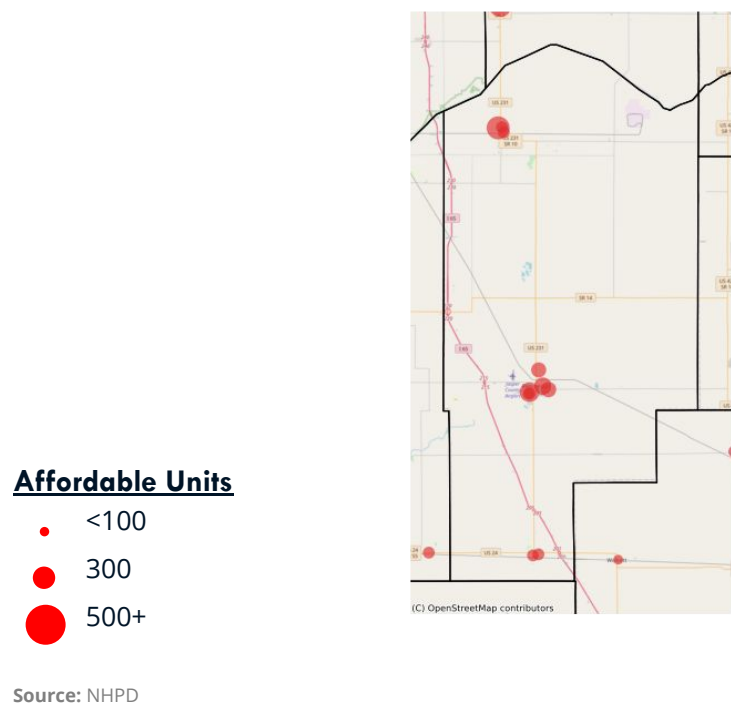


Source: ACS 2010-2019 5-year estimates

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

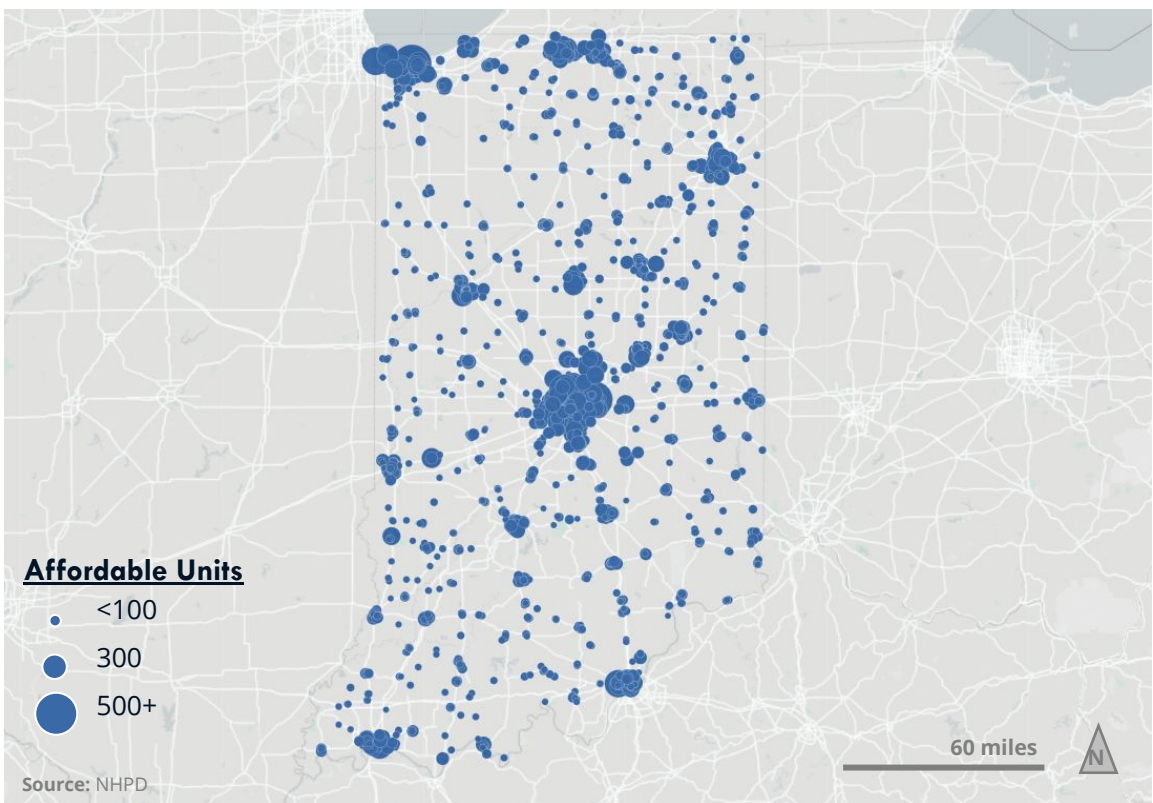
### Affordable Housing Inventory

Jasper County | 2020



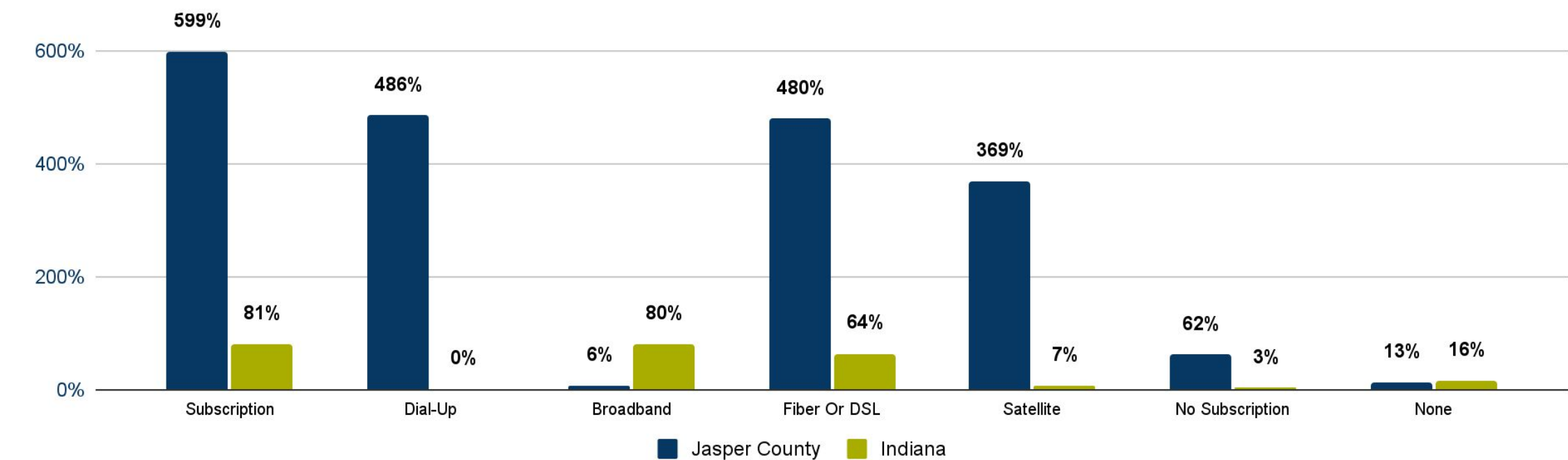
### Affordable Housing Inventory

State of Indiana | 2020



# HOUSING AMENITIES | 6% of housing units have access to broadband.

## Broadband Access Jasper County | 2017-2020



Source: ACS 2010-2019 5-year estimates

---

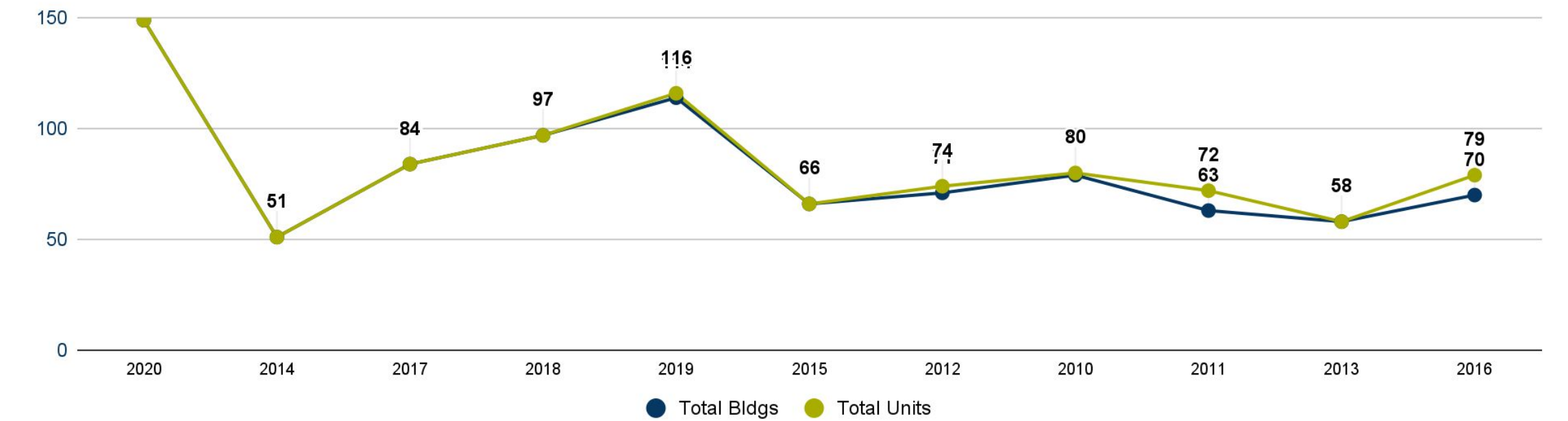
# HOUSING CONSTRUCTION

---

**WORKING DRAFT**

**HOUSING STARTS** | There have been 70 new housing starts in 2016 in Jasper County, with 902 total building permits authorized since 2020.

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



Source: St. Louis Fed.

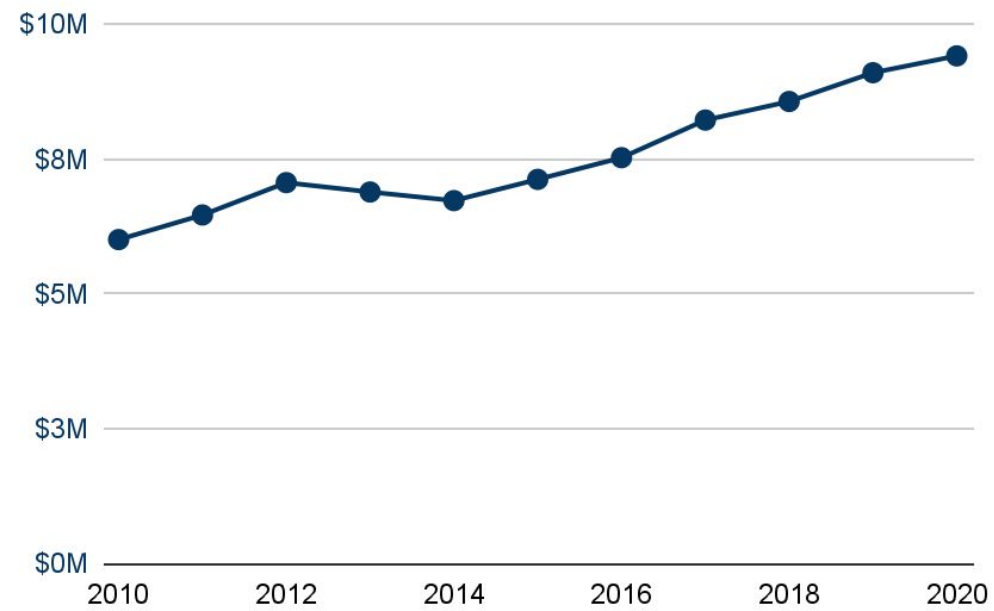
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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.