



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR CASS 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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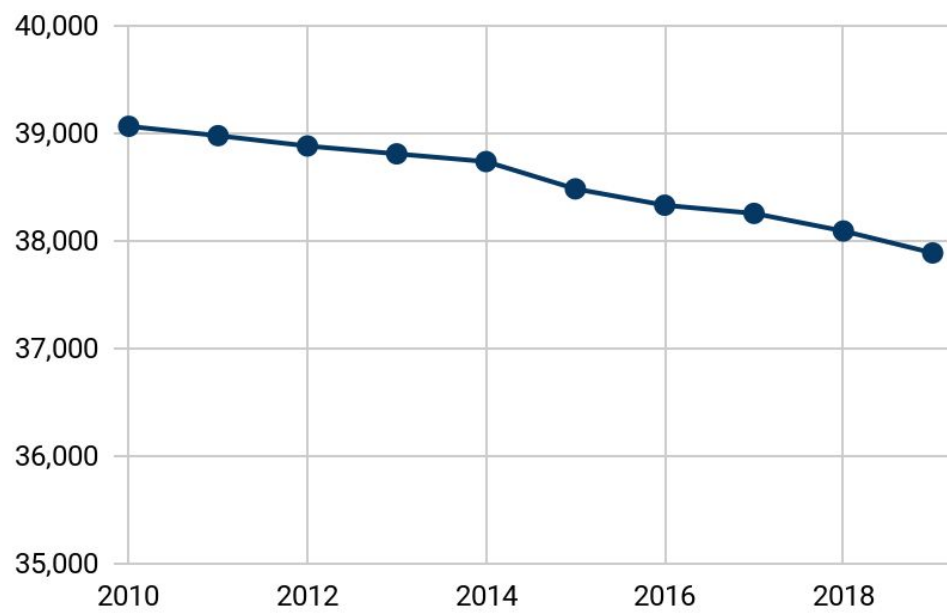
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

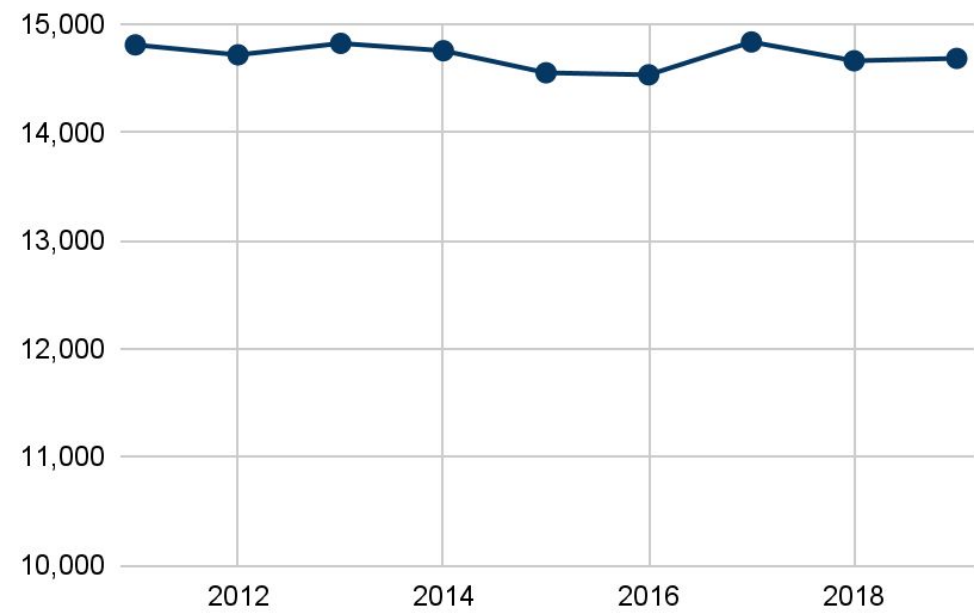
**POPULATION** | Cass County's population has decreased by 3.02% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 2% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Cass County | 2010-2019

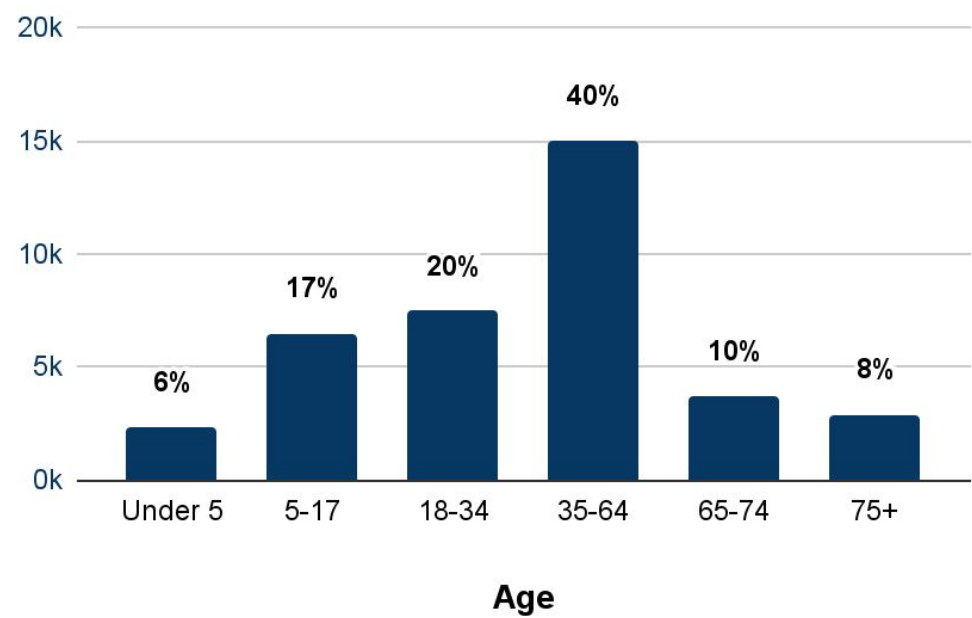


Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

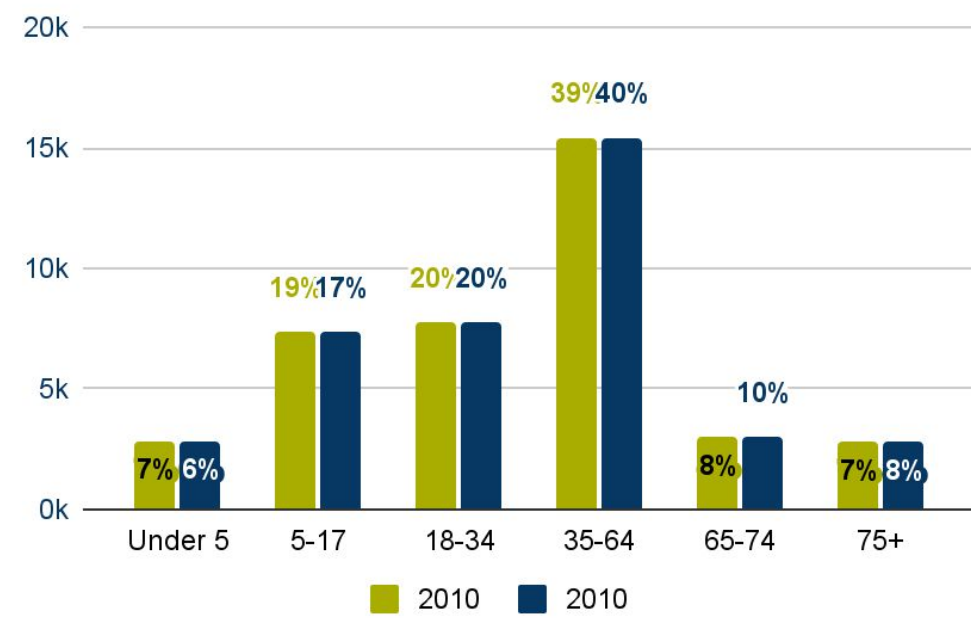
**AGE** | 17% of people in Cass County are above the age of 65, while 23% are below 18.

**Population by Age**  
Cass County | 2019



Source: ACS 2019 5-year estimates

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

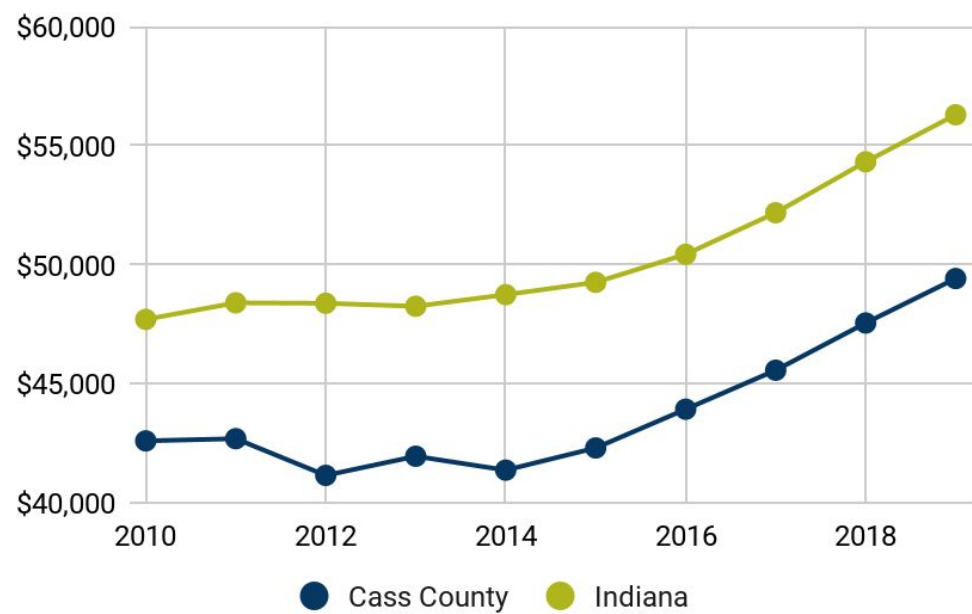


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Cass County had a median income of \$49,415 in 2019, up 16% since 2010. 36% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

**Median Income**

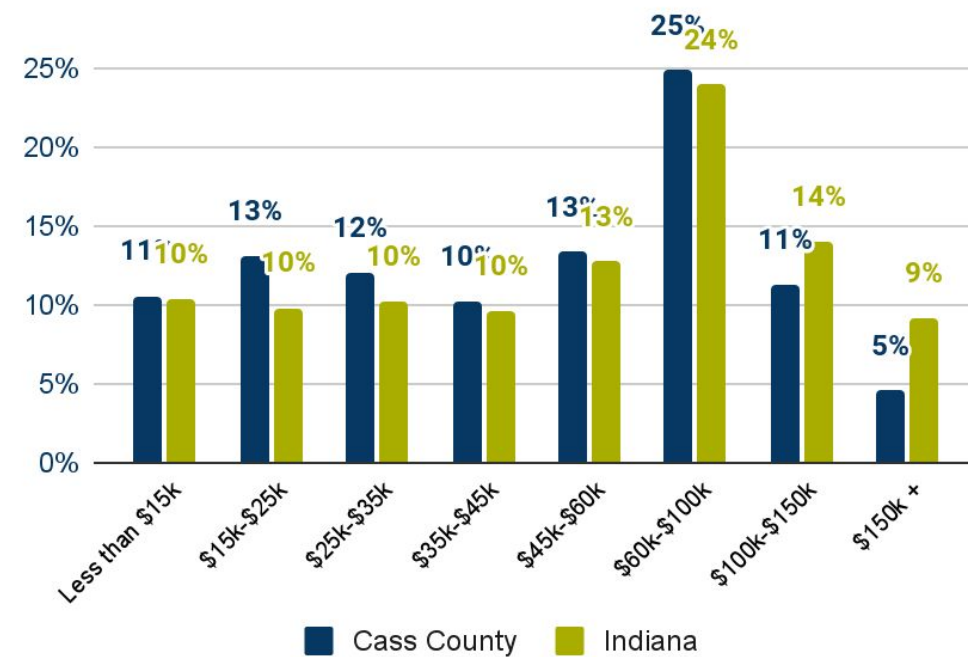
Cass County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Cass County, State of Indiana | 2019



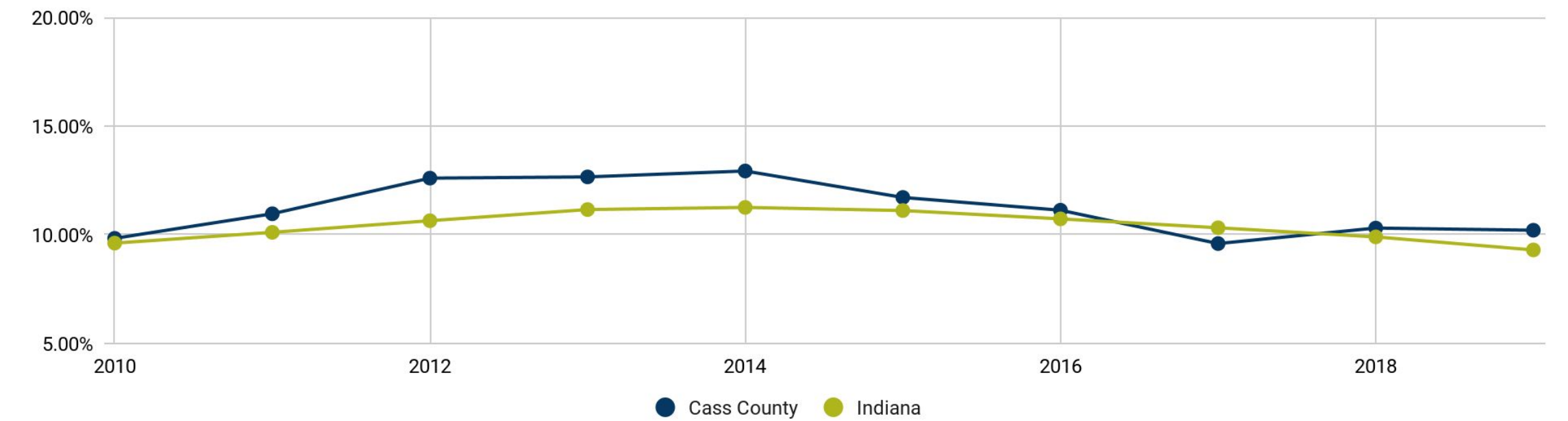
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 10.2% of families live in poverty conditions in Cass County, up 0.4 points from 9.8% in 2010.

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

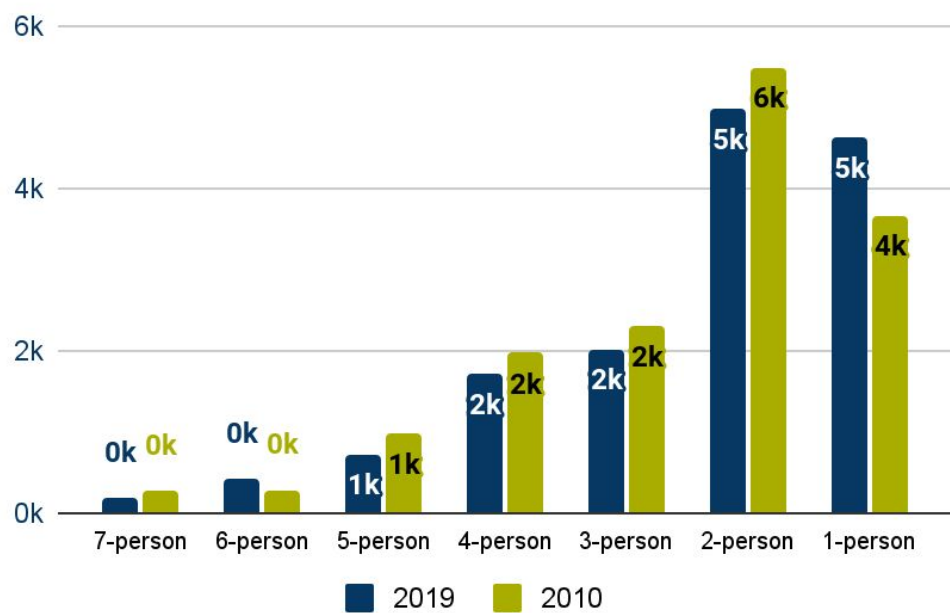


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**HOUSEHOLD SIZE |** The average household size is 2.49, compared to 2.52 statewide. The Cass County average household has shrunk by 0.02 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

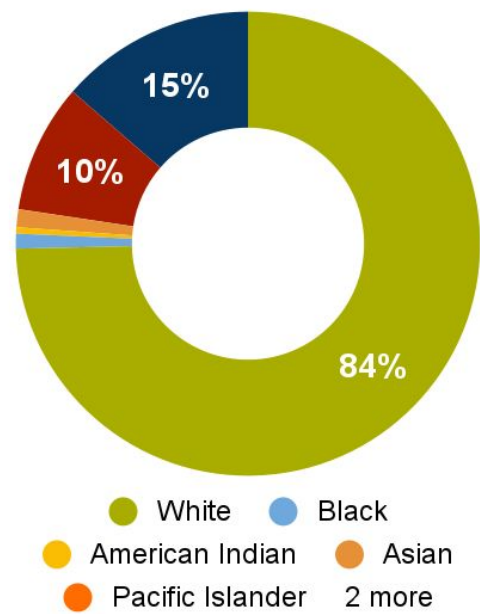
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Cass County is 84% white, 1% Black, 15% Hispanic/Latino, 1% Asian, and 10% other.

**Racial Distribution**

Cass County | 2019



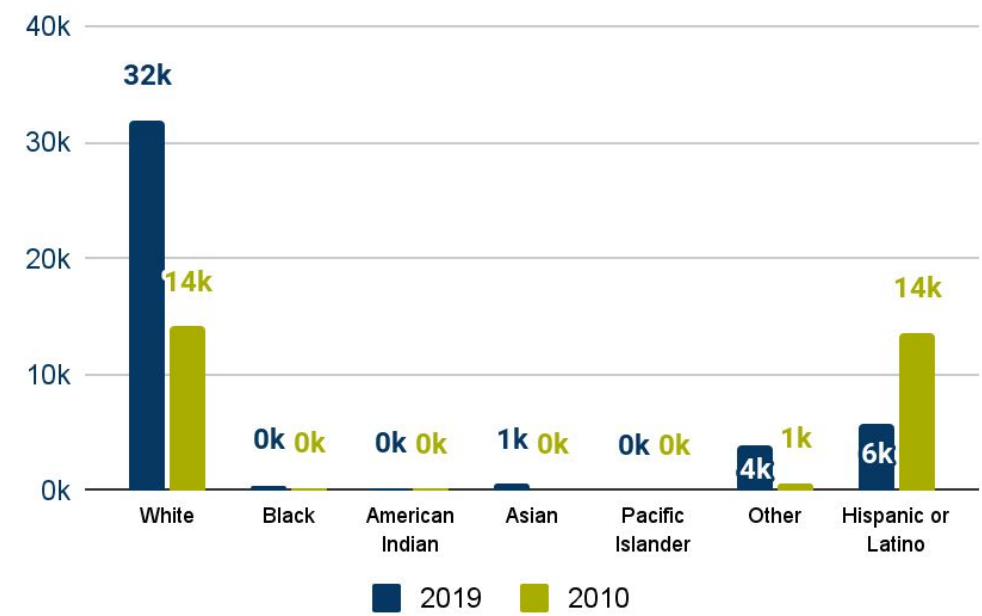
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Cass County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

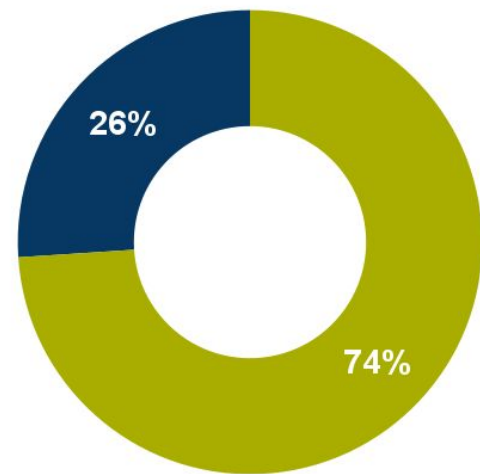
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 26% of households (3,825 households) in Cass County were renters, while 74% are (10,863 households) owner households. The share of renters has increased by 2% since 2010.

**Housing Tenure**

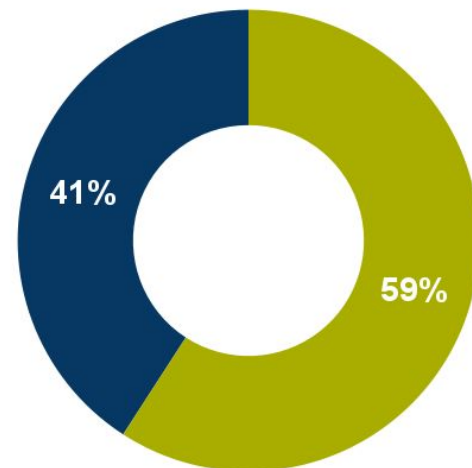
Cass County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

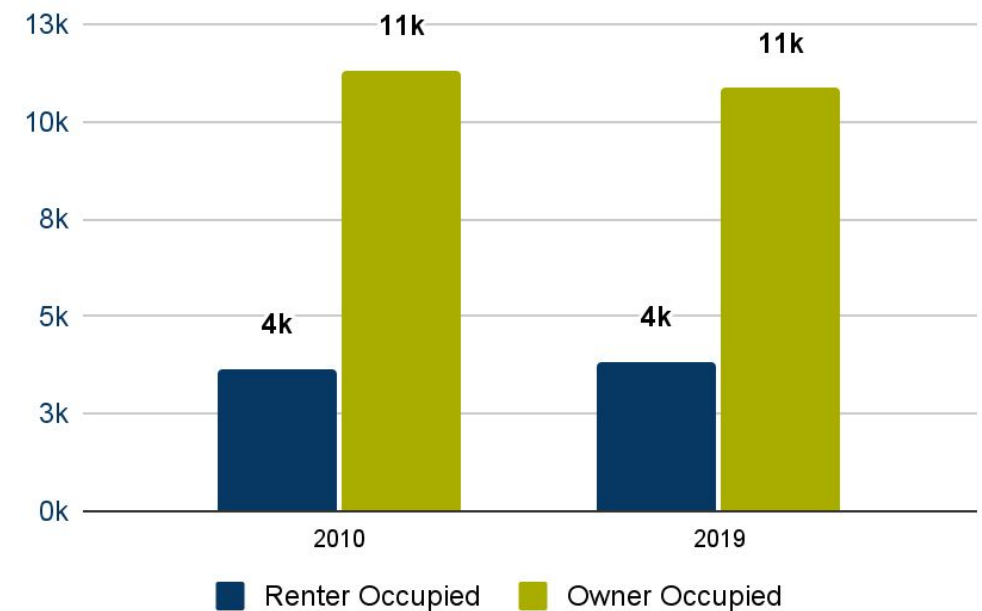
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Cass County | 2010-2019



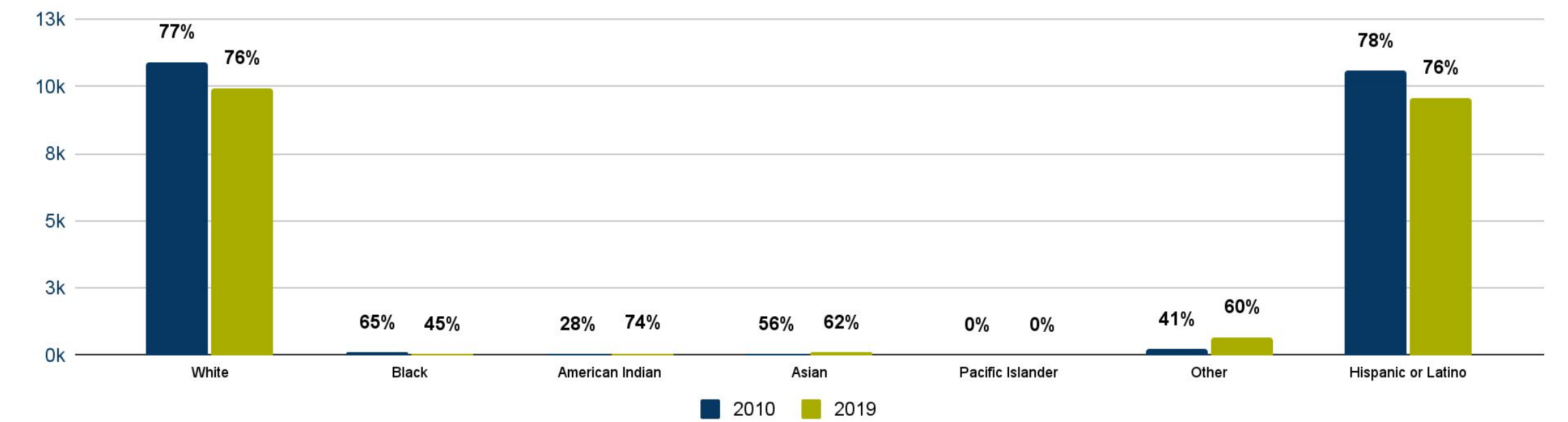
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 74%, among non-Hispanic White households' homeownership is 76%, 45% for Black households, and 76% for Hispanic or Latino households.

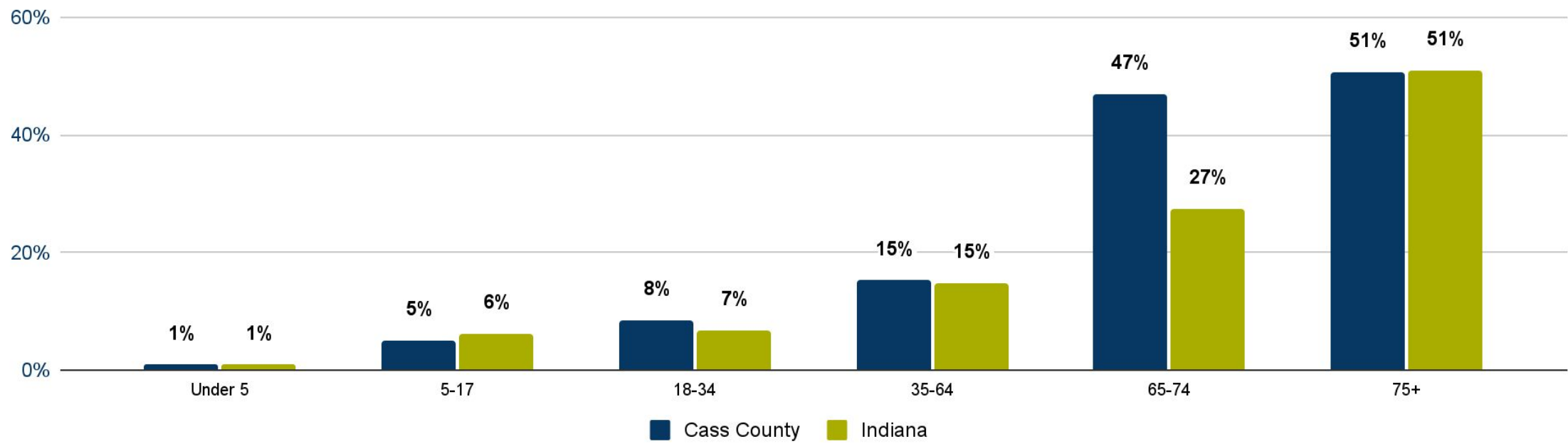
**Homeownership by Race**  
Cass County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 17% of people in Cass County live with a disability. For people above 65, the share increases to 48%.

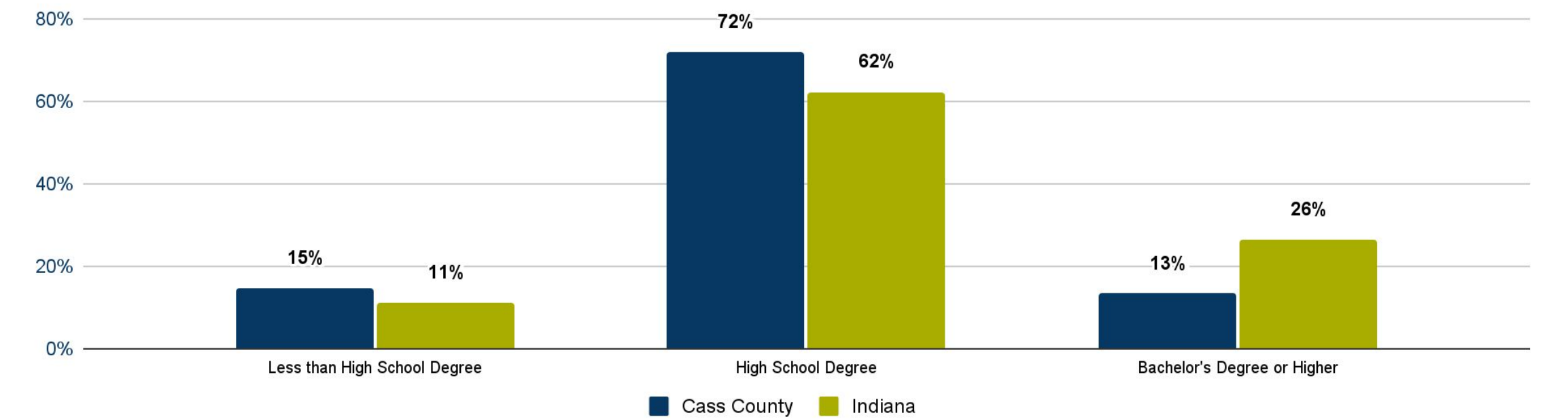
**Share of the Population with a Disability by Age**  
Cass County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Cass County, 72% of the population has at least a high school degree and 13% of the population has at least a Bachelor’s degree.

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



Source: ACS 2010-2019 5-year estimates

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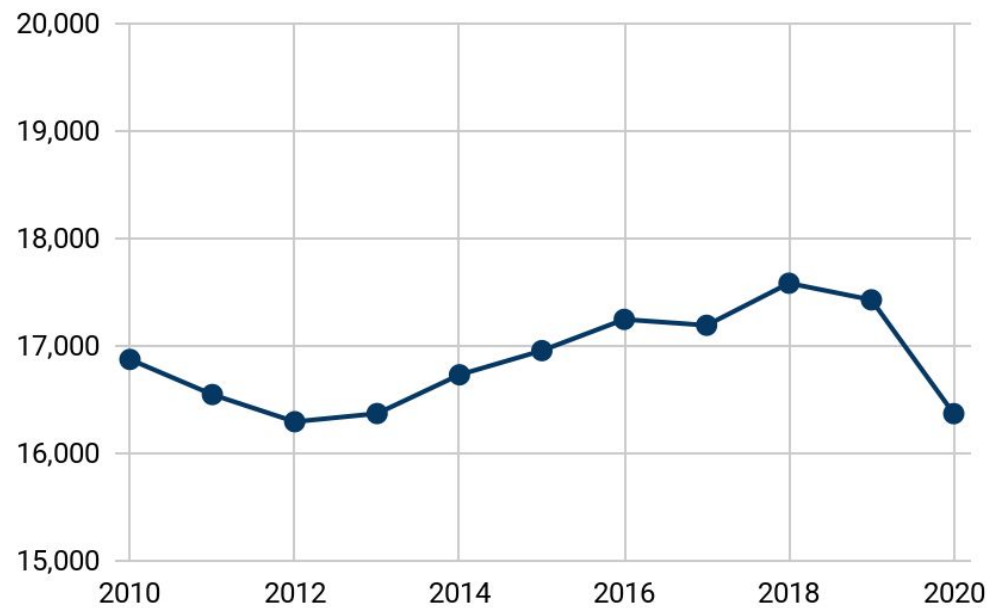
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

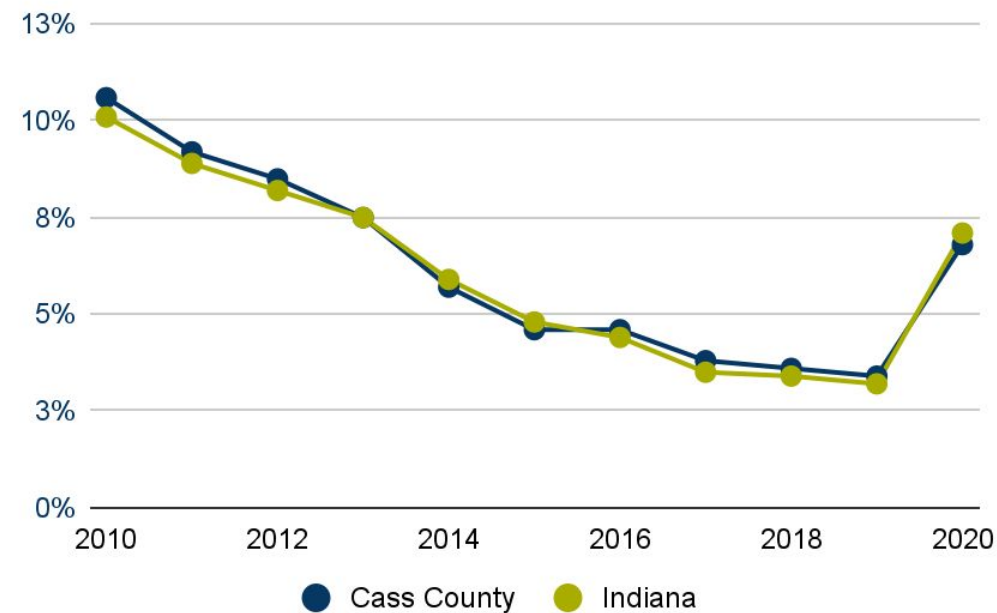
**EMPLOYMENT BASE |** There are currently 16,000 employed persons in Cass County, down by 3% since 2010. The unemployment rate in 2020 was 6.80%, up 3.4 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

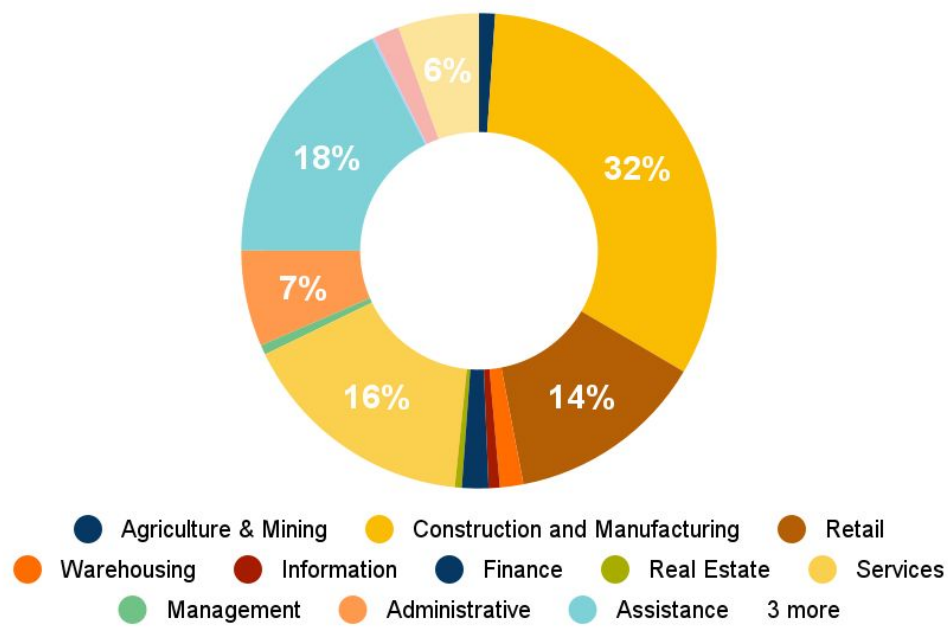


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Cass County, accounting for 28% of all jobs, followed by Health Care and Social Assistance (18% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$36,734
- 2. Trade, transportation, and utilities | \$39,096
- 3. Goods-producing | \$50,074
- 4. Leisure and hospitality | \$14,049
- 5. Professional and business services | \$33,139

Source: BLS

**Top 5 Employers**

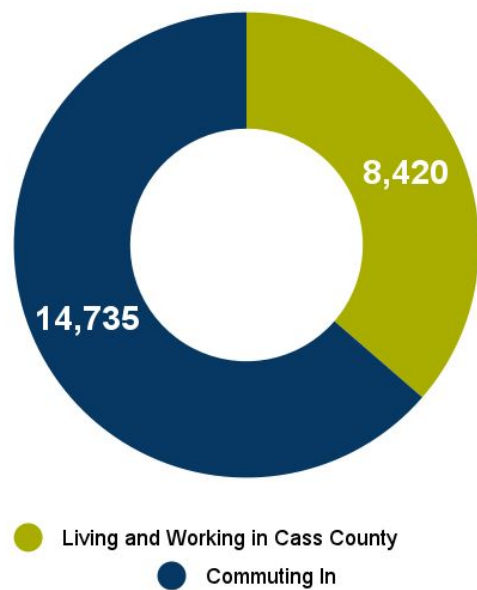
- 1. Tyson Fresh Meats (Logansport)
- 2. Logansport State Hospital (Logansport)
- 3. Logansport Memorial Hosp (Logansport)
- 4. Logansport Memorial Hospital (Logansport)
- 5. Kauffman Engineering Inc (Logansport)

Source: BLS

**WORKING DRAFT**

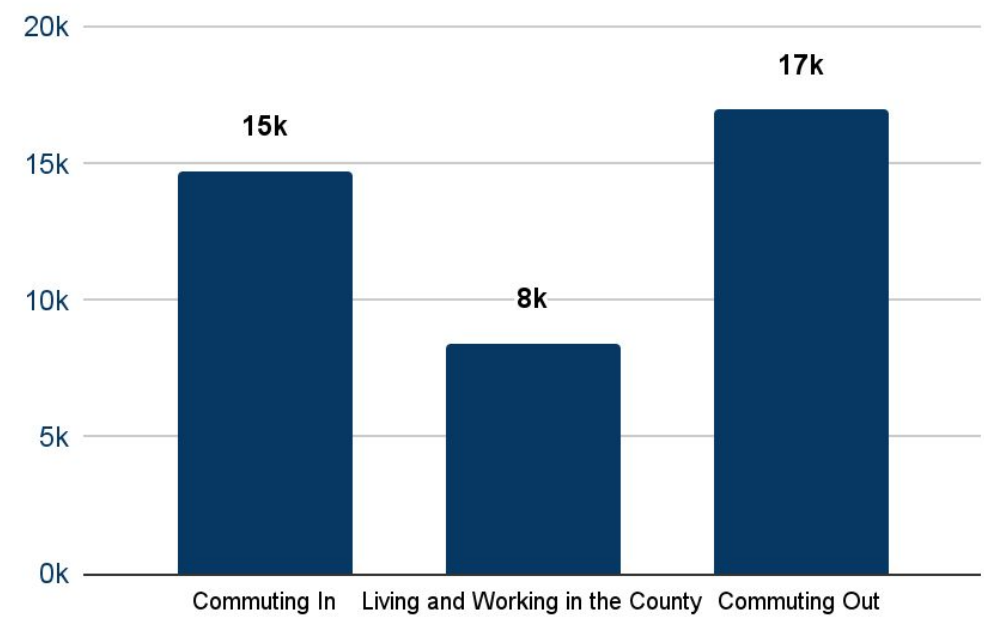
**COMMUTER INFLOW / OUTFLOW** | 15,000 commuters come into Cass County for their jobs, while 17,000 employees travel outside for their jobs.

**Employment Inflow**  
Cass County | 2018



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

**Commuting Patterns**  
Cass County | 2018

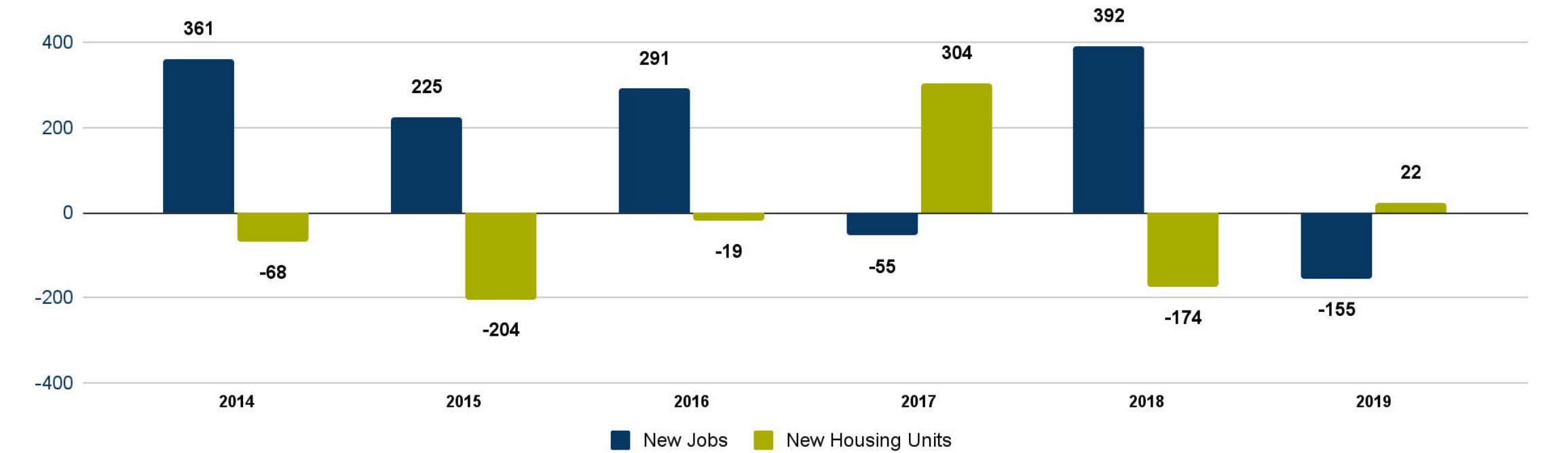


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 1059 between 2014-2019 and -139, or -13 units for every 100 jobs created.

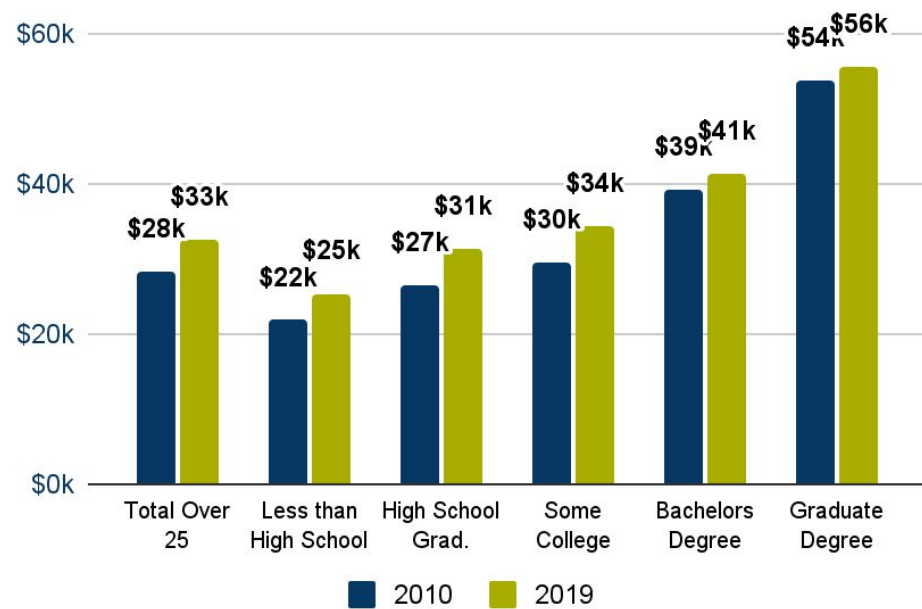
**Job Growth and Housing Production**  
Cass County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

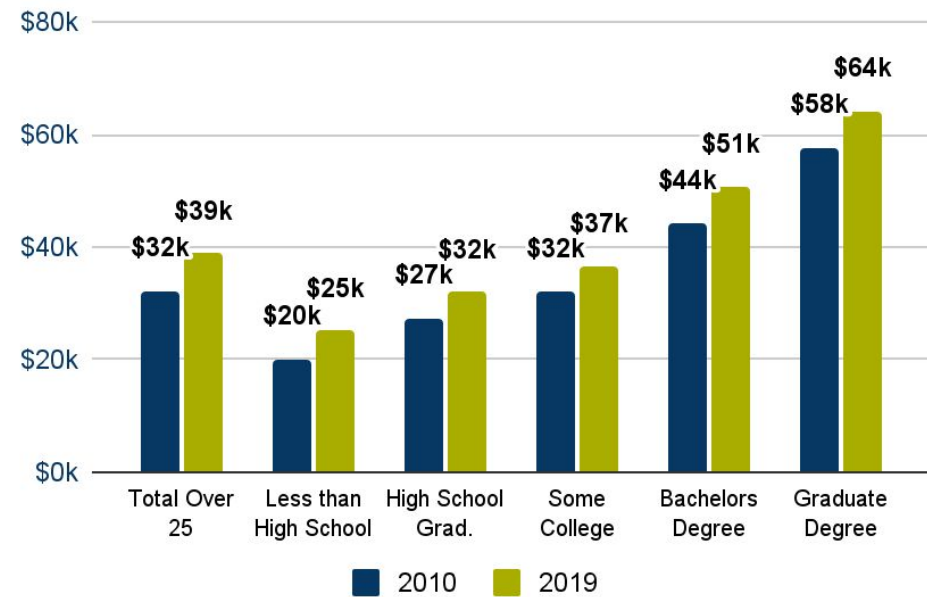
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 15% since 2010 for the total population and increased 18% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

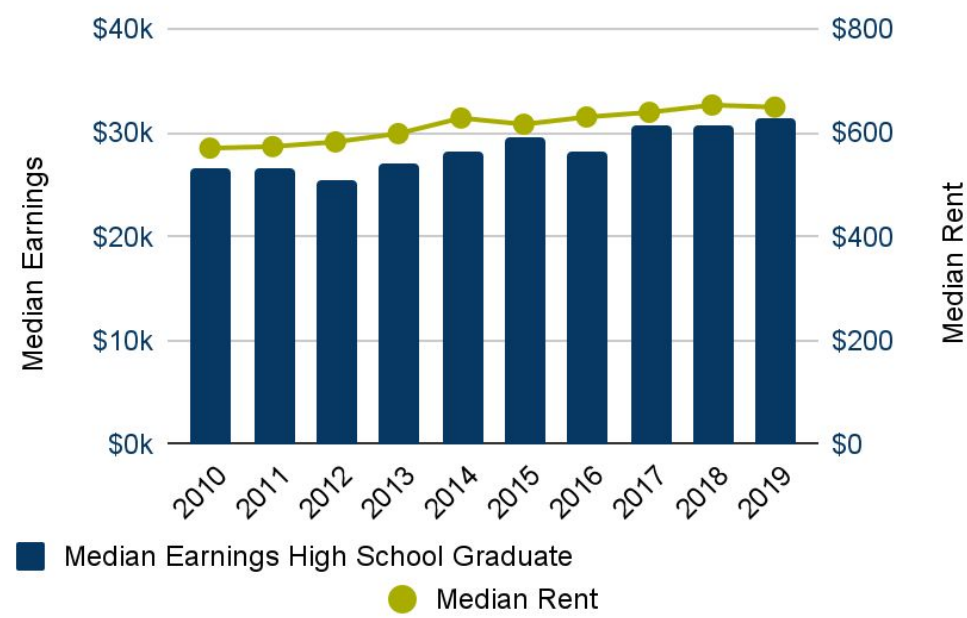
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 13.8% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

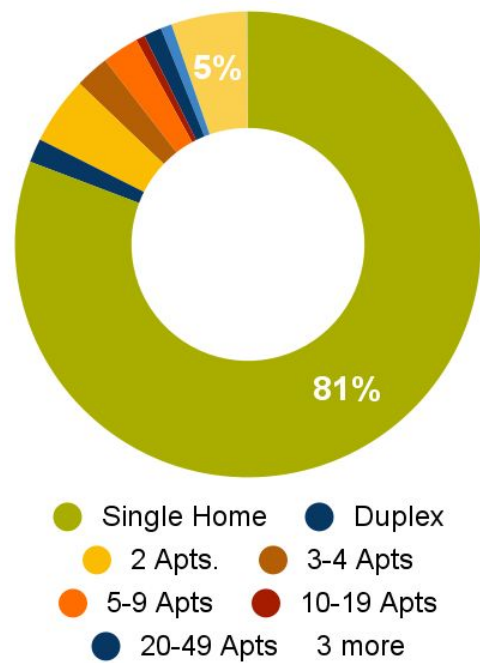
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**WORKING DRAFT**

**HOUSING TYPOLOGY** | 81% of homes in Cass County are single-family, while 14% are multifamily. The share of multifamily housing has decreased by 38 homes since 2010.

**Housing Typology**

Cass County | 2019



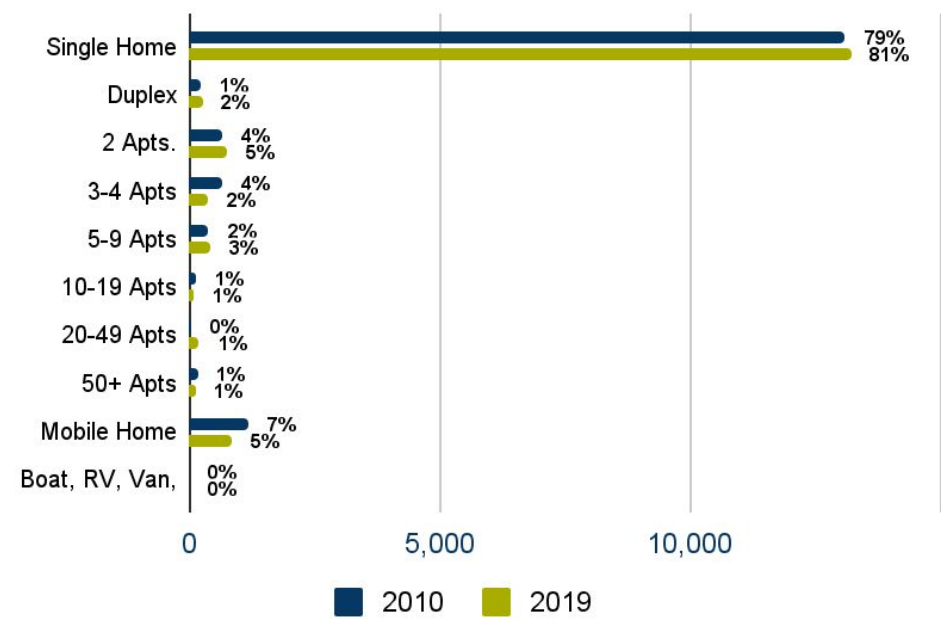
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Cass County | 2010, 2019

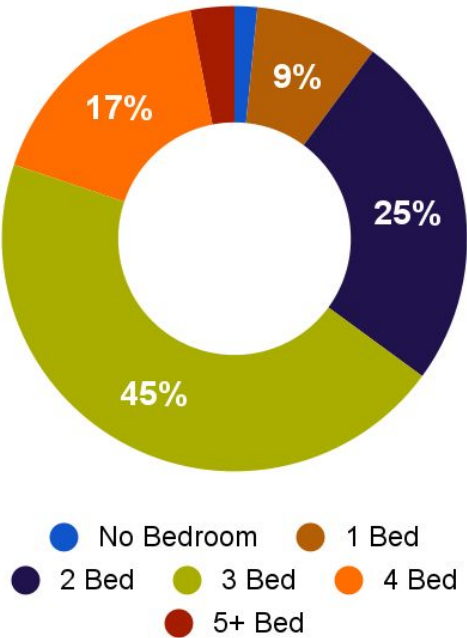


Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Cass County are 2.49, with 65% of units 3 bedroom or more.

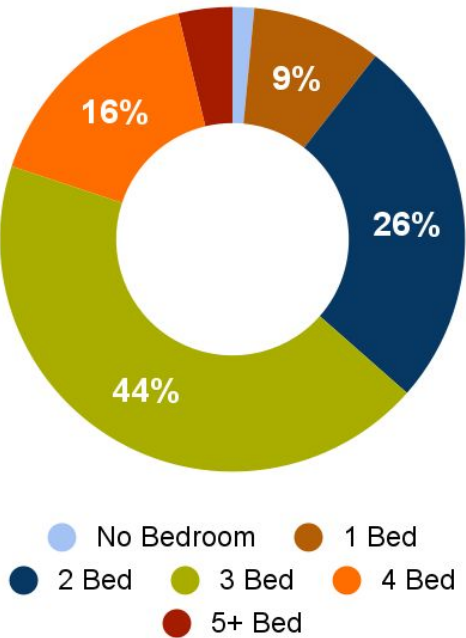
**Housing Stock by Bedrooms**

Cass County | 2019



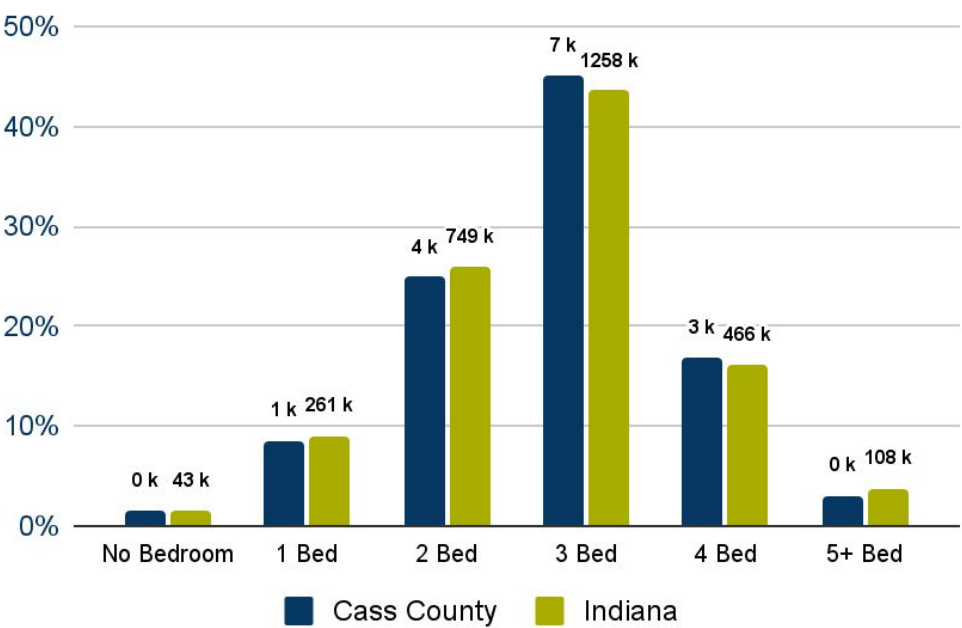
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Stock by Bedroom**

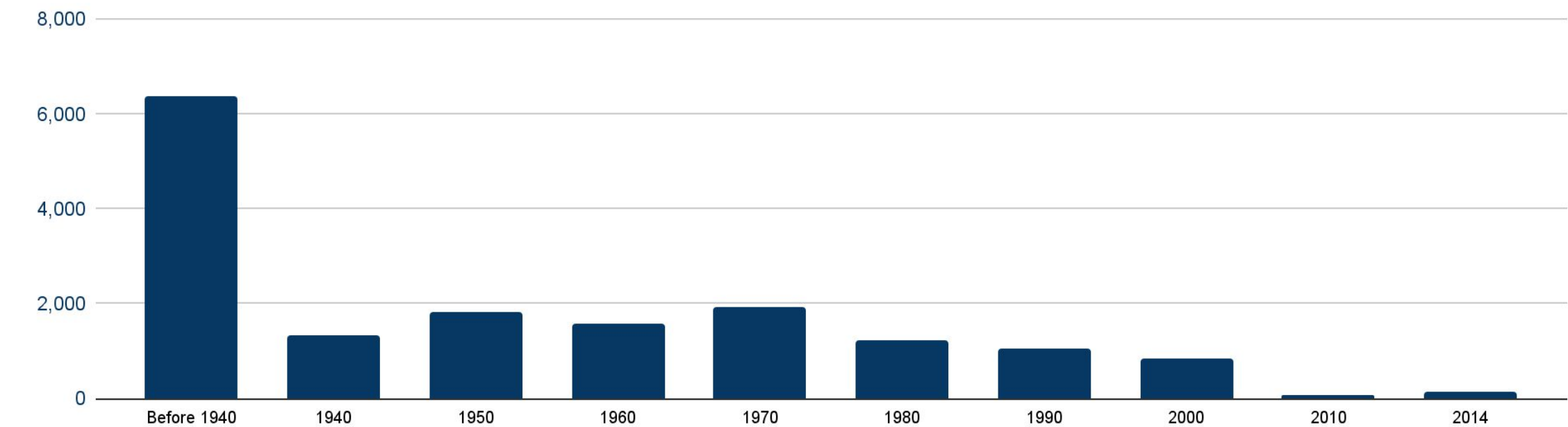
Cass County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 93% of homes were built before 1990, with most homes built in 2014.

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

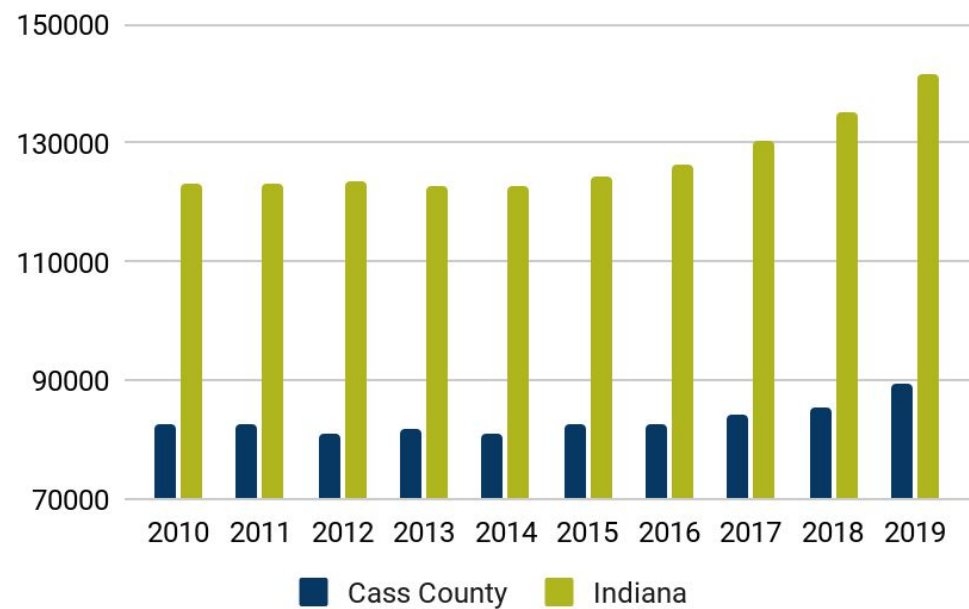


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

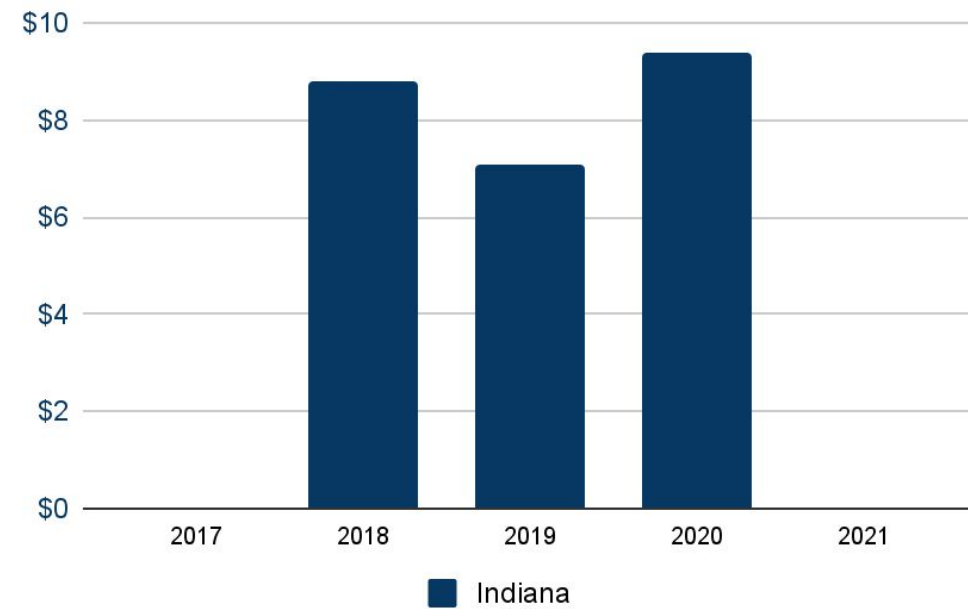
**MEDIAN LISTING PRICE |** Homes in Cass County have a median listing price of \$89,300, compared to \$141,700 statewide. Home prices have increased by 8% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

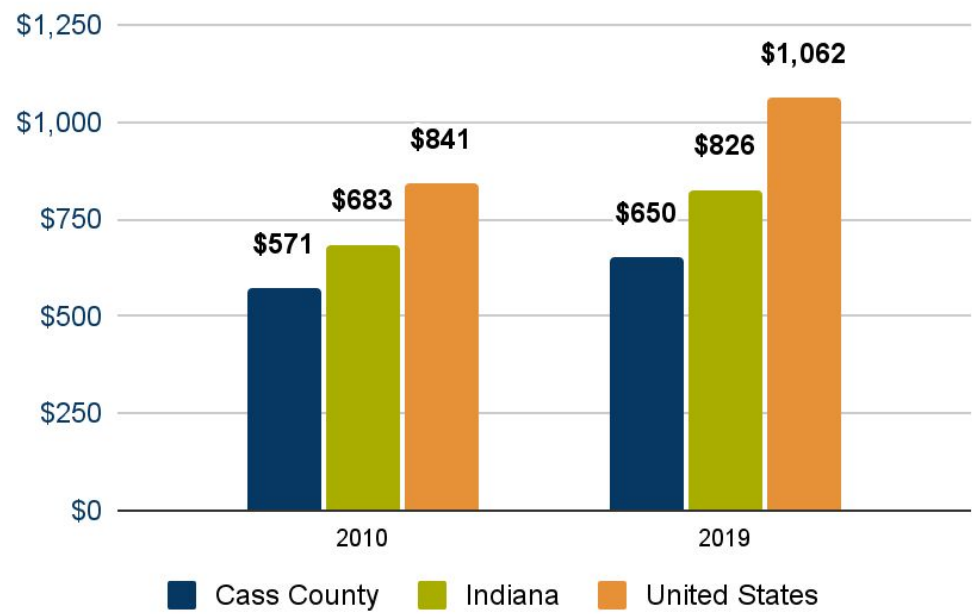
Note: Some data are placeholders, and not representative of actual conditions.



**MEDIAN RENTS |** Median rents have increased by 14% since 2010, with average rents at \$650.

**Median Rent**

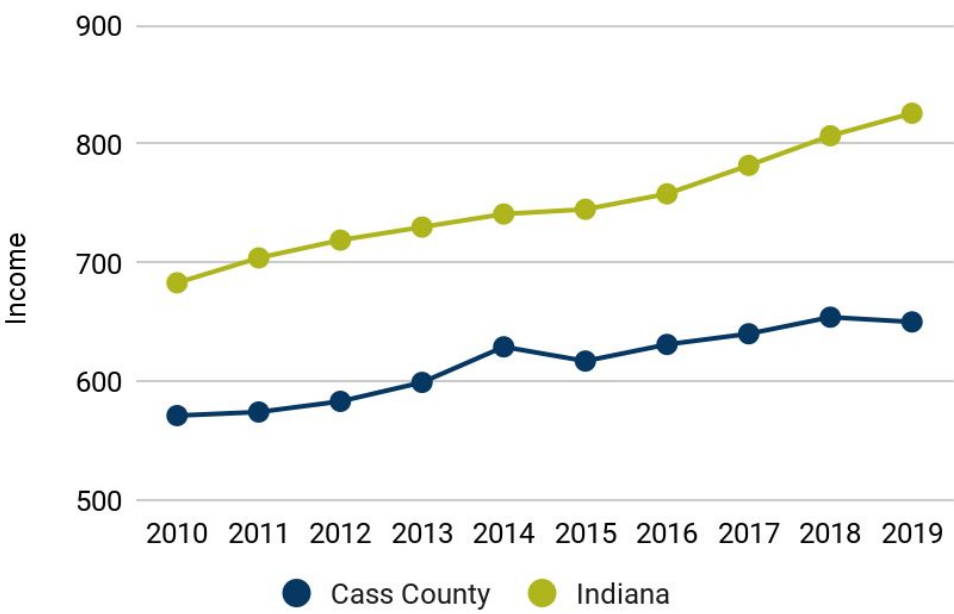
Cass County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

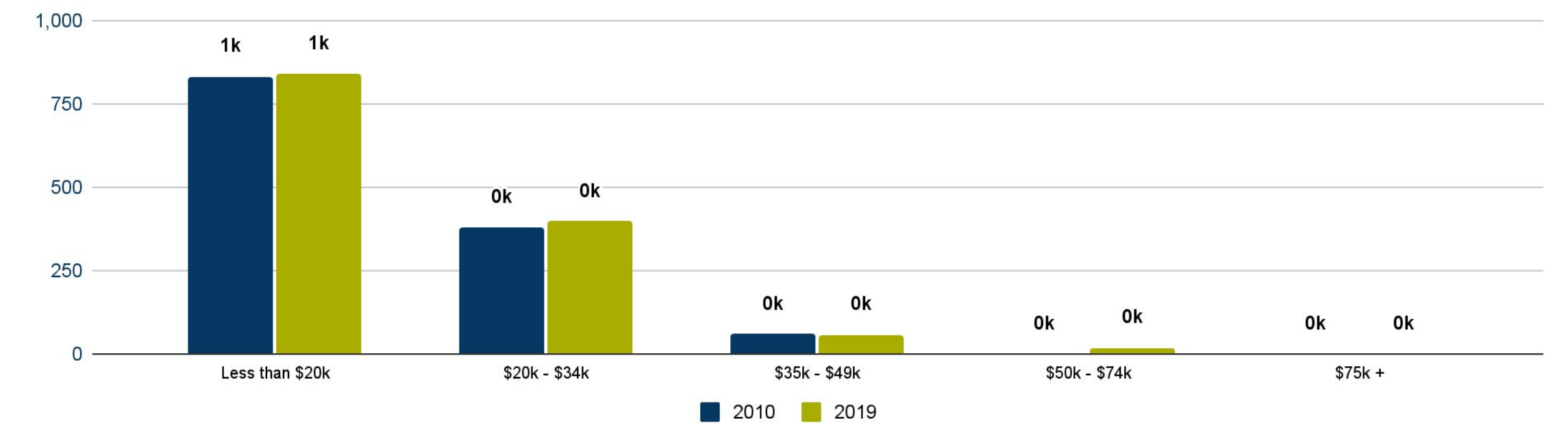
Cass County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 40% of households are housing cost burdened in Cass County, up 4% since 2010. 47% of households earning below \$50,000 are housing cost burdened.

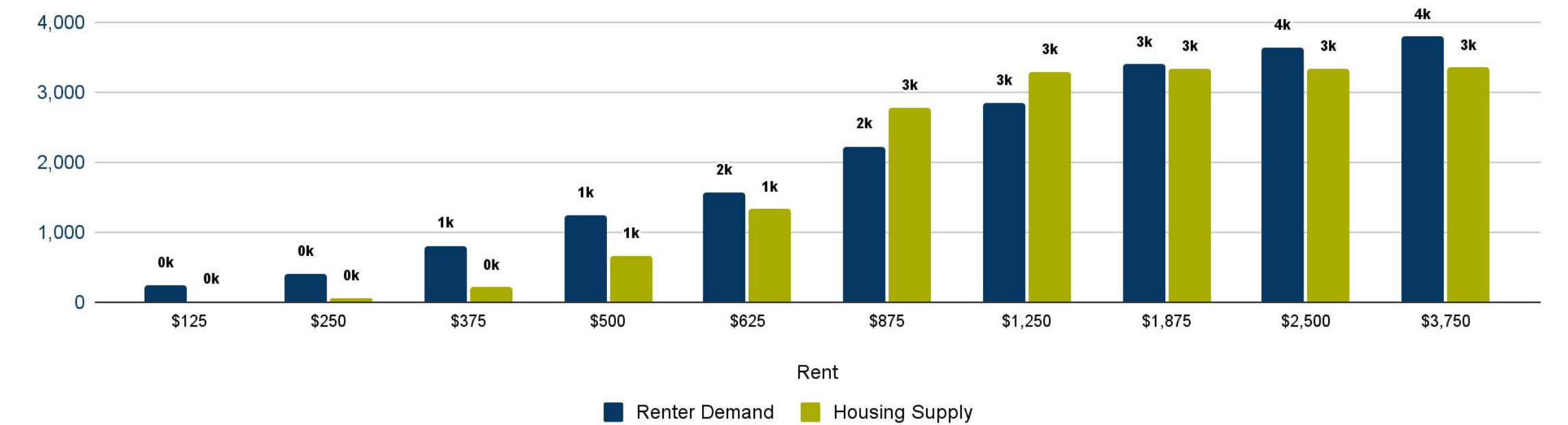
**Renter Housing Cost Burden**  
Cass County, Indiana | 2010 - 2019



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**  
Cass County, Indiana | 2010-2019

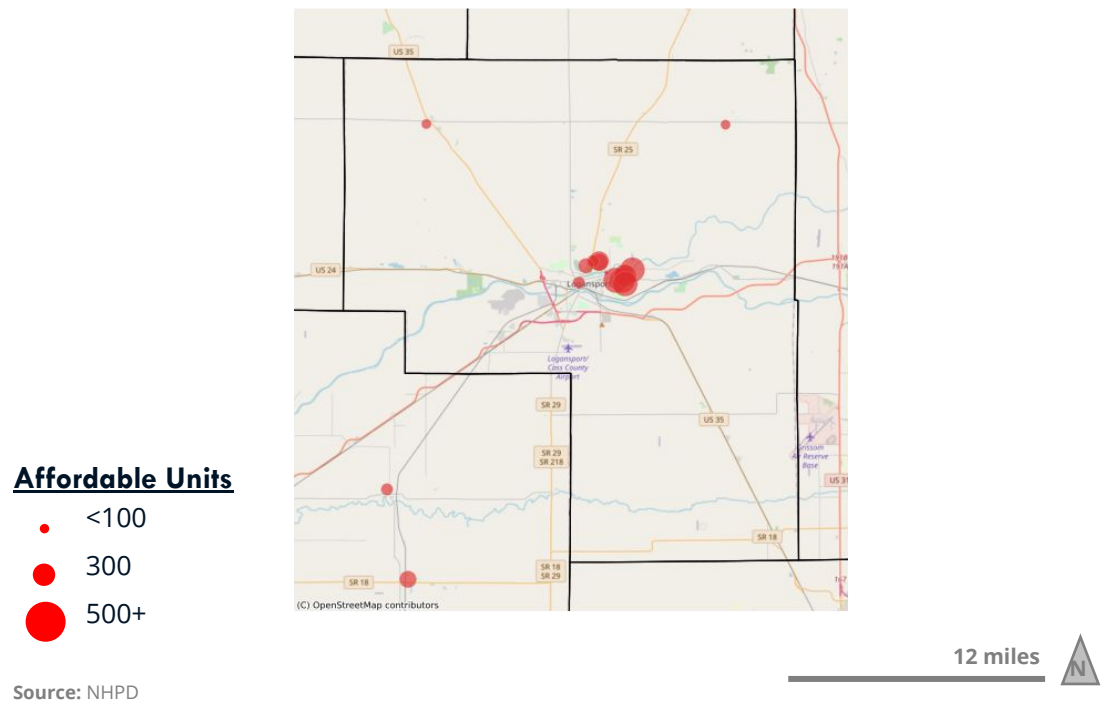


Source: ACS 2010-2019 5-year estimates

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

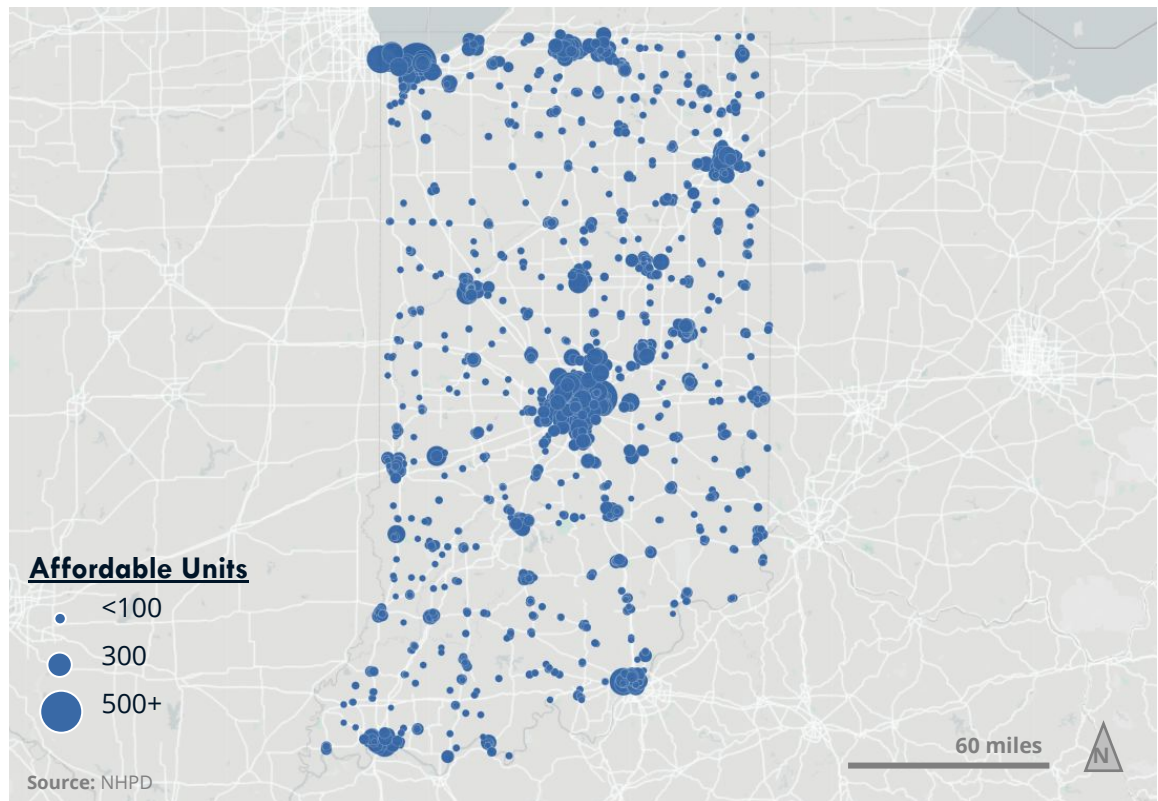
## Affordable Housing Inventory

Cass County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

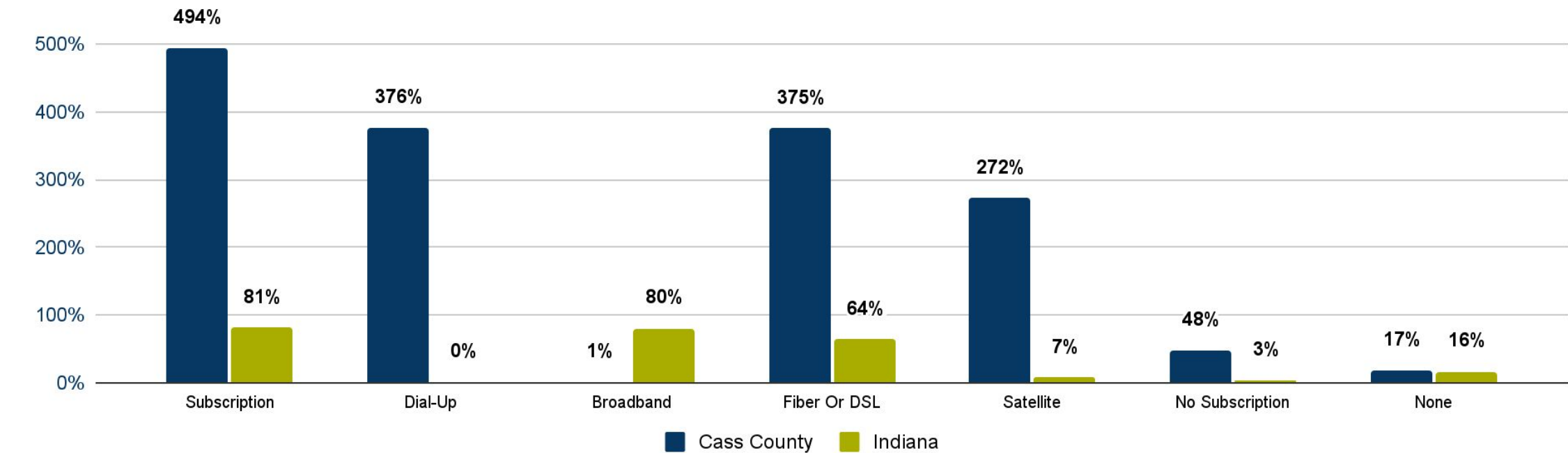


**WORKING DRAFT**

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

## Broadband Access Cass County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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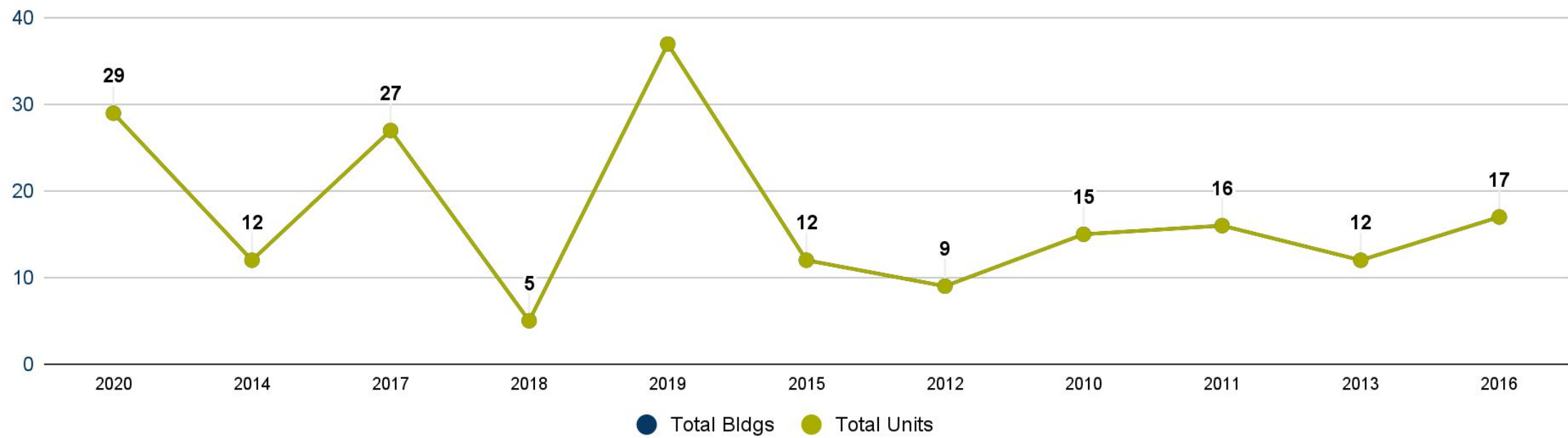
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 17 new housing starts in 2016 in Cass County, with 191 total building permits authorized since 2020.

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



Source: St. Louis Fed.

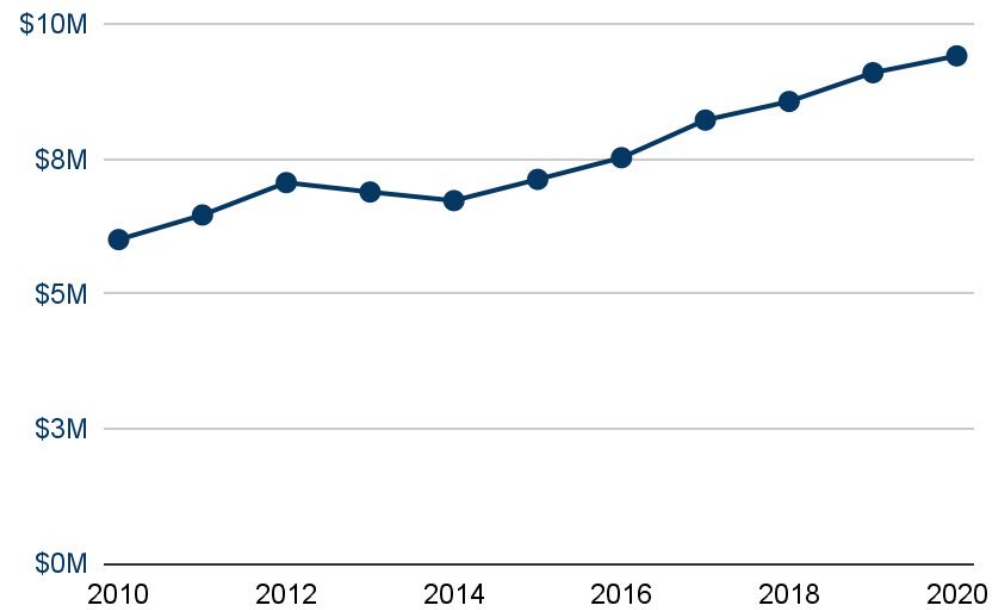
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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**

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