

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR TIPPECANOE COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

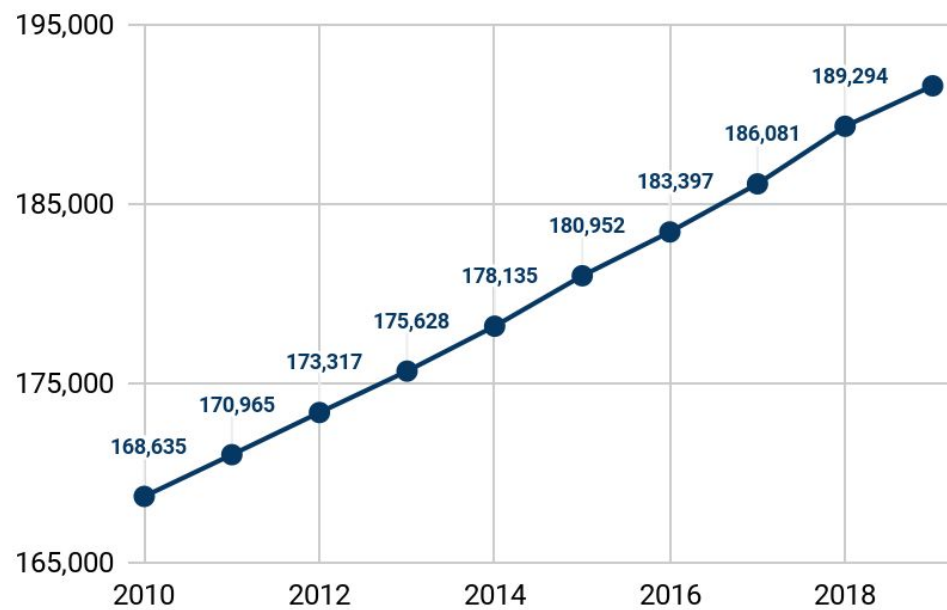
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

DEMOGRAPHIC TRENDS

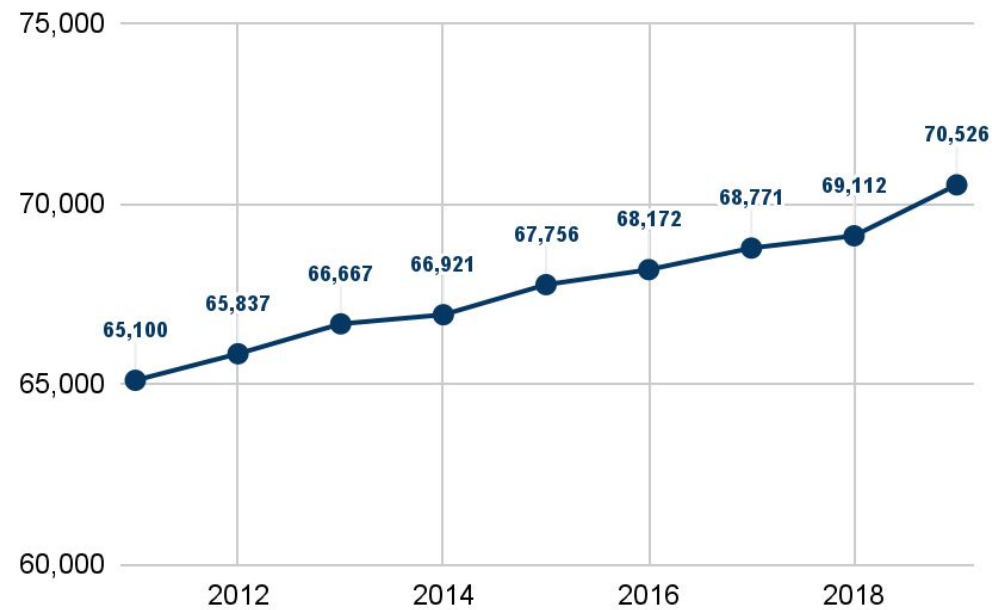
POPULATION | Tippecanoe County's population has increased by 13.59% (22,918 people) between 2010-2019. In the same time period, the total number of households increased by 10.04% (6,433 households).

Resident Population
Tippecanoe County | 2010-2019



Source: FRED, U.S. Census Bureau

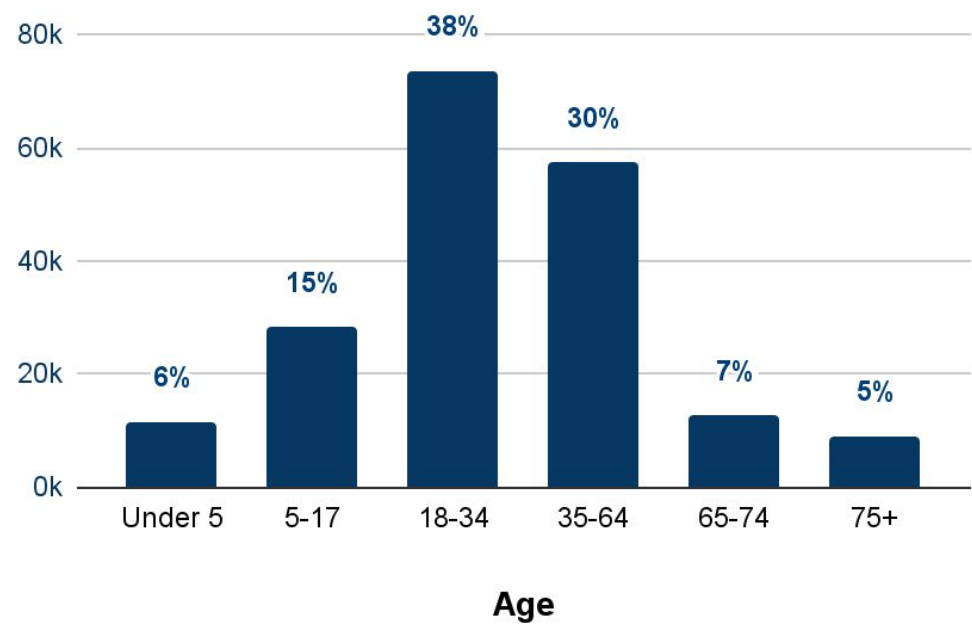
Households
Tippecanoe County | 2010-2019



Source: FRED, U.S. Census Bureau

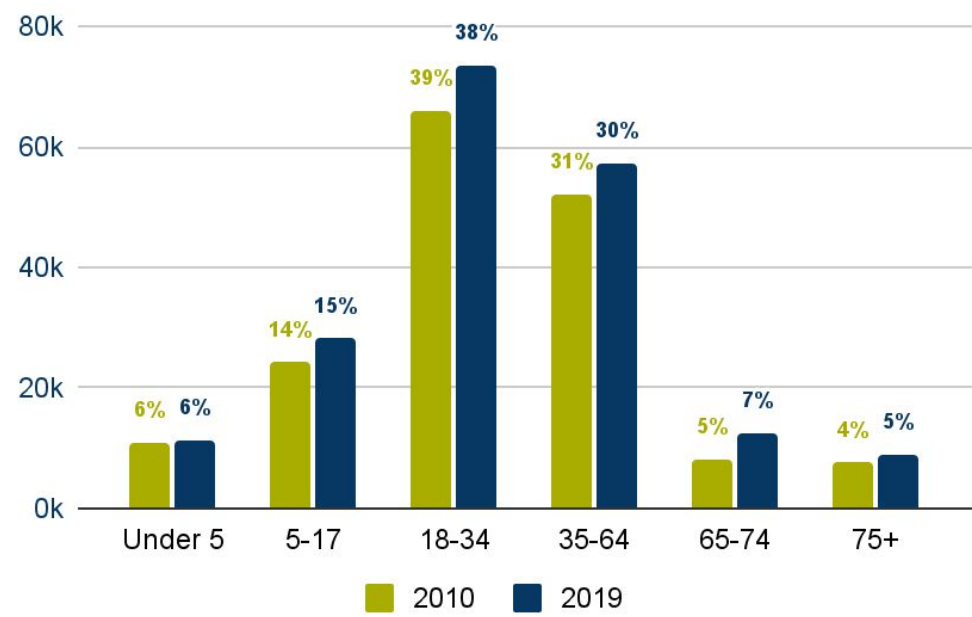
AGE | 11% of people in Tippecanoe County are above the age of 65, while 21% are below 18.

Population by Age
Tippecanoe County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Tippecanoe County | 2010, 2019

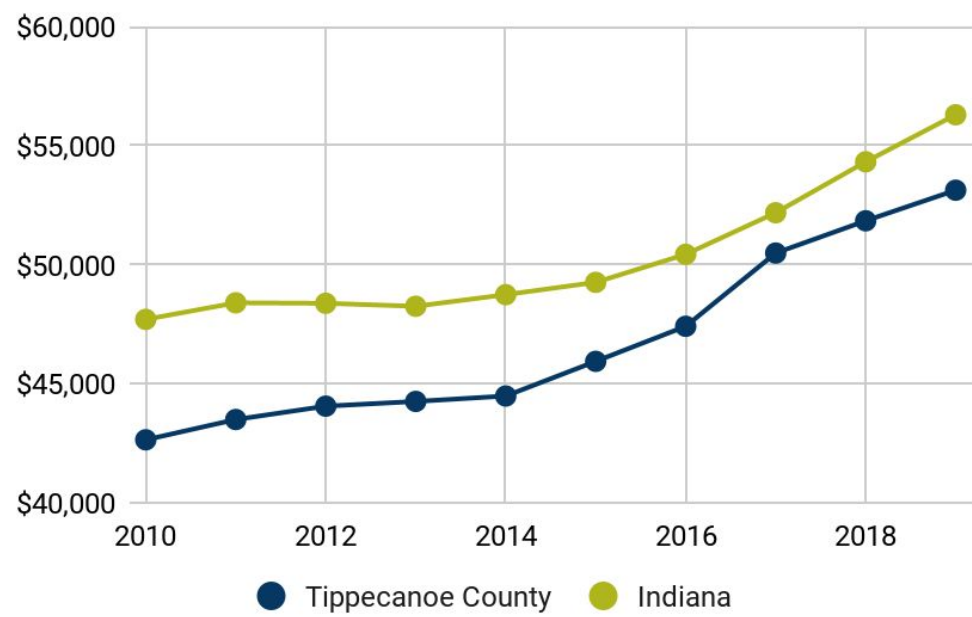


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Tippecanoe County had a median income of \$53,130 in 2019, up 25% since 2010. 34% of households have incomes below \$35,000, while 22% have incomes above \$100,000.

Median Income

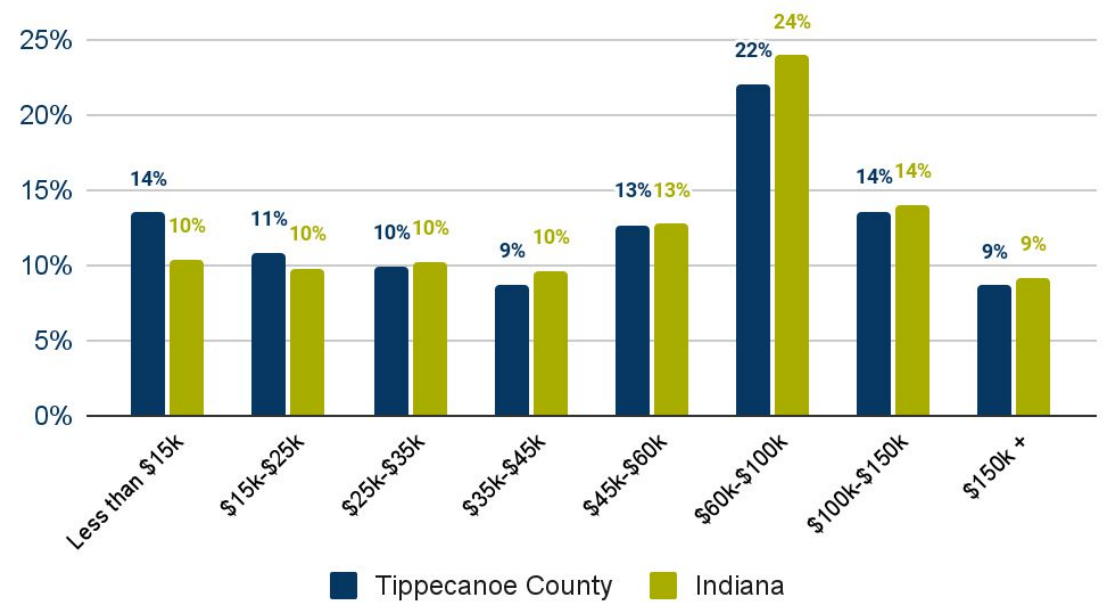
Tippecanoe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

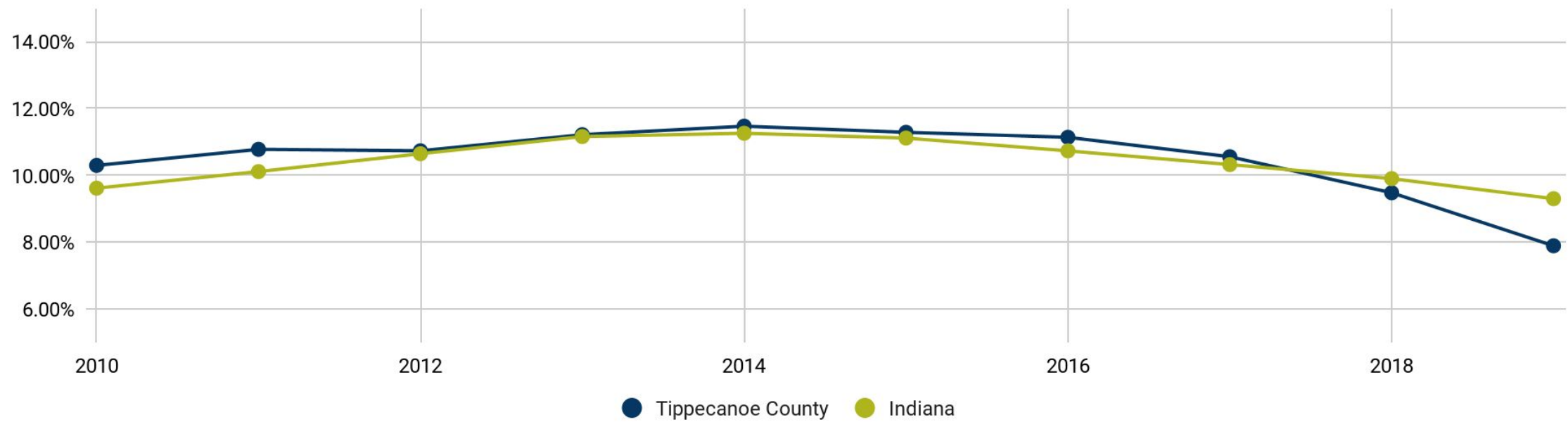
Tippecanoe County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.9% of families live in poverty conditions in Tippecanoe County, down 2.41 percentage points from 10.3% in 2010.

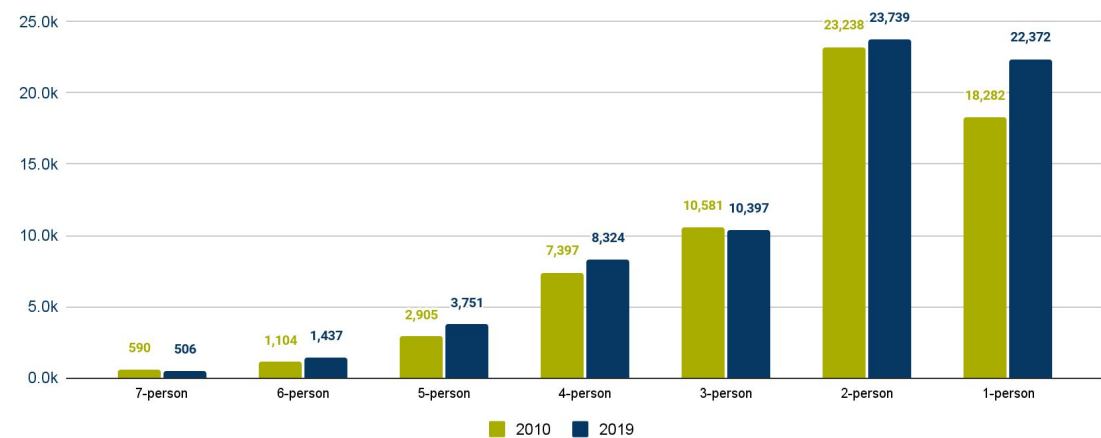
Family Poverty Rate
Tippecanoe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

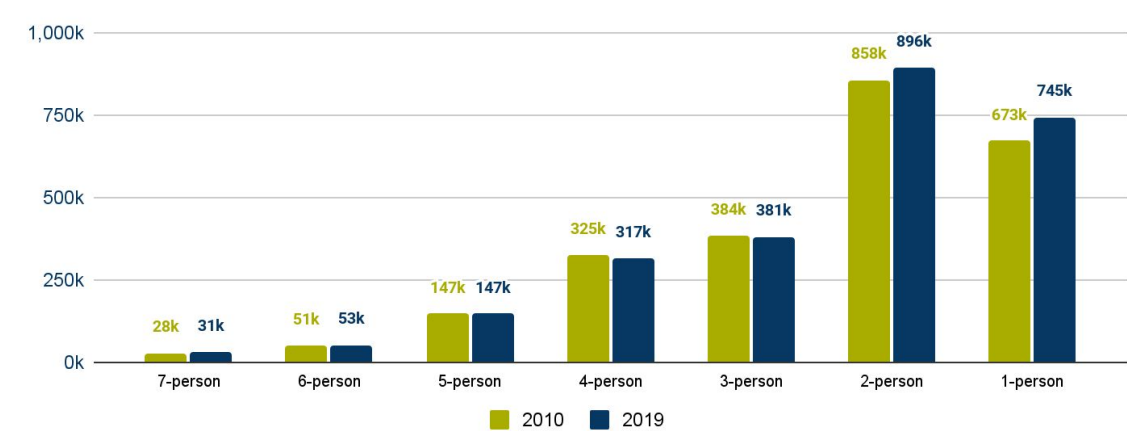
HOUSEHOLD SIZE | The average household size is 2.48 people, compared to 2.52 statewide. The Tippecanoe County average household has grown by 0.09 persons since 2010.

Household Size
Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



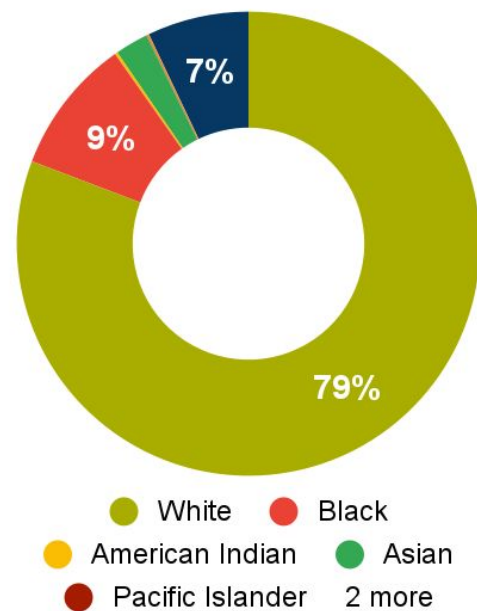
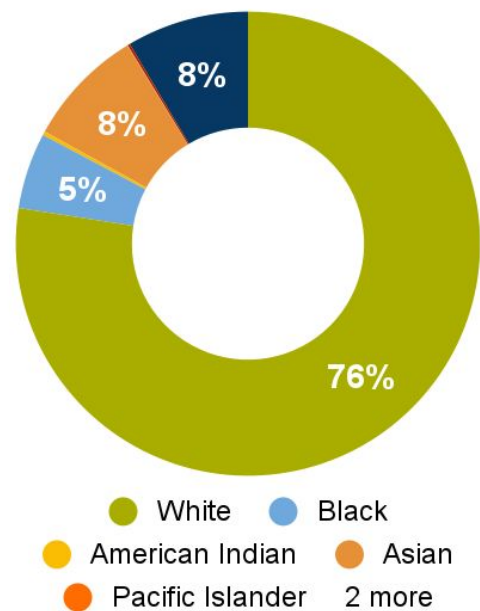
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Tippecanoe County is 76% white, 5% Black, 8% Hispanic/Latino, 8% Asian, and 0% other.

Racial/Ethnic Distribution

Tippecanoe County | 2019

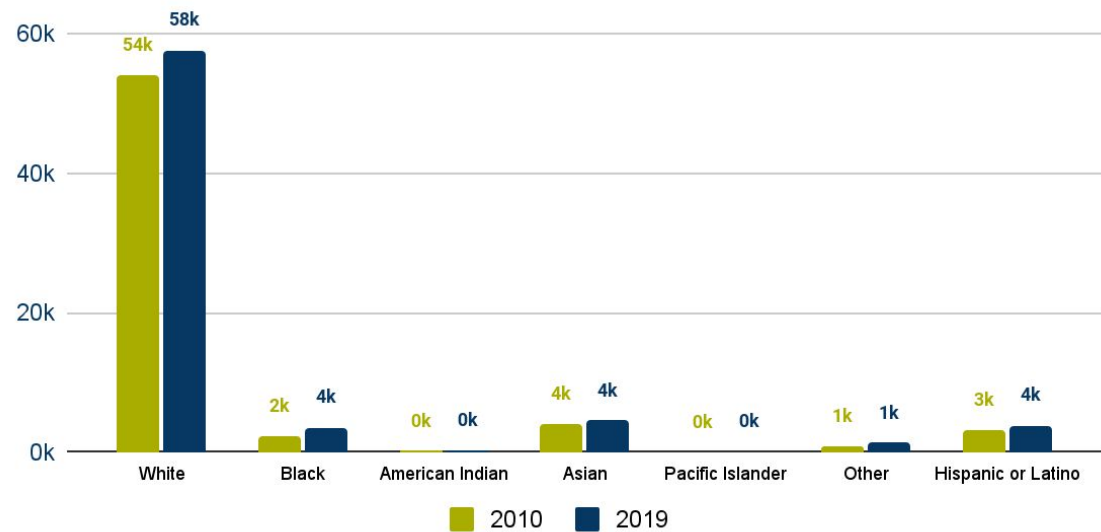
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Tippecanoe County | 2010, 2019



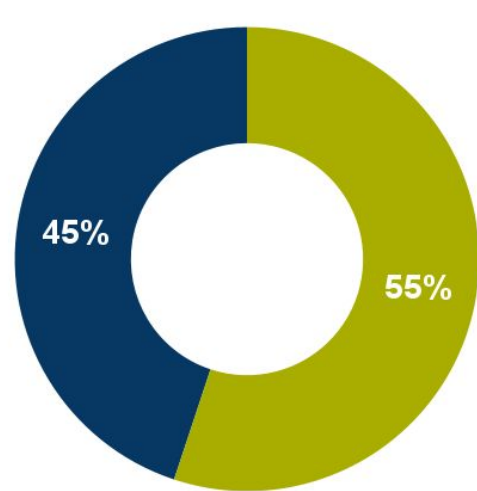
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 45% of households (31,678 households) in Tippecanoe County were renters, while 55% (38,848 households) were owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

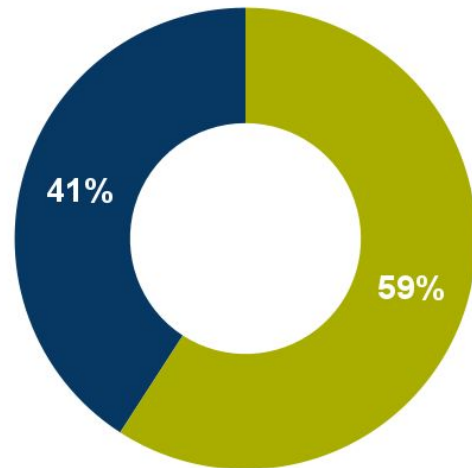
Tippecanoe County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

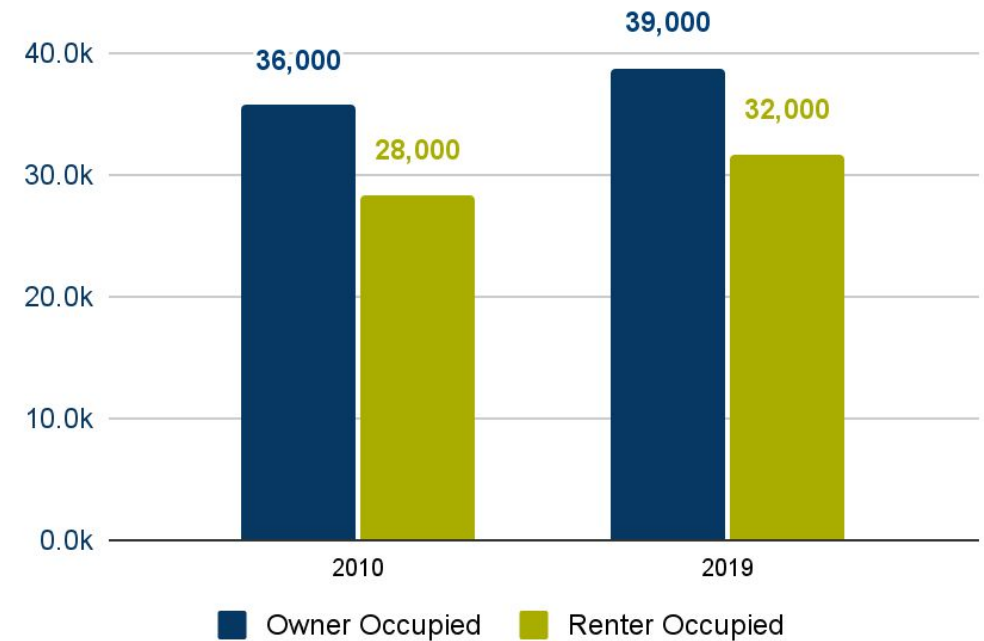
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

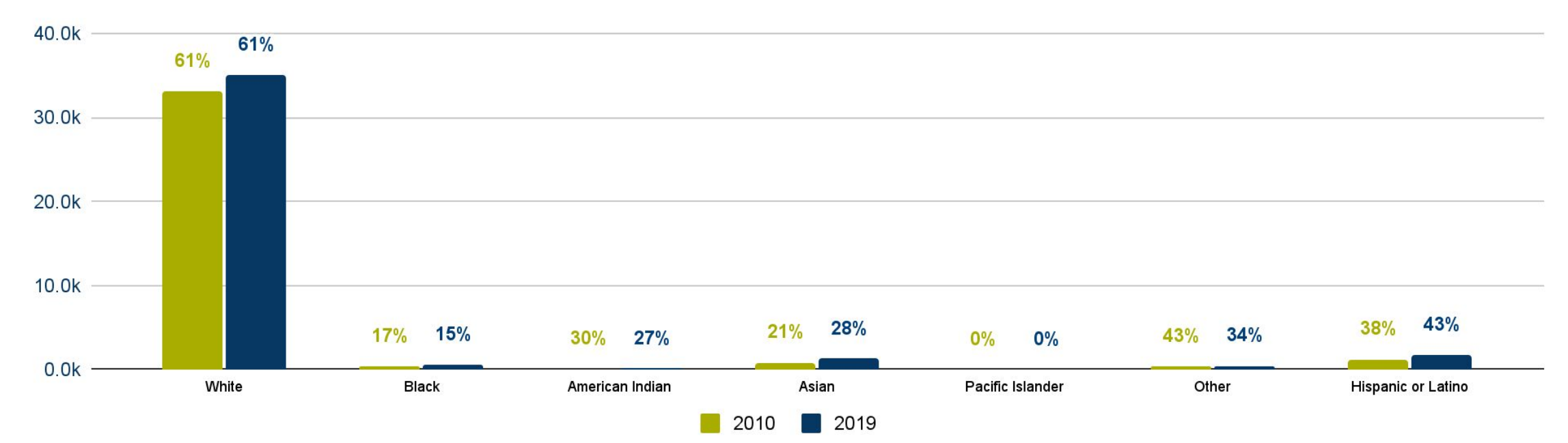
Tippecanoe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 55%, homeownership is 61% among non-Hispanic White households, 15% for Black households, and 43% for Hispanic or Latino households.

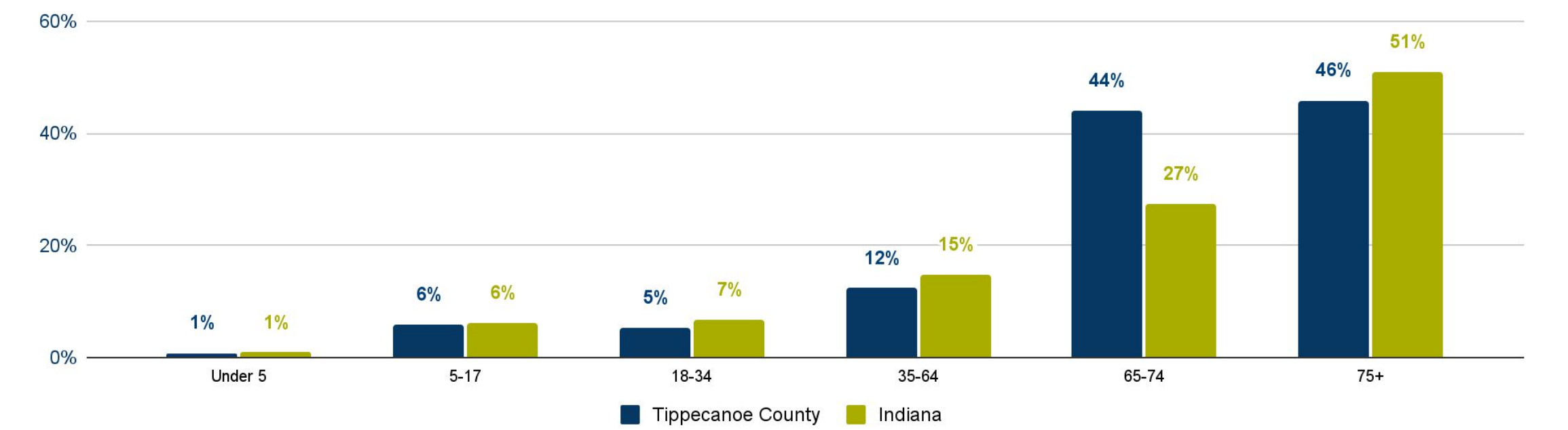
Homeownership by Race
Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 11% of people in Tippecanoe County live with a disability. For people above 65, the share increases to 45%.

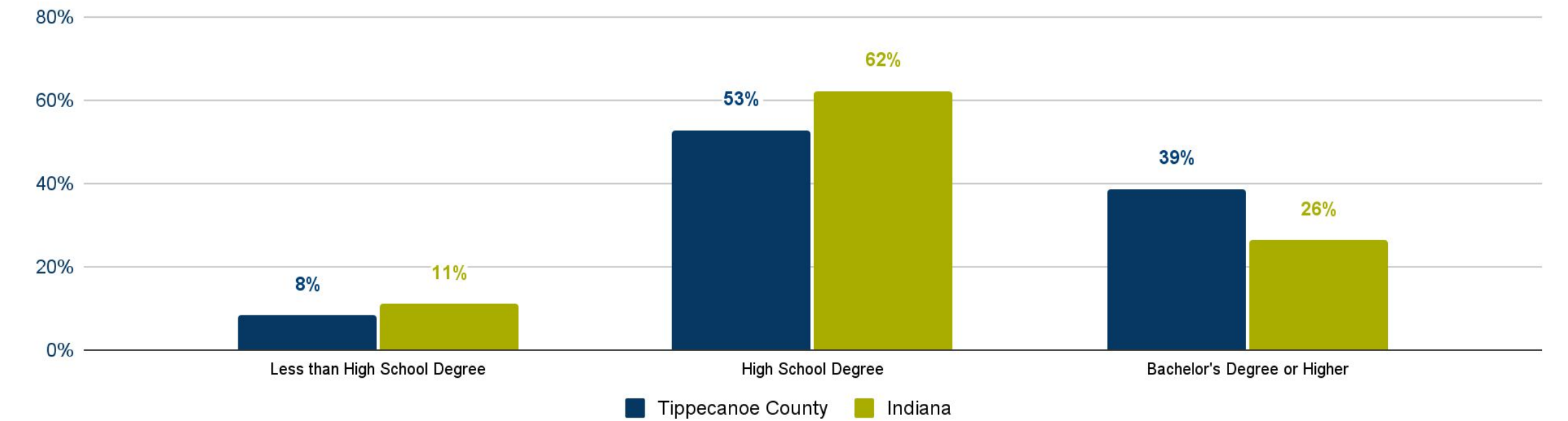
Share of the Population with a Disability by Age
Tippecanoe County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Tippecanoe County, 53% of the population has at least a high school degree and 39% of the population has at least a Bachelor's degree.

Educational Attainment
Tippecanoe County, Indiana | 2019

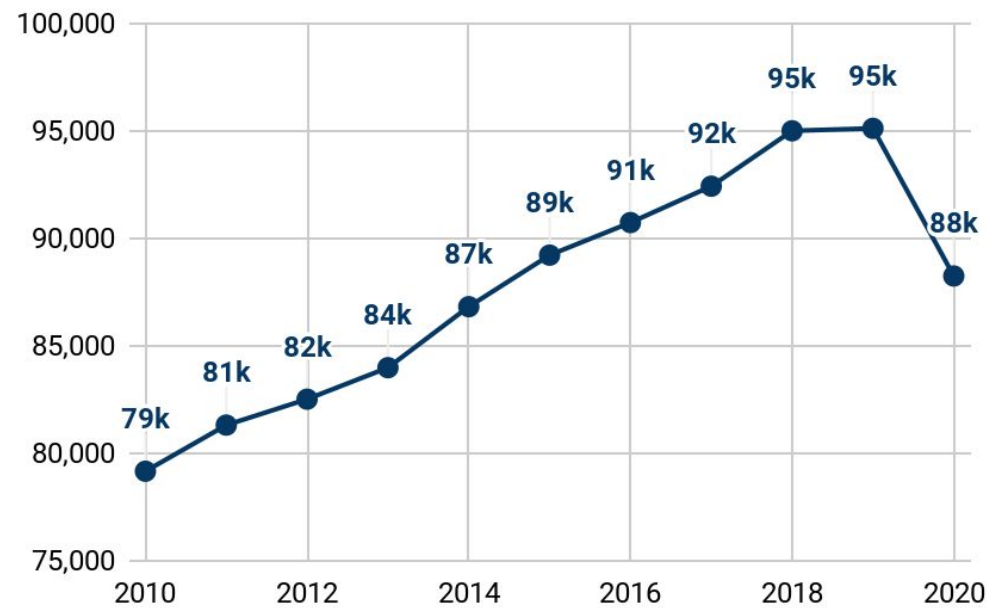


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

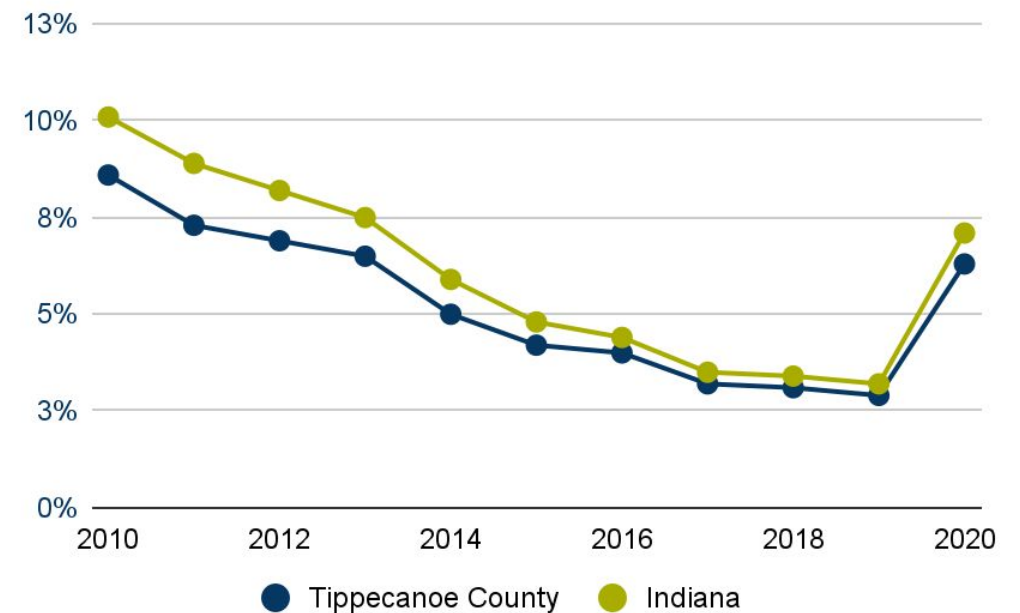
EMPLOYMENT BASE | There are currently 88,000 employed persons in Tippecanoe County, up by 11.49% since 2010. The unemployment rate in 2020 was 6.30%, up 3.40 points from 2019.

Total Employment
Tippecanoe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

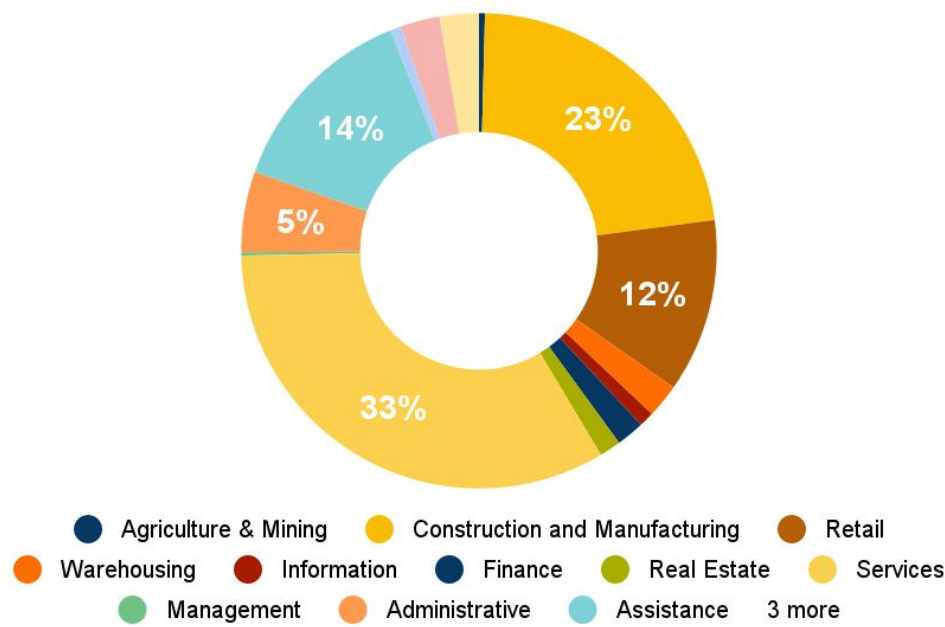
Unemployment Rate
Tippecanoe County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Educational Services accounts for the plurality of jobs in Tippecanoe County, accounting for 20% of all jobs, followed by Manufacturing (19% of all jobs).

Total Jobs by All Industries
Tippecanoe County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$40,275
- 2. Trade, transportation, and utilities | \$37,306
- 3. Professional and business services | \$49,653
- 4. Leisure and hospitality | \$17,237
- 5. Goods-producing | \$67,605

Source: BLS

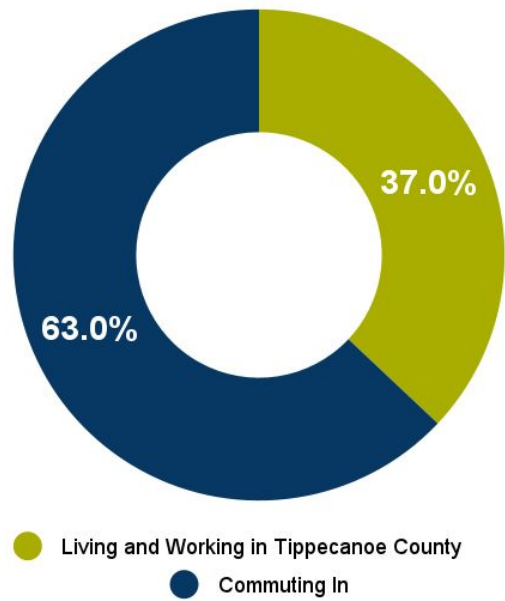
Top 5 Employers

- 1. Purdue University West Lfyt (West Lafayette)
- 2. Subaru Of In Automotive Inc (Lafayette)
- 3. Oerlikon Balzers (Lafayette)
- 4. Caterpillar Inc (Lafayette)
- 5. Iu Health Arnett Hospital (Lafayette)

Source: BLS

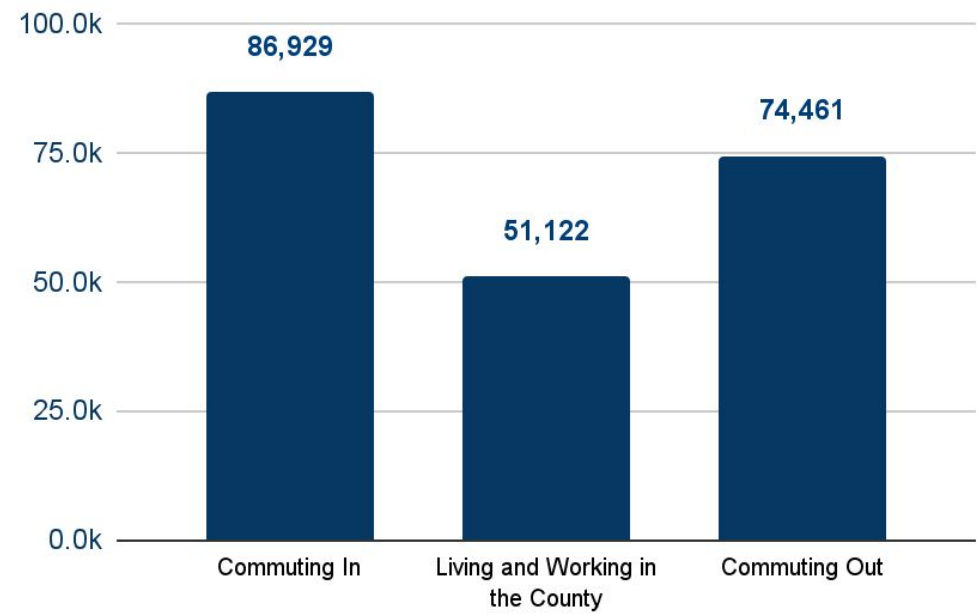
COMMUTER INFLOW / OUTFLOW | 87,000 commuters come into Tippecanoe County for their jobs, while 74,000 employees travel outside of Tippecanoe County for their jobs.

Employment Inflow
Tippecanoe County | 2018



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

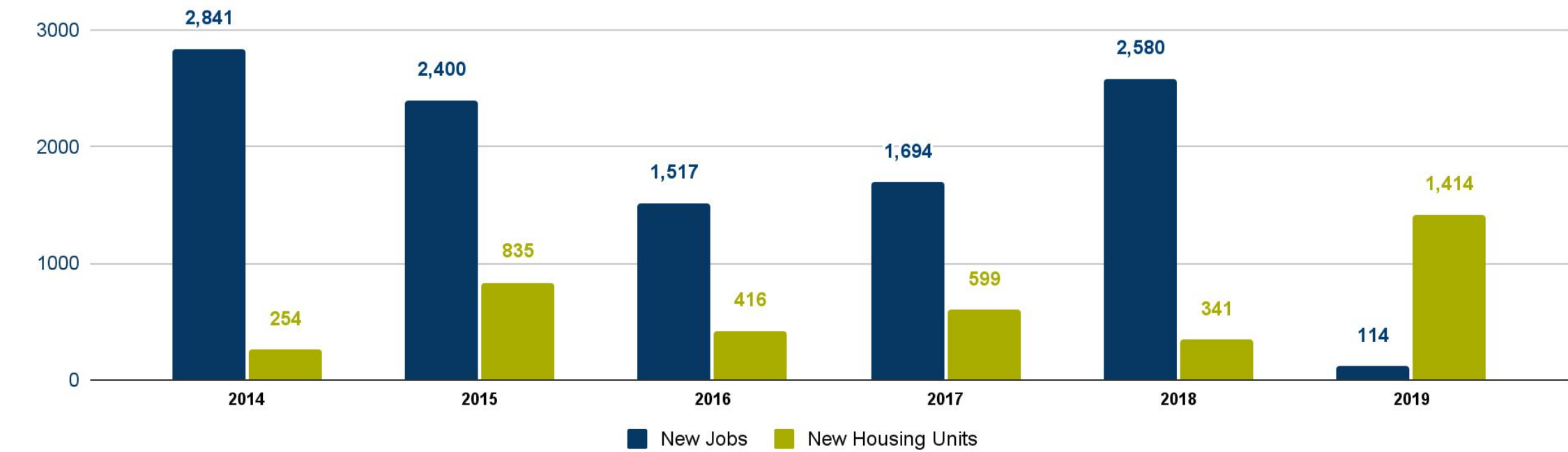
Commuting Patterns
Tippecanoe County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Tippecanoe County has created 11,146 jobs between 2014-2019 and 3,859 housing units, or 35 units for every 100 jobs created.

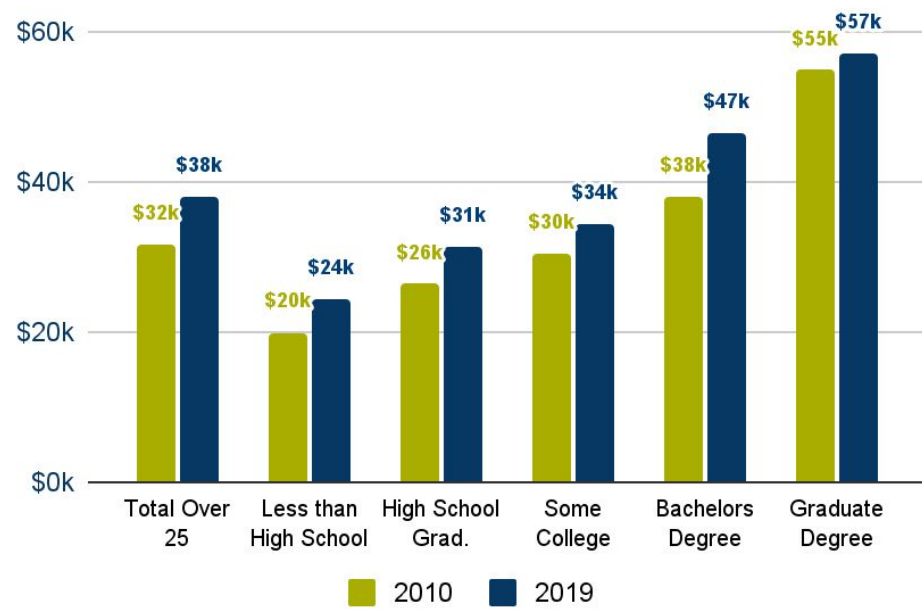
Job Growth and Housing Production
Tippecanoe County | Total Jobs, New Jobs



Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

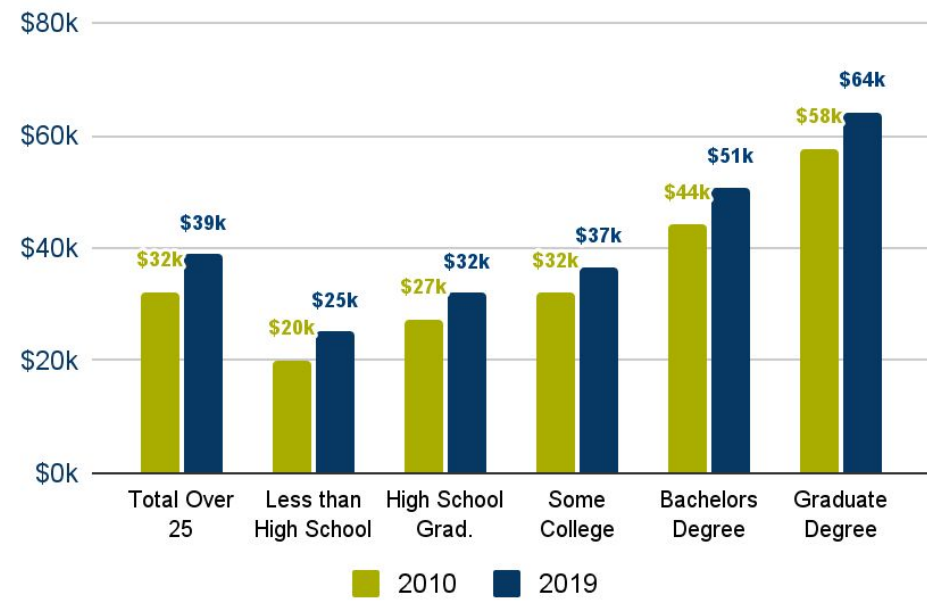
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 20% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Tippecanoe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

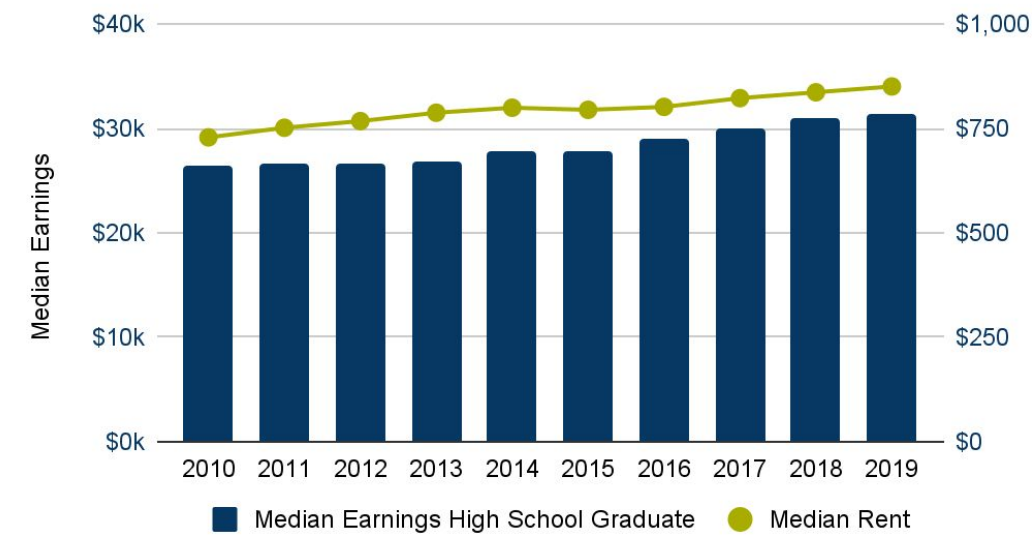
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

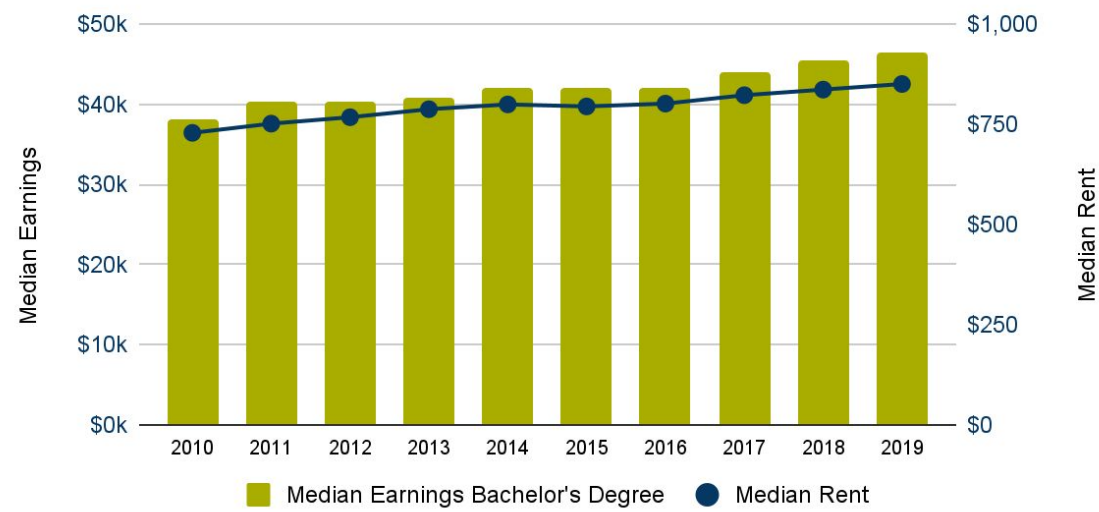
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 16.7%, or 17% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



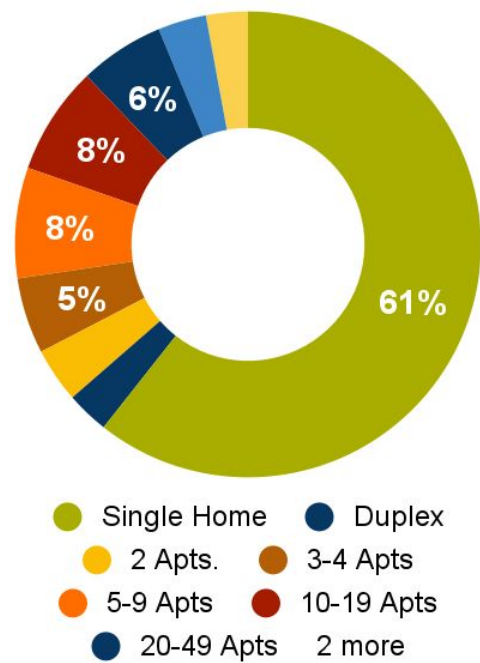
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 61% of homes in Tippecanoe County are single-family, while 36% are multifamily. Multifamily housing has decreased by 1973 homes since 2010.

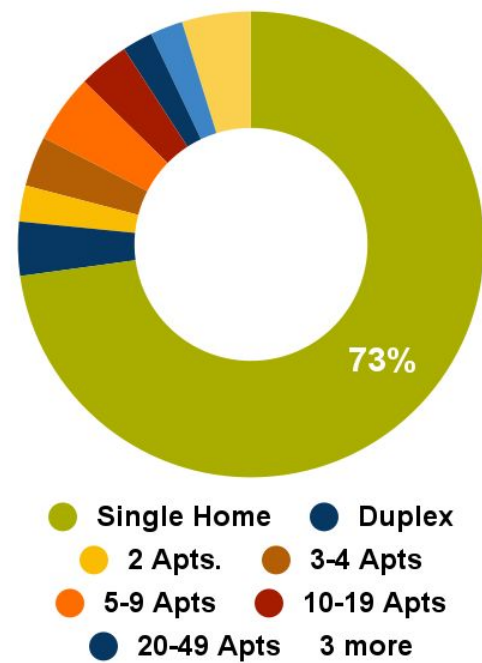
Housing Typology

Tippecanoe County | 2019



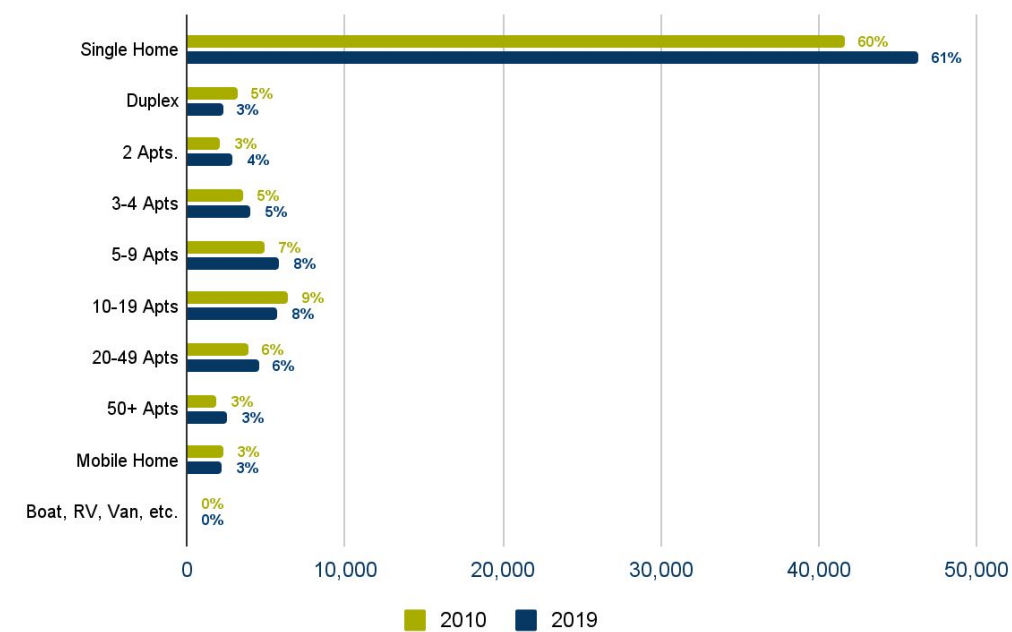
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Units by Housing Typology

Tippecanoe County | 2010-2019



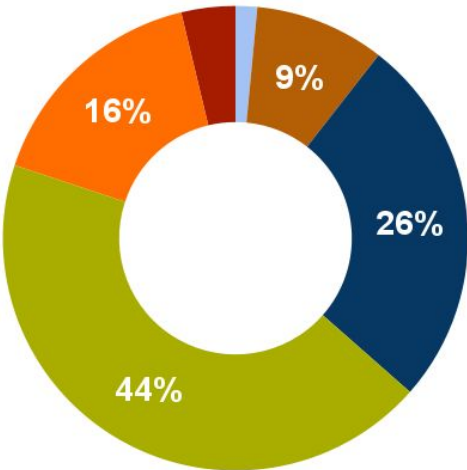
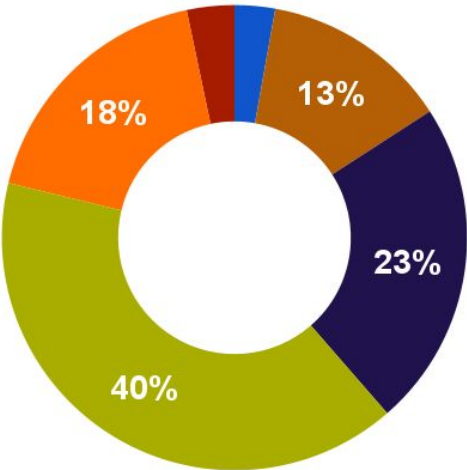
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Tippecanoe County contain 2.48 bedrooms, with 61% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Tippecanoe County | 2019

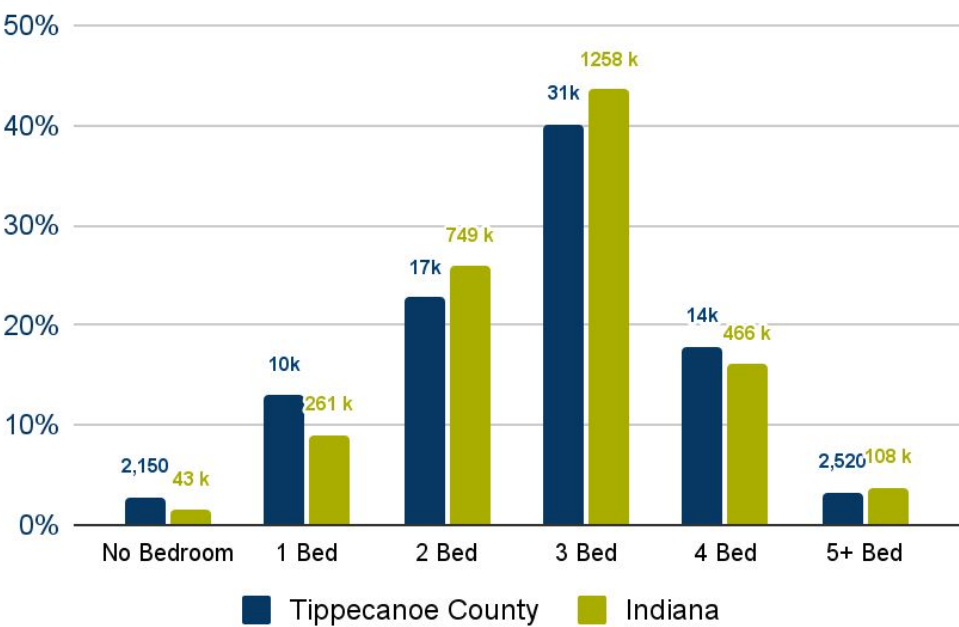
Indiana | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

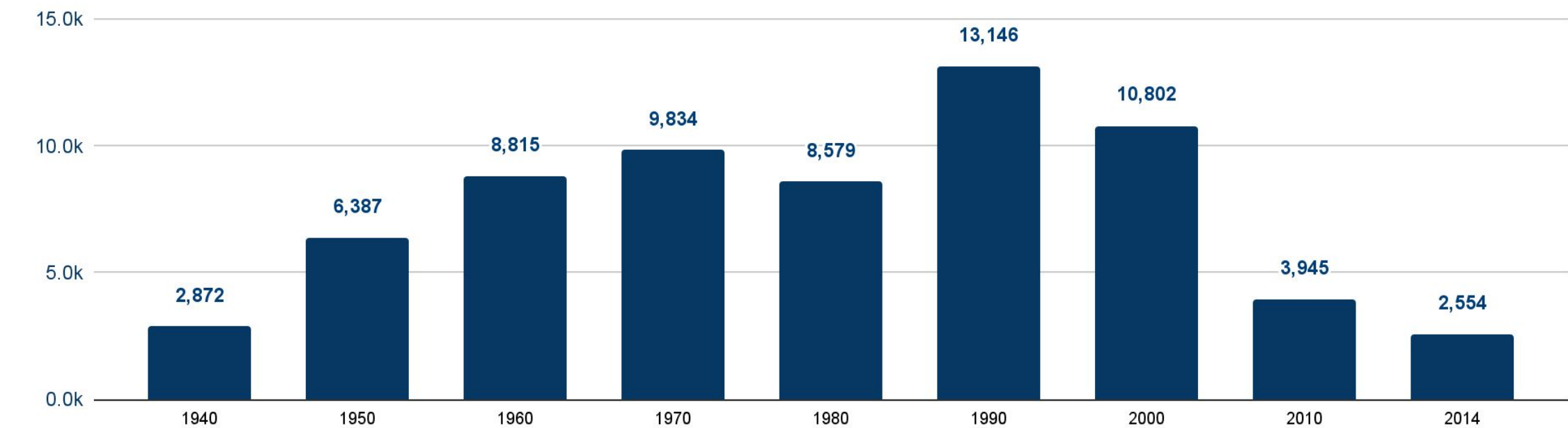
Tippecanoe County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 77% of homes were built before 1990, with a plurality of homes built in 1990.

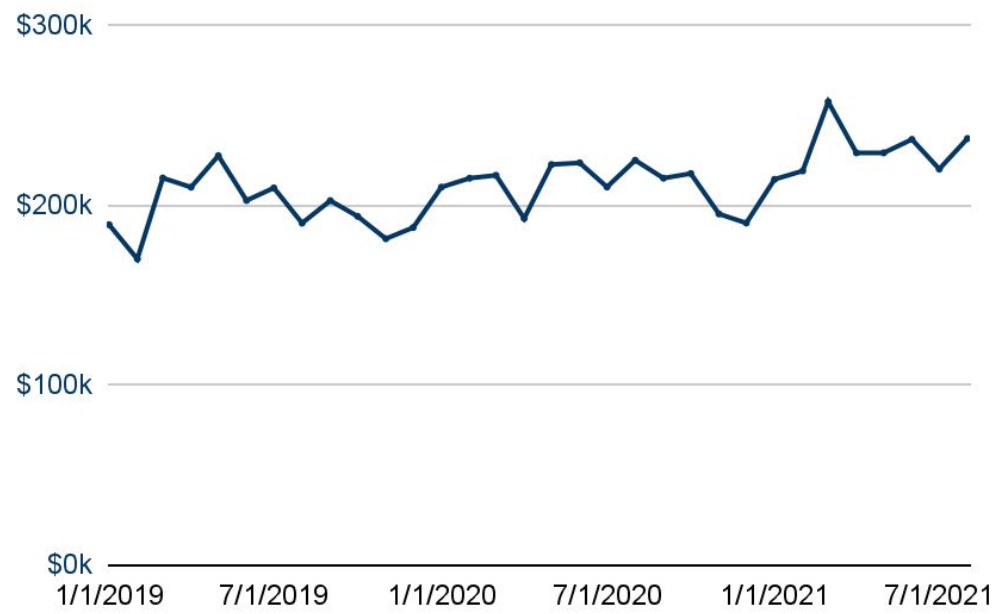
Homes by Year Built
Tippecanoe County | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Tippecanoe County have a median listing price of \$237,000. Home prices have increased by 25% since 2019.

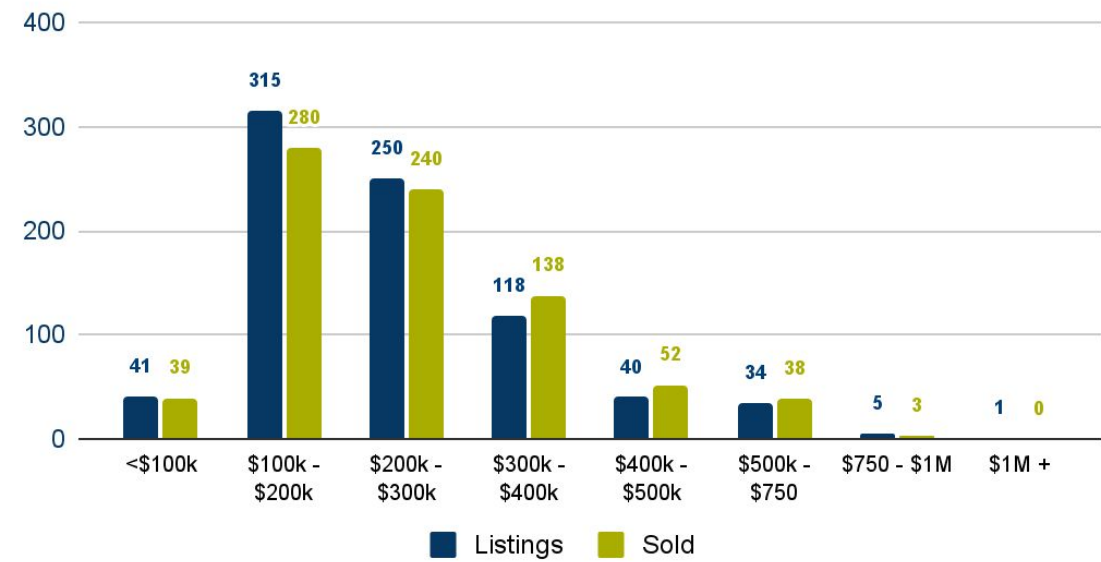
Median Listing Price
Tippecanoe County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

Listings and Sales (last 24 months)
Tippecanoe County | 2021

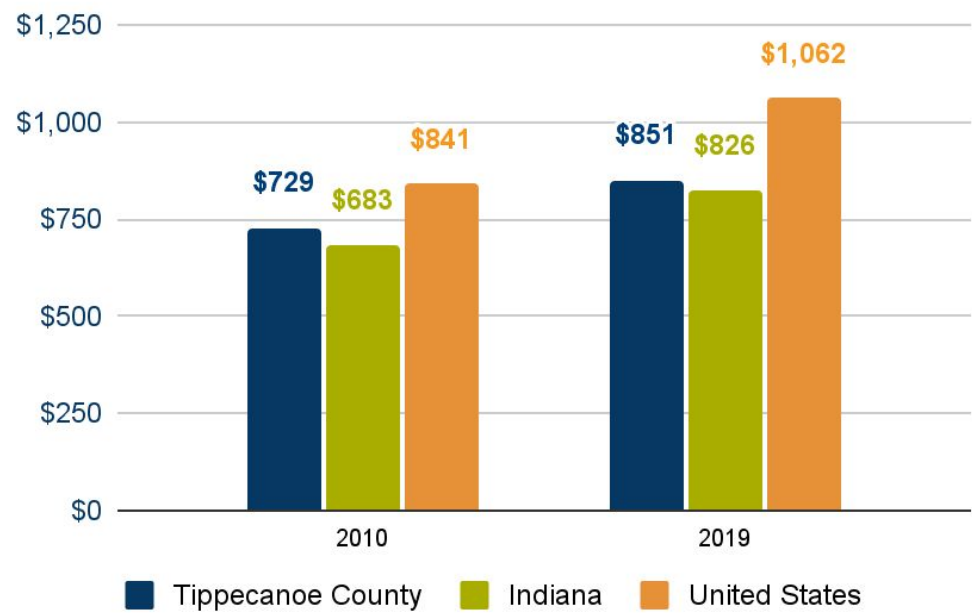


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$851 in 2019.

Median Rent

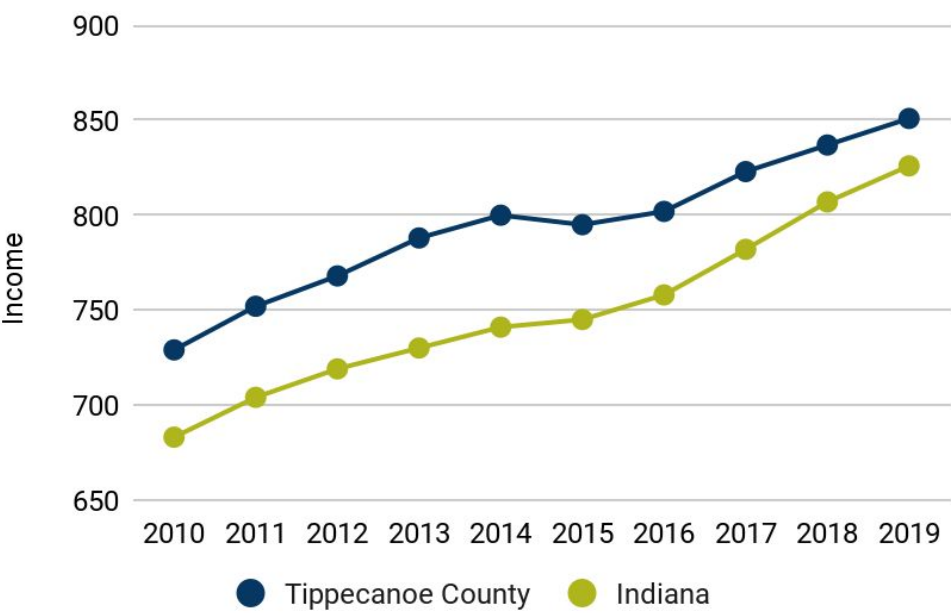
Tippecanoe County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

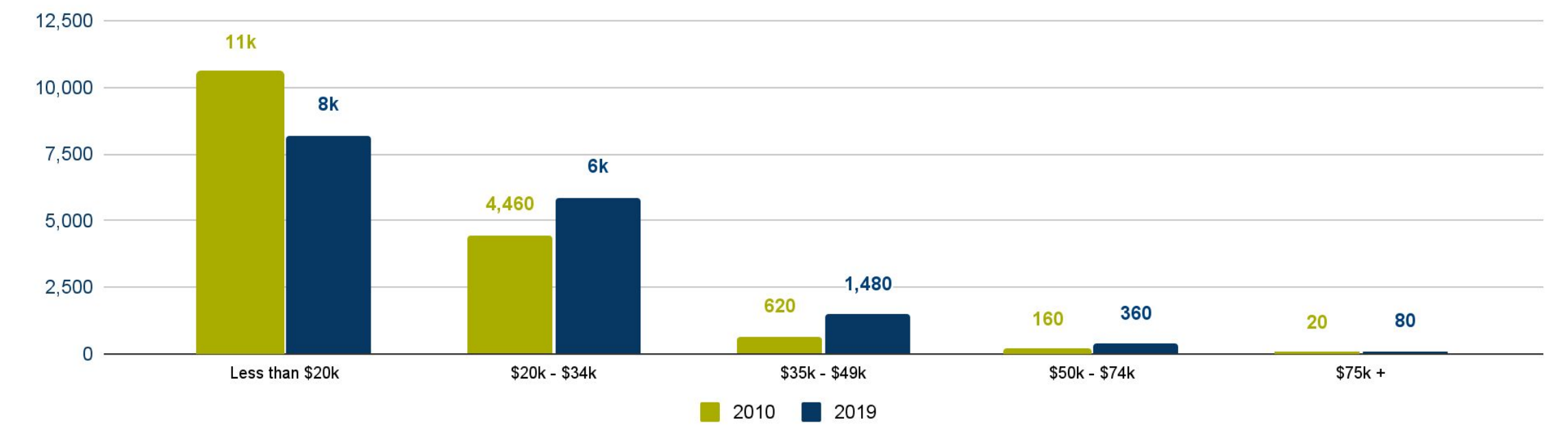
Tippecanoe County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 54% of renter households are housing cost burdened in Tippecanoe County, down -10% since 2010. 72% of households earning below \$50,000 are housing cost burdened.

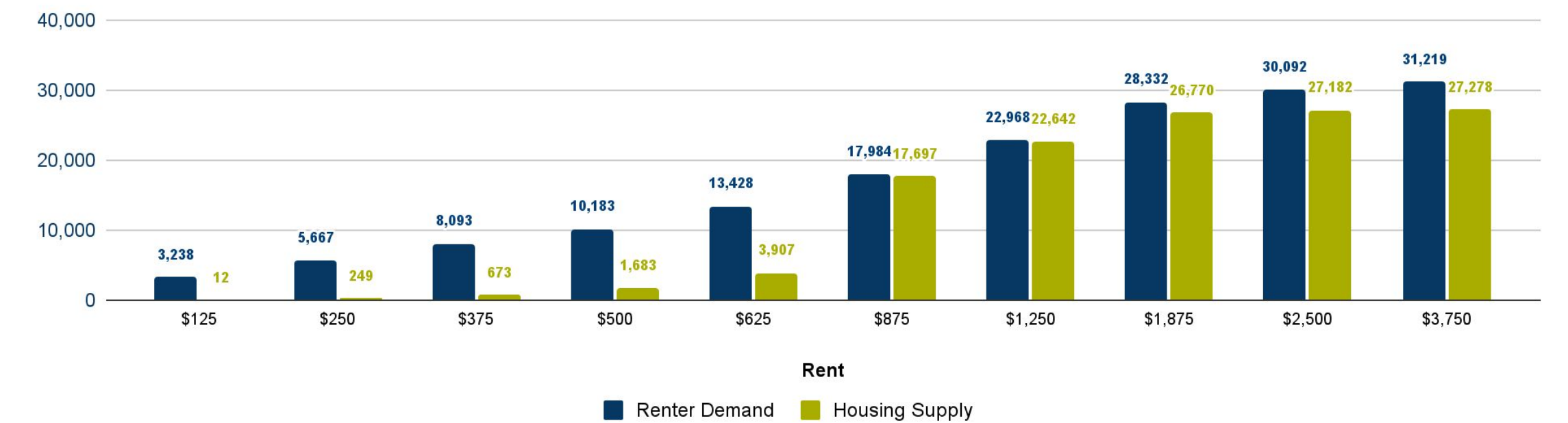
Renter Housing Cost Burden
Tippecanoe County, Indiana | 2010 - 2019



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 35000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Tippecanoe County, Indiana | 2010-2019

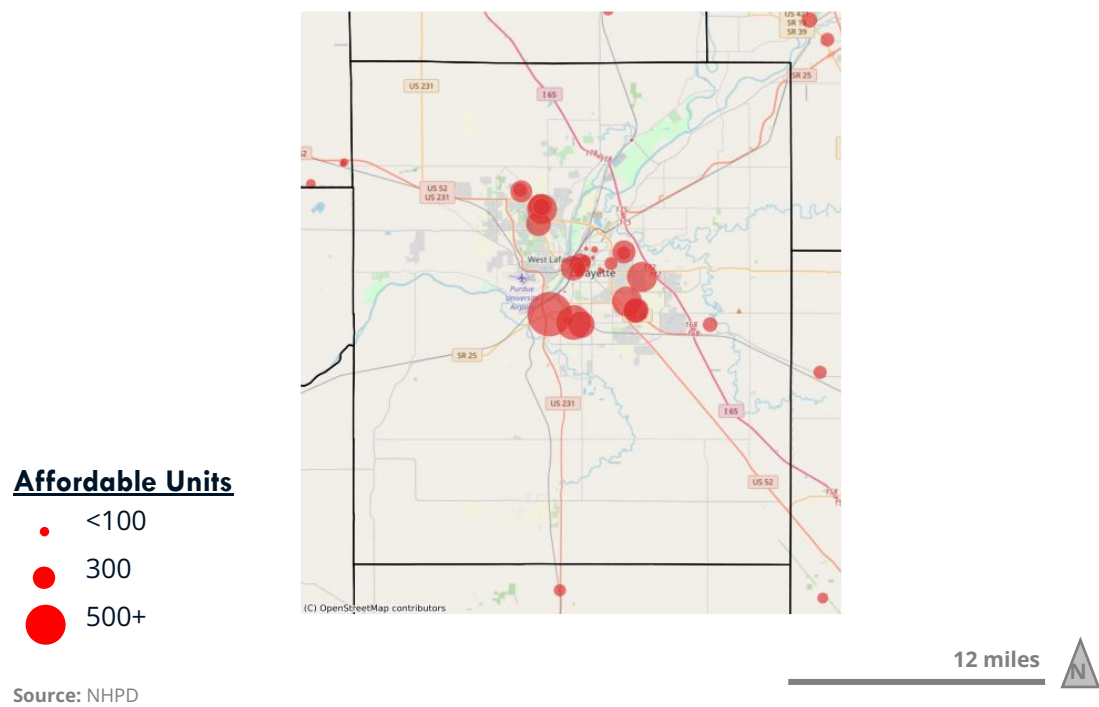


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

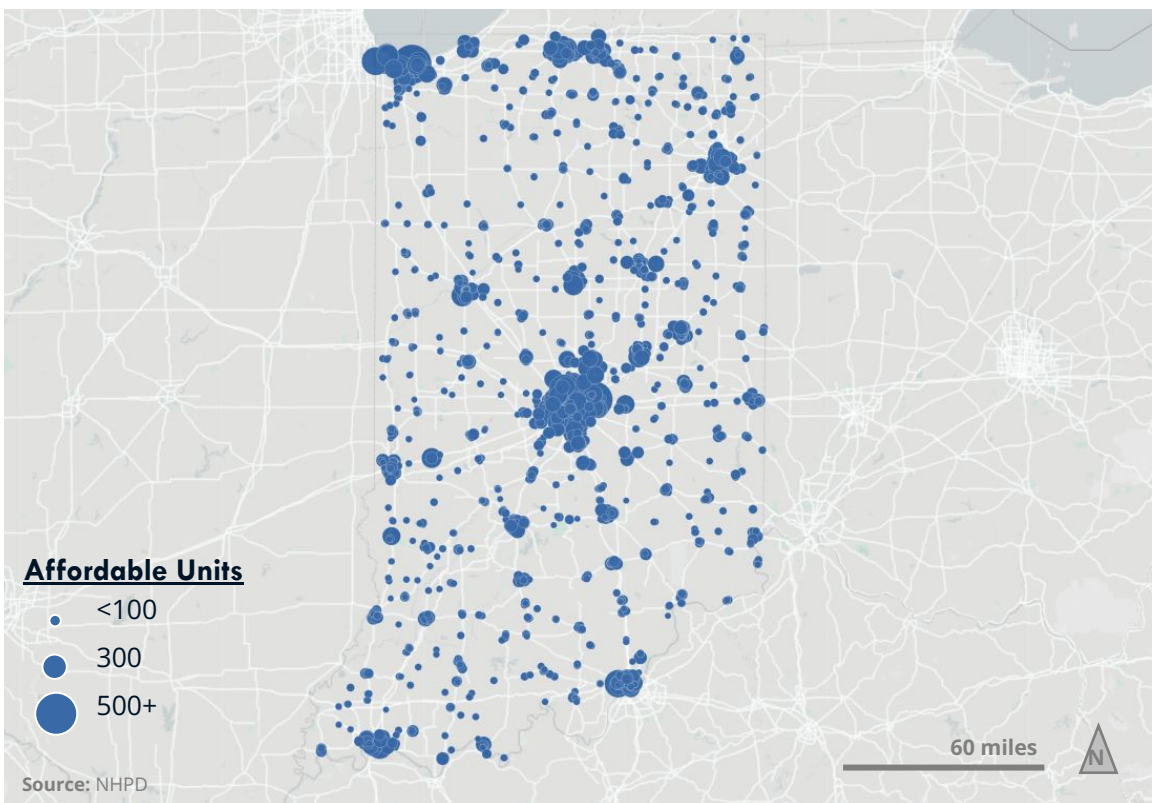
Affordable Housing Inventory

Tippecanoe County | 2020



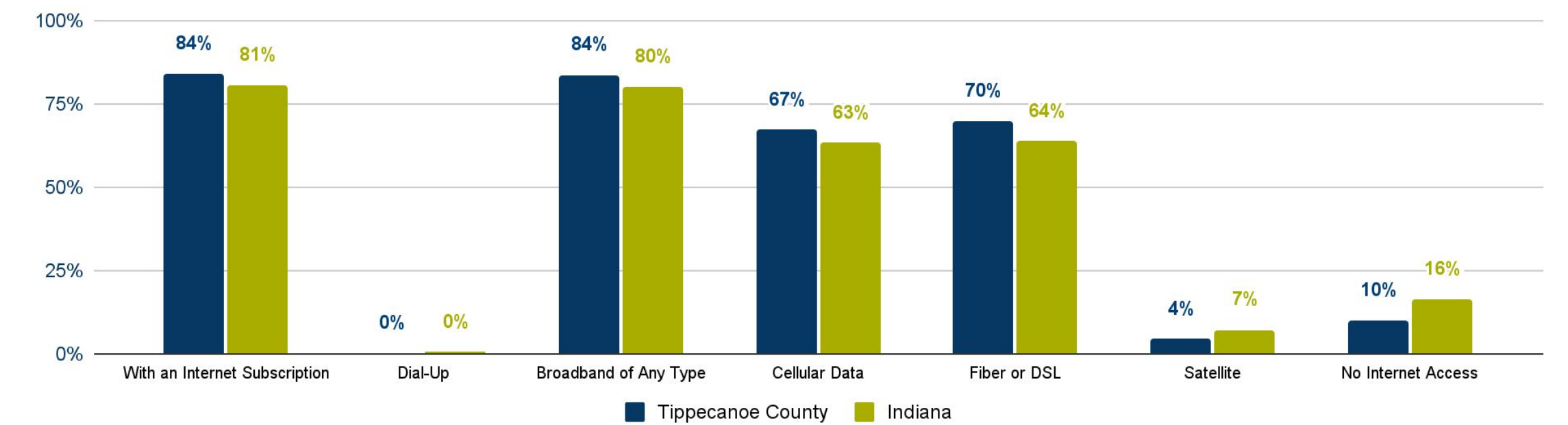
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 84% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Tippecanoe County | 2020

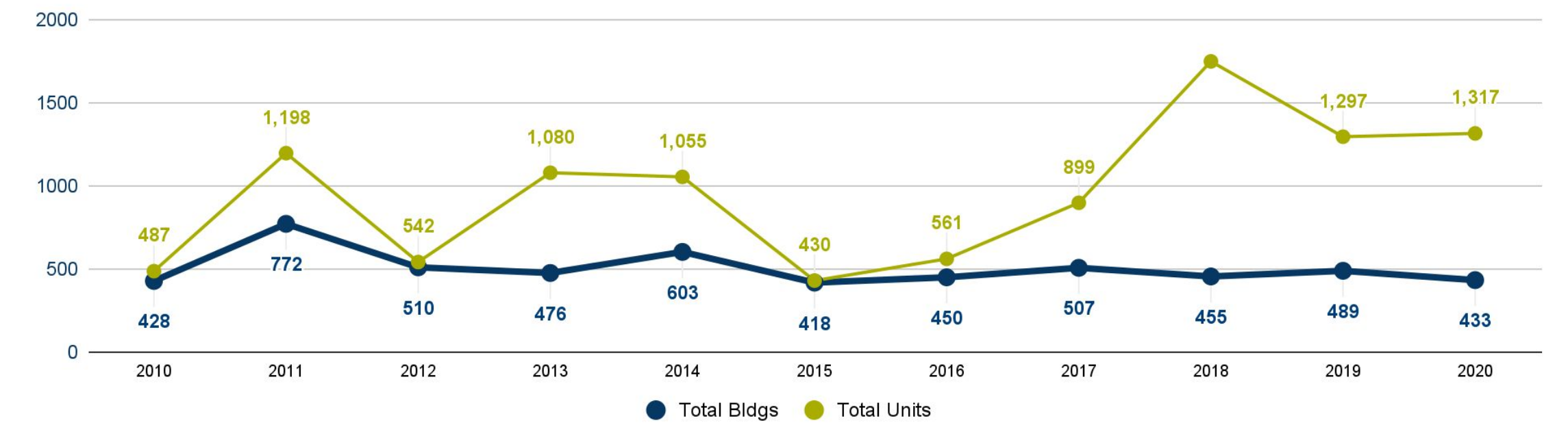


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 433 new housing starts in 2020 in Tippecanoe County, with 5,541 total building permits authorized since 2010.

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



Source: St. Louis Fed.

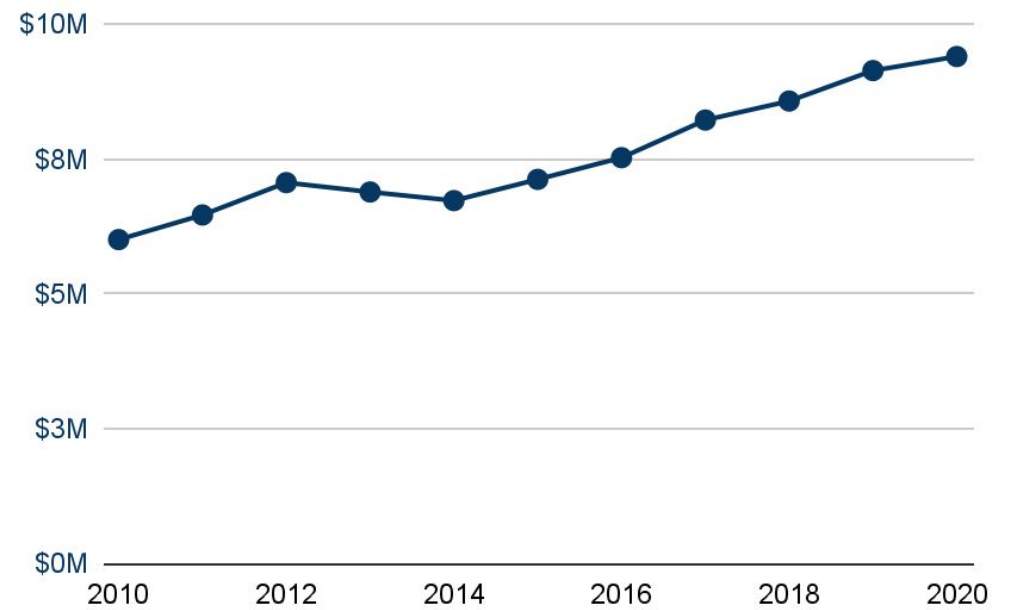
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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