



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR DUBOIS COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

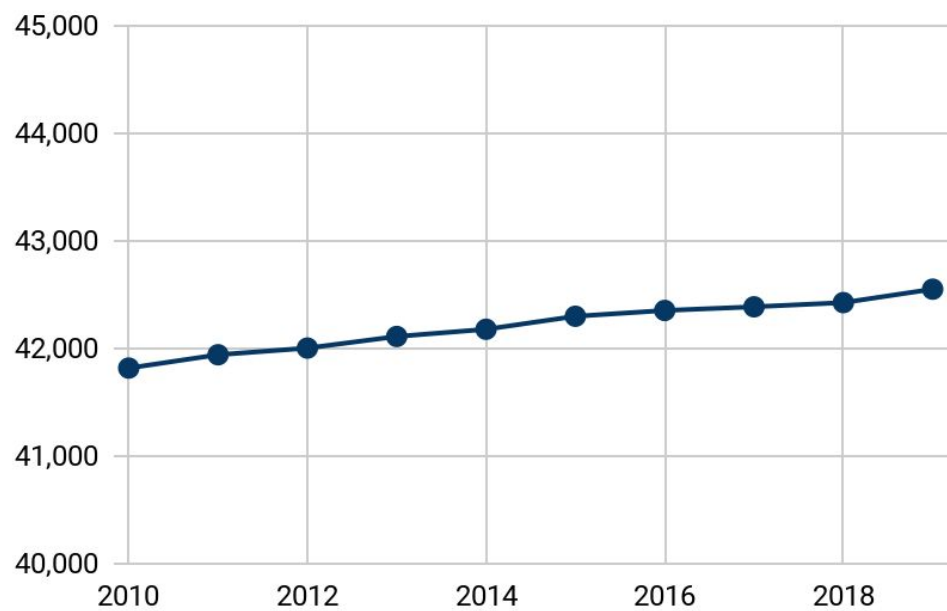
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

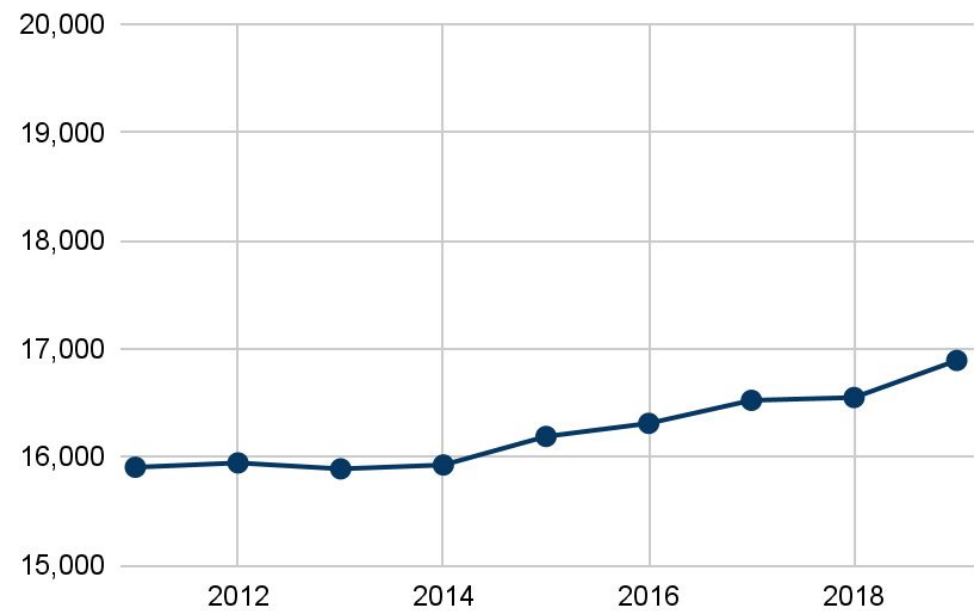
POPULATION | Dubois County's population has increased by 1.76% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 6% (1,000 households).

Resident Population
Dubois County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Dubois County | 2010-2019



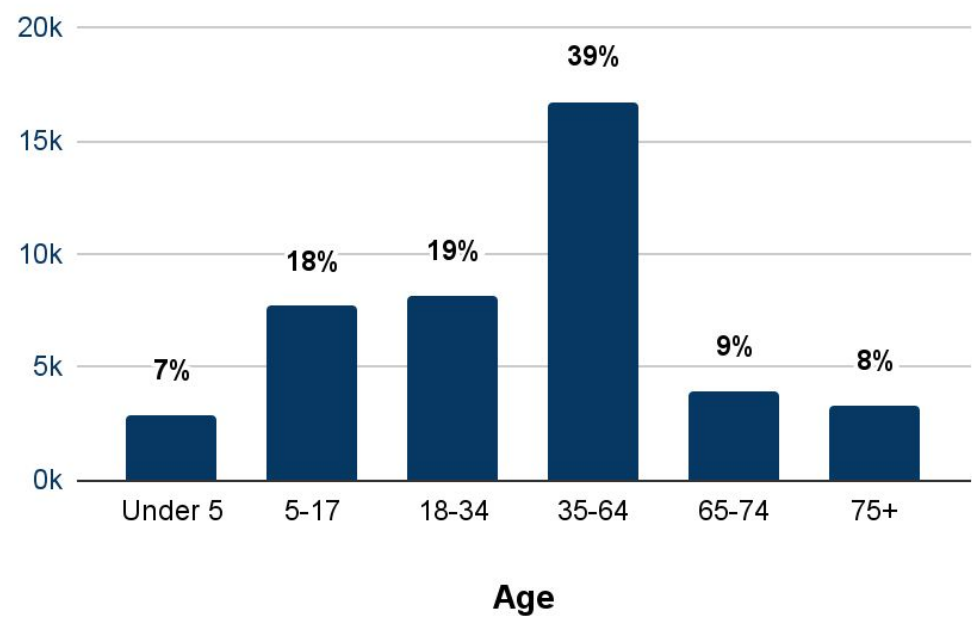
Source: FRED, U.S. Census Bureau

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

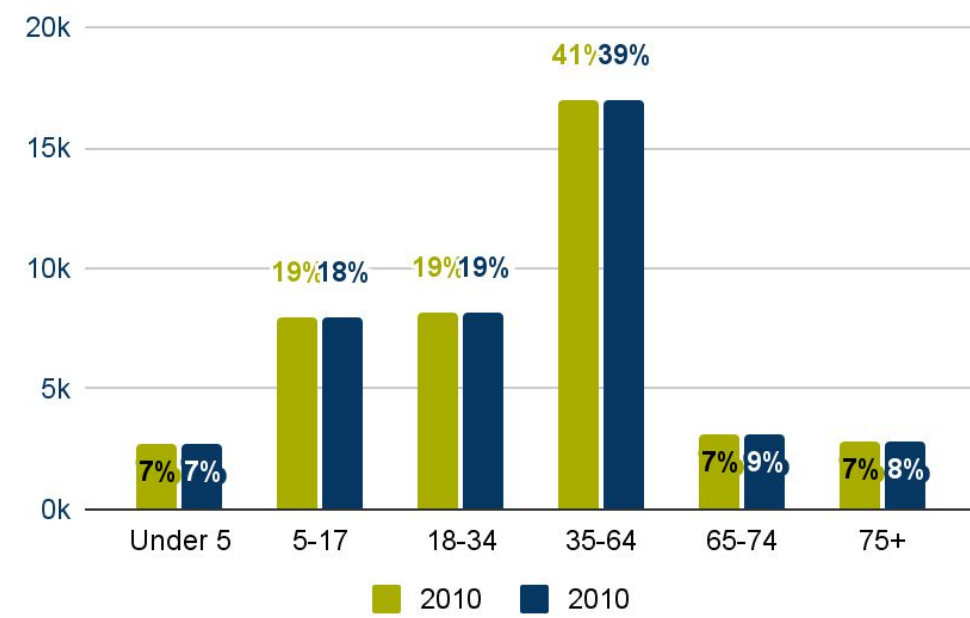
AGE | 17% of people in Dubois County are above the age of 65, while 25% are below 18.

Population by Age
Dubois County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Dubois County | 2010, 2019

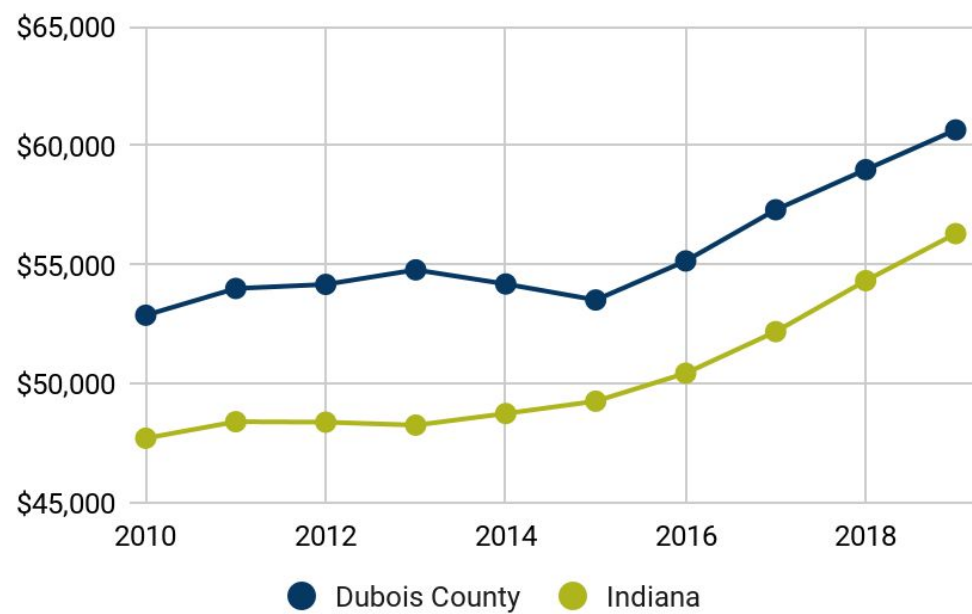


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Dubois County had a median income of \$60,666 in 2019, up 15% since 2010. 27% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

Median Income

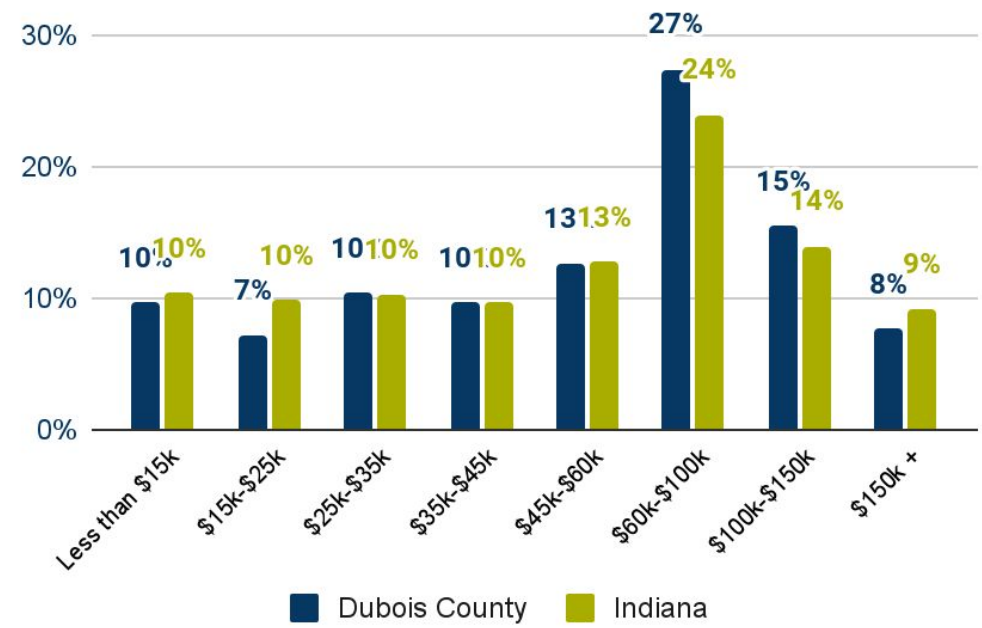
Dubois County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Dubois County, State of Indiana | 2019



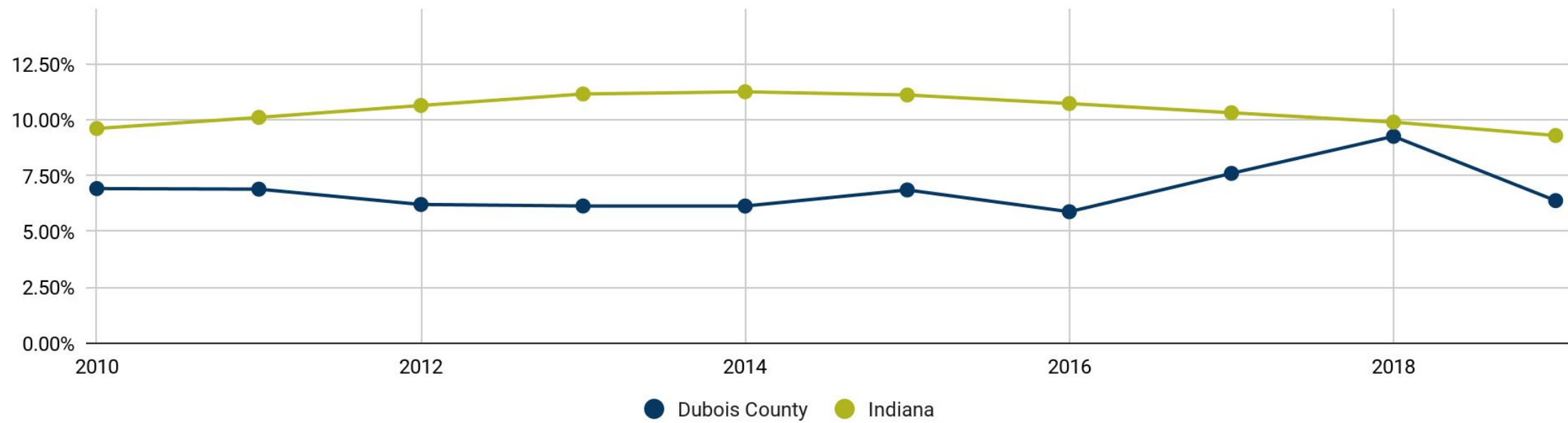
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 6.4% of families live in poverty conditions in Dubois County, down 0.5 points from 6.9% in 2010.

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

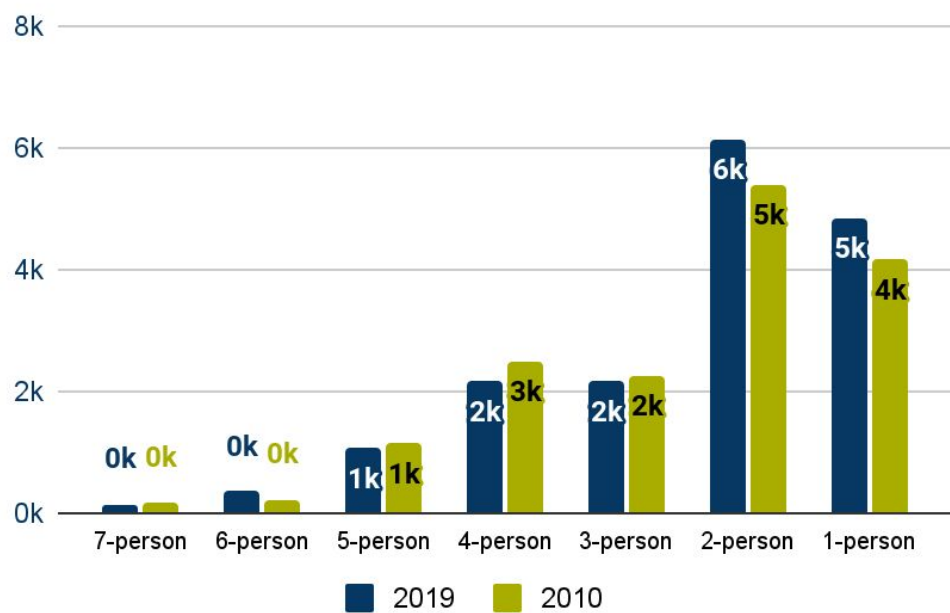


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

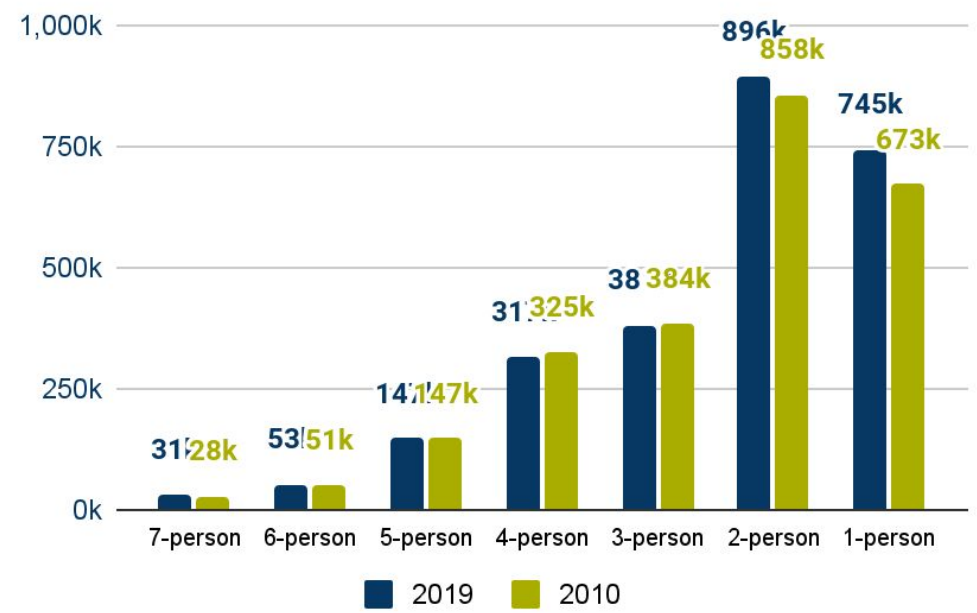
HOUSEHOLD SIZE | The average household size is 2.46, compared to 2.52 statewide. The Dubois County average household has shrunk by 0.07 persons since 2010.

Household Size
Dubois County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

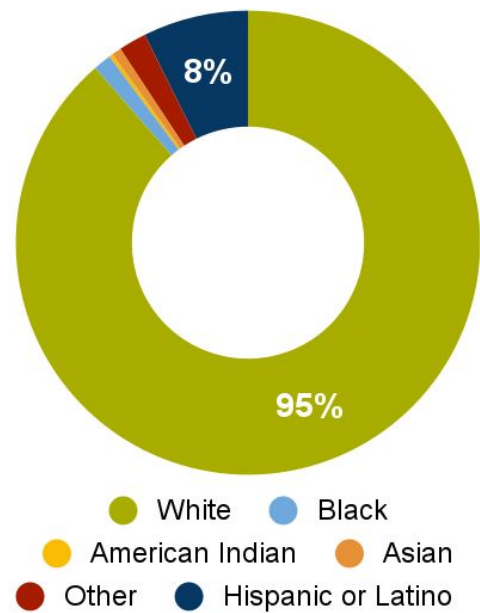
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Dubois County is 95% white, 1% Black, 8% Hispanic/Latino, 1% Asian, and 2% other.

Racial Distribution

Dubois County | 2019



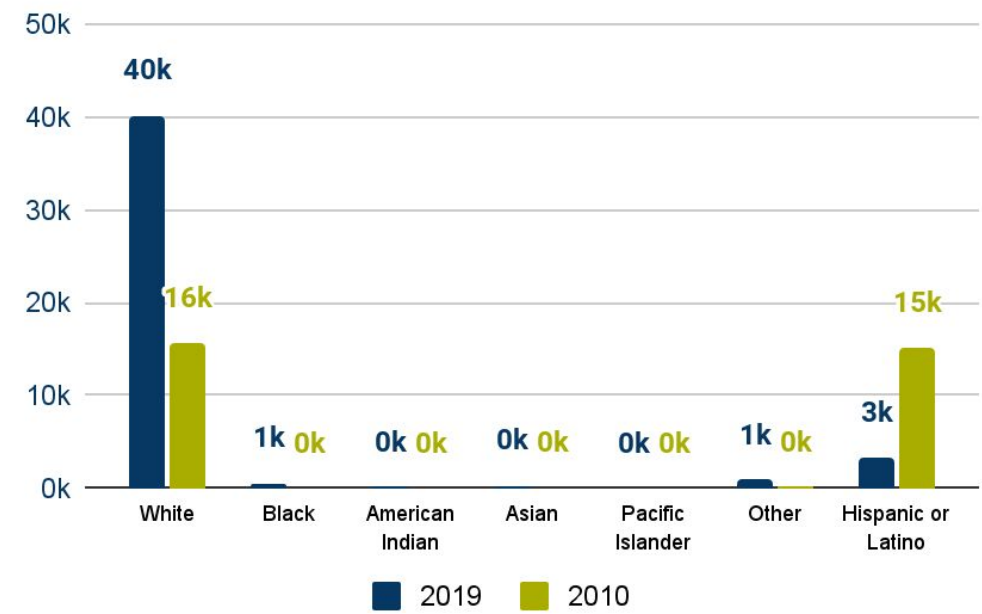
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Dubois County | 2010, 2019



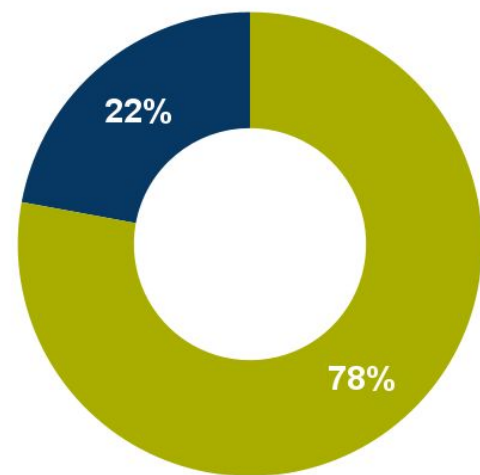
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 22% of households (3,733 households) in Dubois County were renters, while 78% are (13,160 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

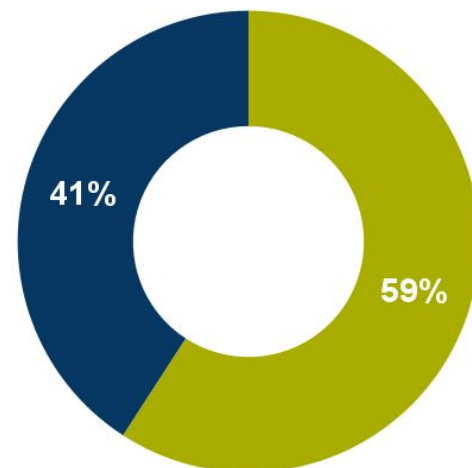
Dubois County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

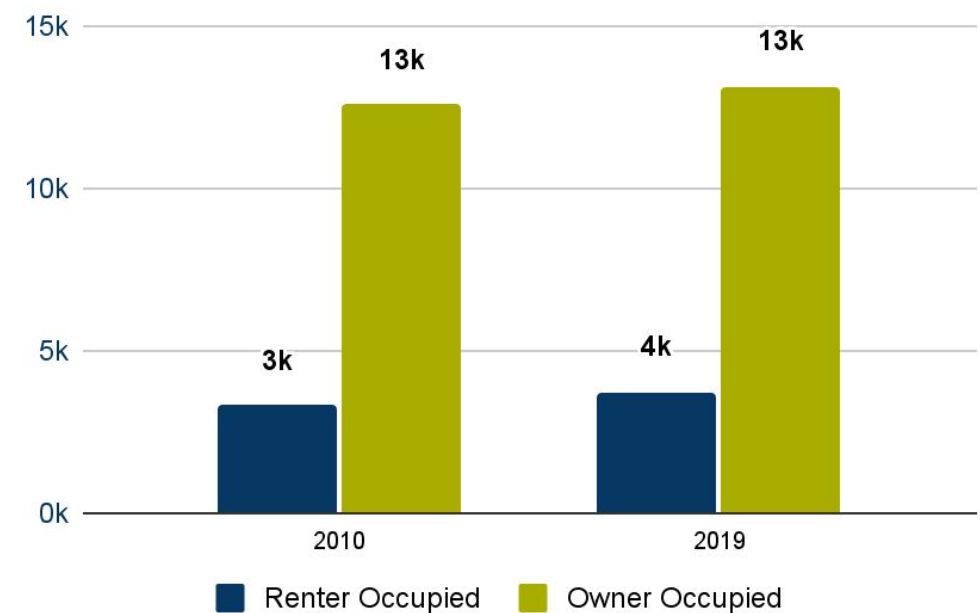
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Dubois County | 2010-2019



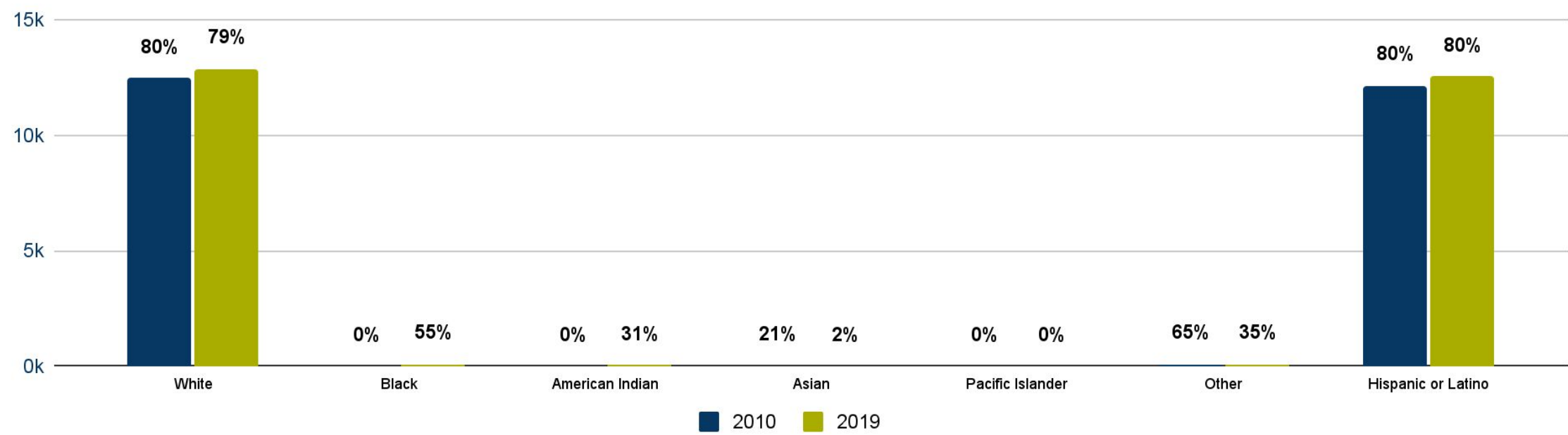
Source: ACS 2010-2019 5-year estimates

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%, 55% for Black households, and 80% for Hispanic or Latino households.

Homeownership by Race
Dubois County | 2010, 2019

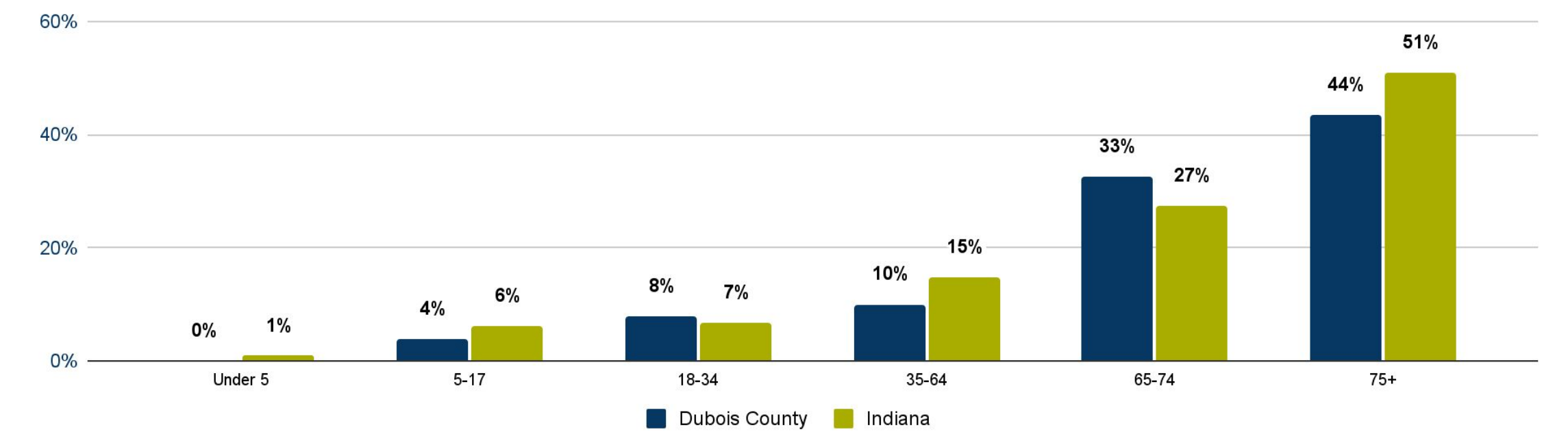


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 12% of people in Dubois County live with a disability. For people above 65, the share increases to 37%.

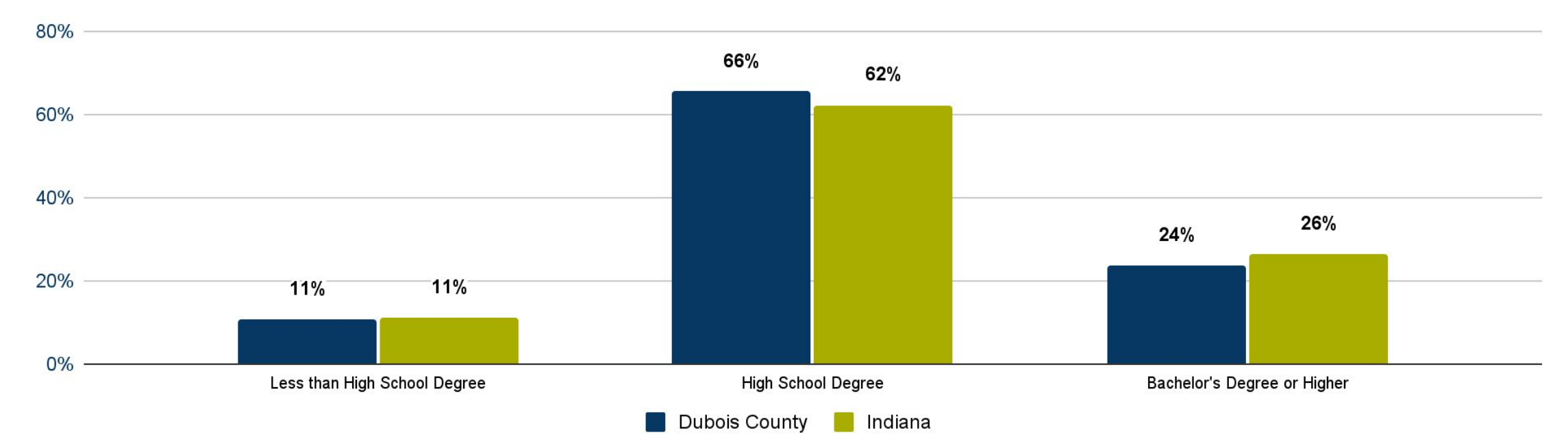
Share of the Population with a Disability by Age
Dubois County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Dubois County, 66% of the population has at least a high school degree and 24% of the population has at least a Bachelor's degree.

Educational Attainment
Dubois County, Indiana | 2019



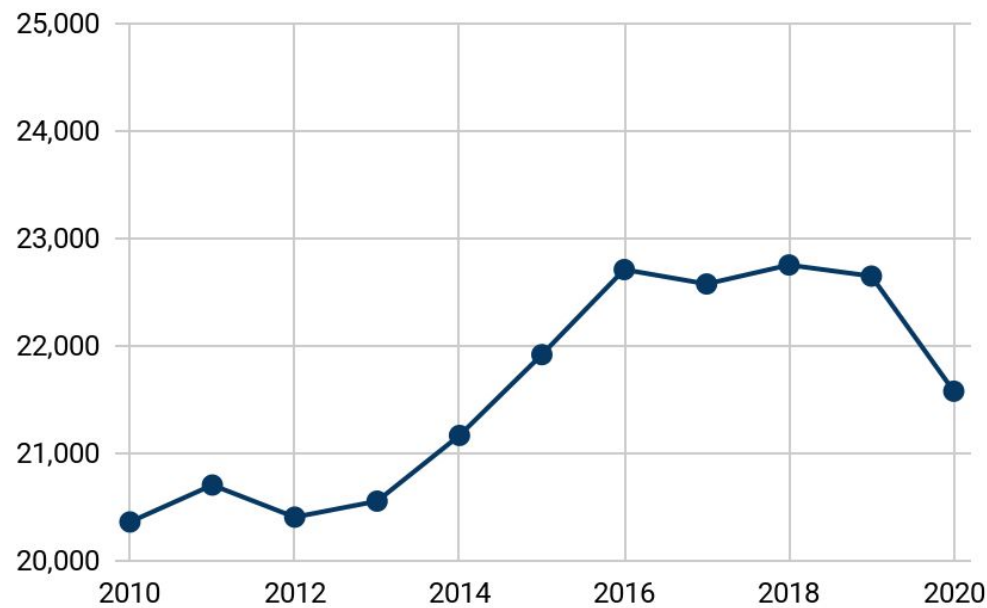
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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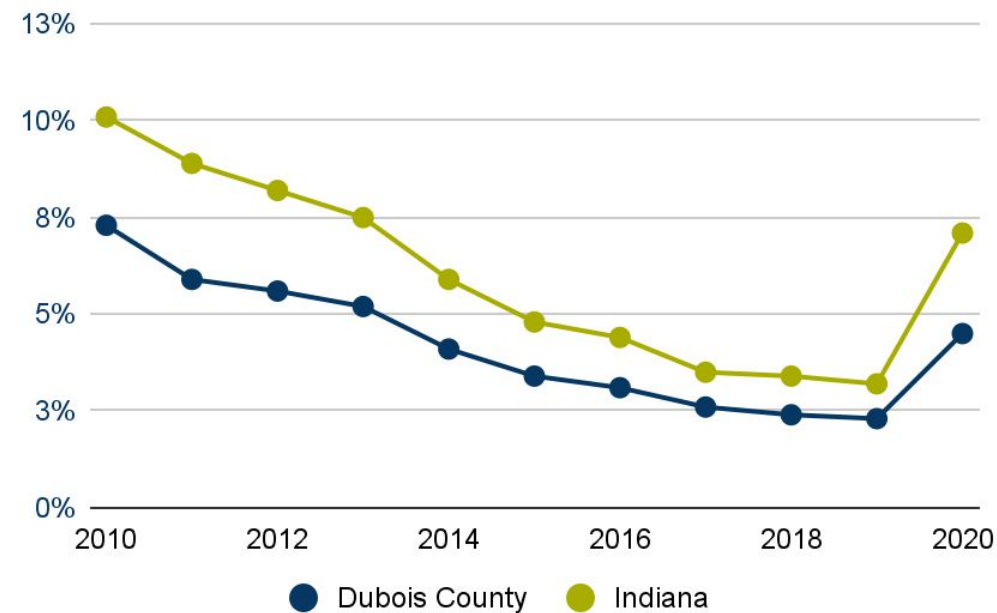
EMPLOYMENT BASE | There are currently 22,000 employed persons in Dubois County, up by 6% since 2010. The unemployment rate in 2020 was 4.50%, up 2.2 points from 2019.

Total Employment
Dubois County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Dubois County, Indiana | 2010-2019

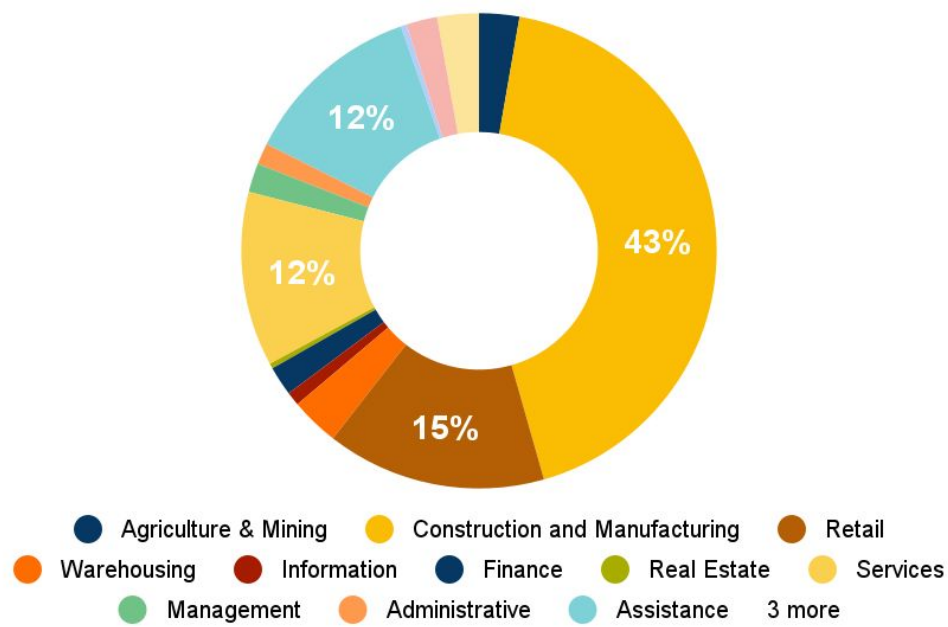


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Dubois County, accounting for 39% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

Total Jobs by All Industries
Dubois County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$42,428
- 2. Trade, transportation, and utilities | \$41,909
- 3. Goods-producing | \$48,107
- 4. Professional and business services | \$56,541
- 5. Construction | \$50,472

Source: BLS

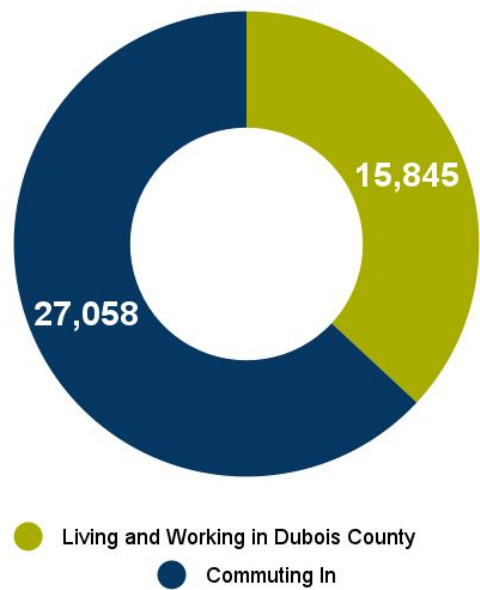
Top 5 Employers

- 1. Ofs Brands (Huntingburg)
- 2. Masterbrand Cabinets Inc Plant (Ferdinand)
- 3. Ofs Brands Inc (Huntingburg)
- 4. Best Chairs Inc (Ferdinand)
- 5. Jasper Engines & Transmissions (Jasper)

Source: BLS

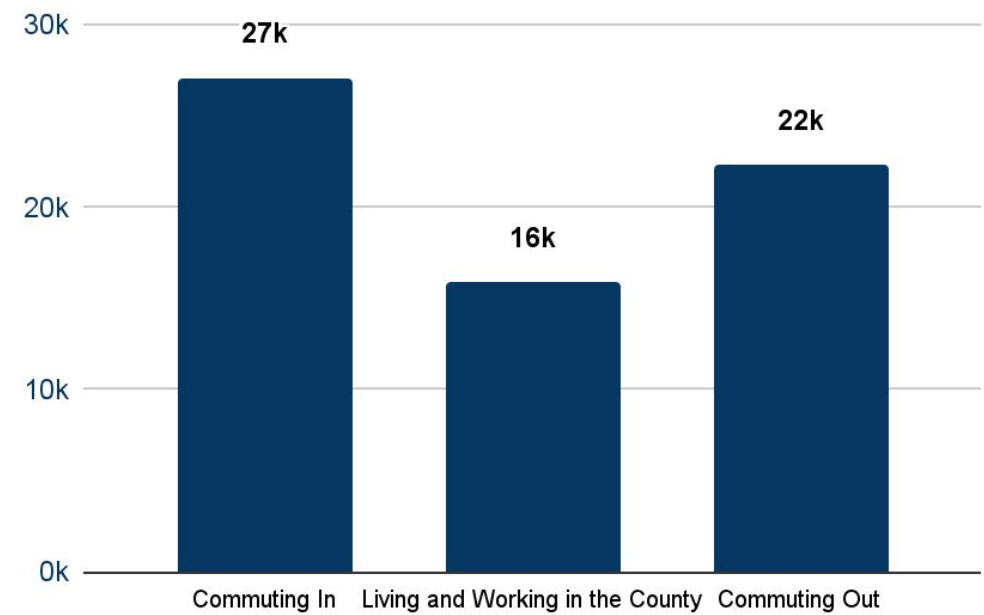
COMMUTER INFLOW / OUTFLOW | 27,000 commuters come into Dubois County for their jobs, while 22,000 employees travel outside for their jobs.

Employment Inflow
Dubois County | 2018



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

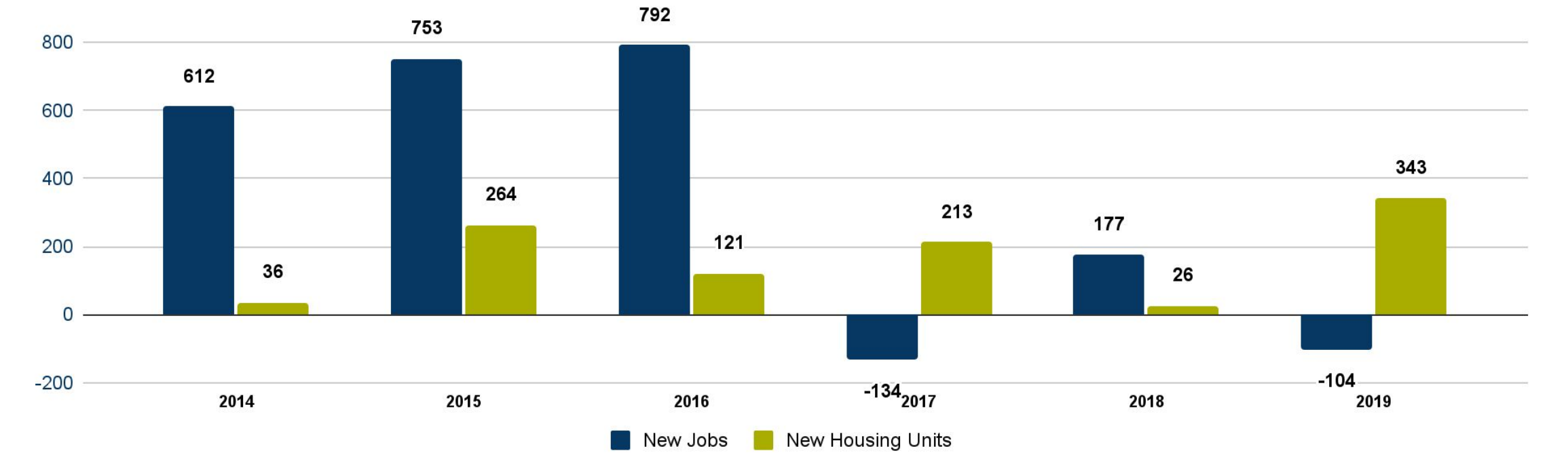
Commuting Patterns
Dubois County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2096 between 2014-2019 and 1003, or 48 units for every 100 jobs created.

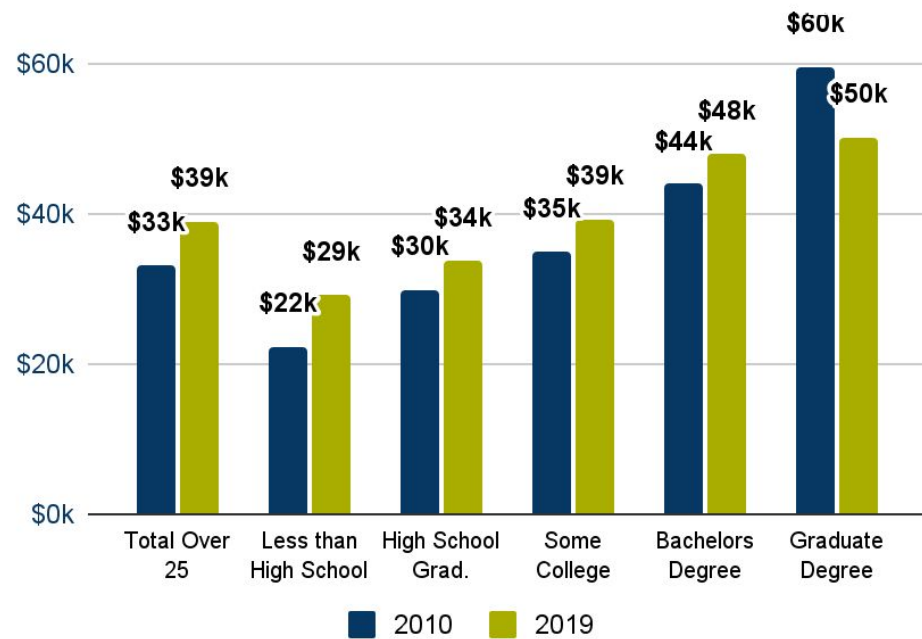
Job Growth and Housing Production
Dubois County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

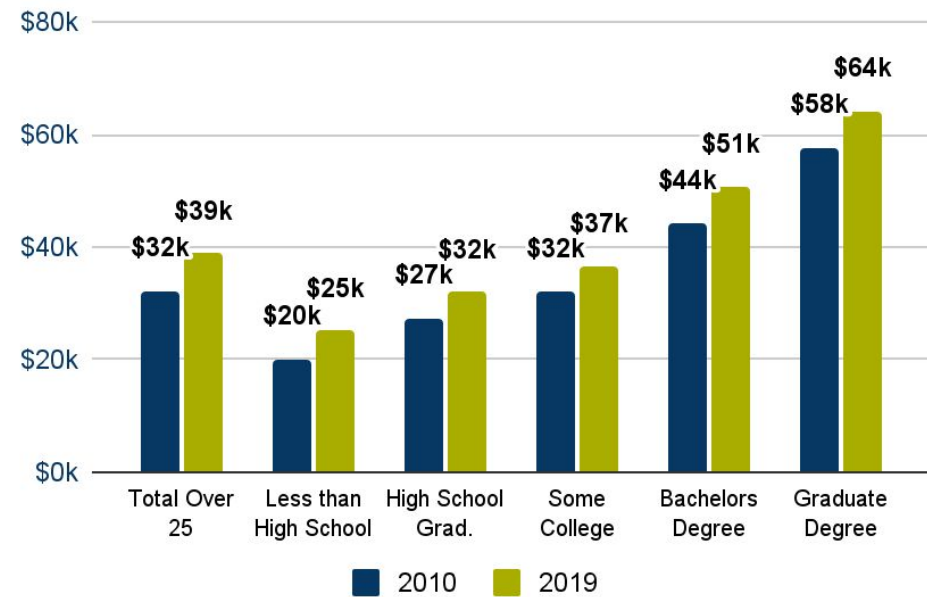
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 18% since 2010 for the total population and increased 13% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Dubois County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

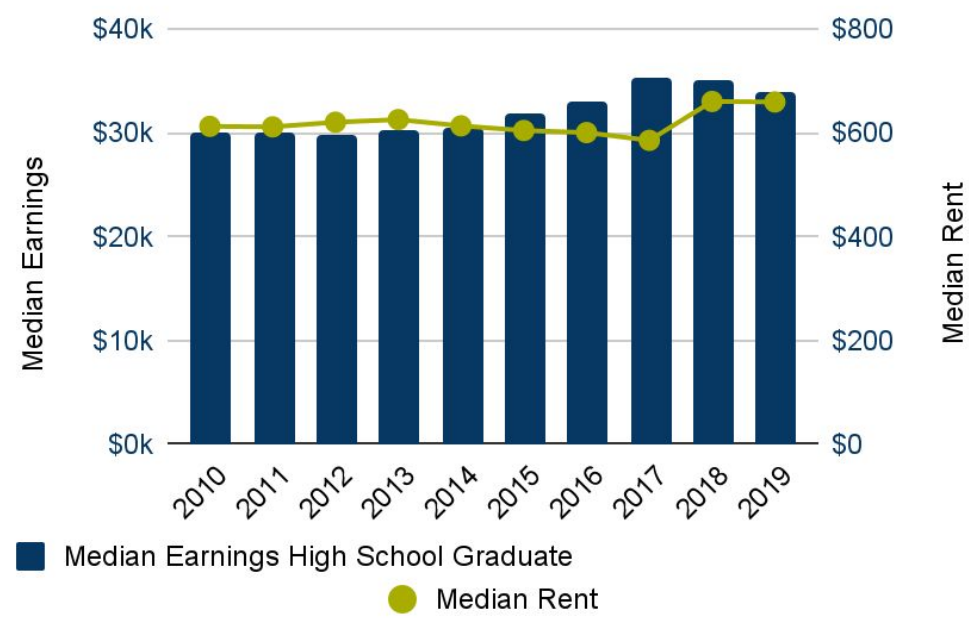
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 7.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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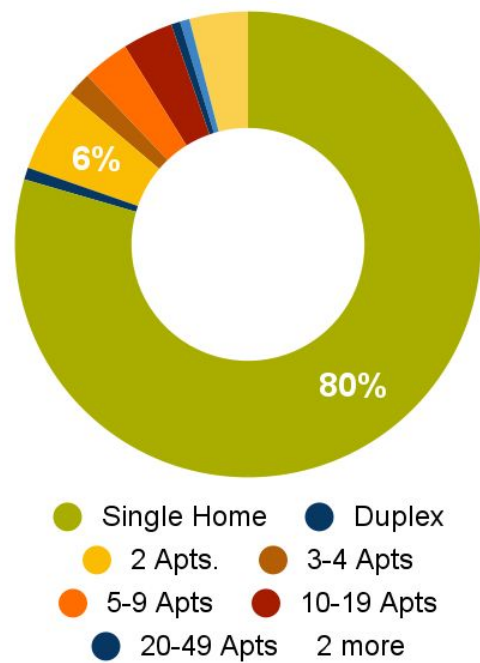
HOUSING TRENDS

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HOUSING TYPOLOGY | 80% of homes in Dubois County are single-family, while 16% are multifamily. The share of multifamily housing has increased by 866 homes since 2010.

Housing Typology

Dubois County | 2019



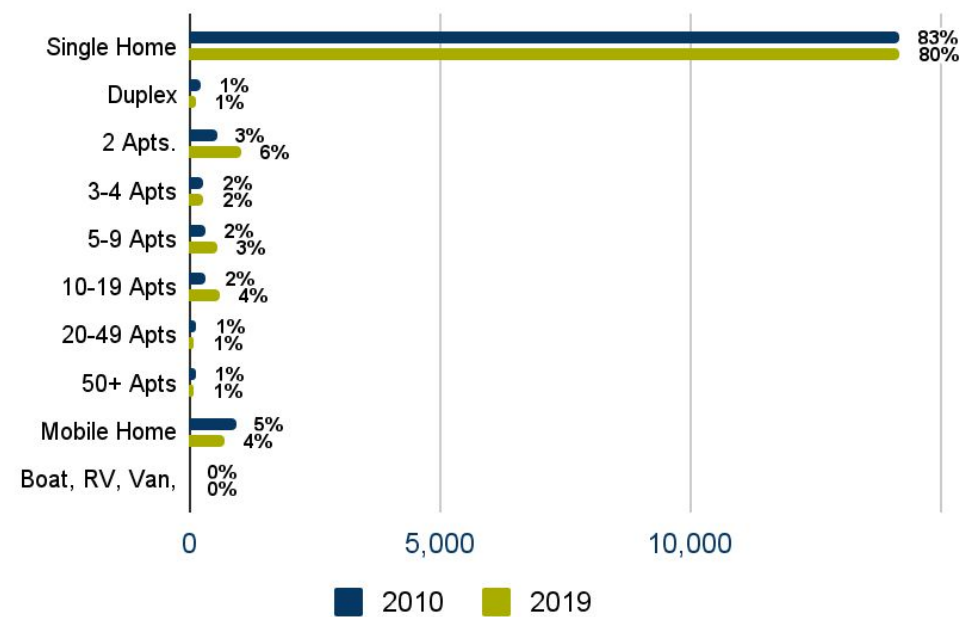
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Dubois County | 2010, 2019

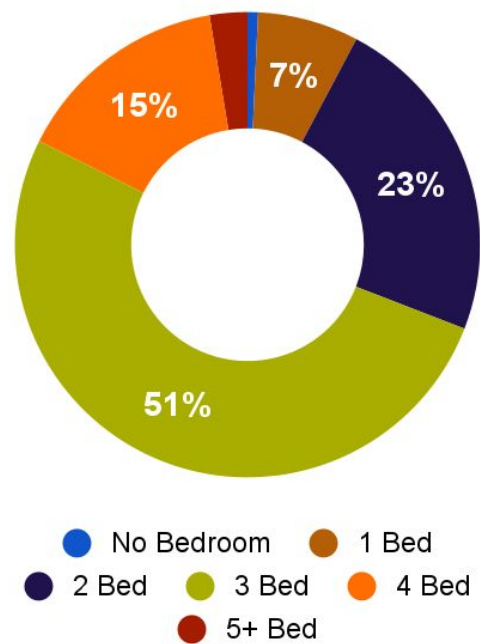


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Dubois County are 2.46, with 69% of units 3 bedroom or more.

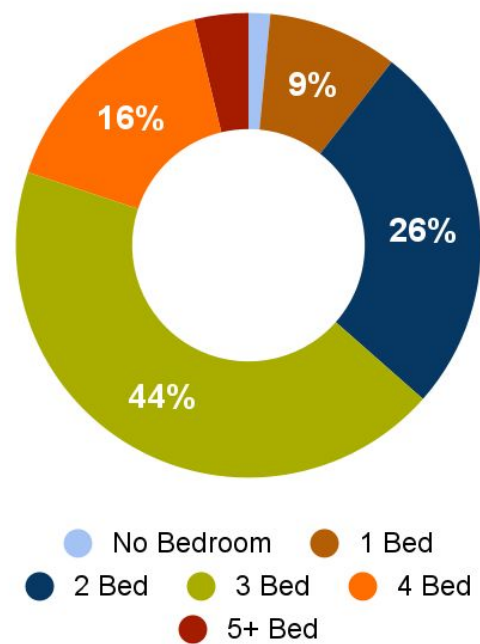
Housing Stock by Bedrooms

Dubois County | 2019



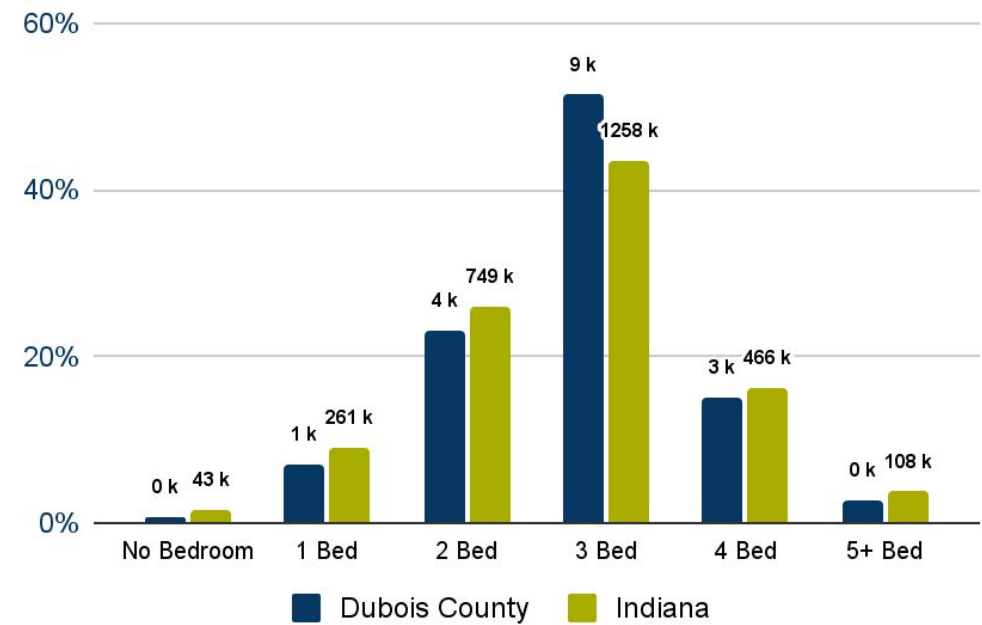
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

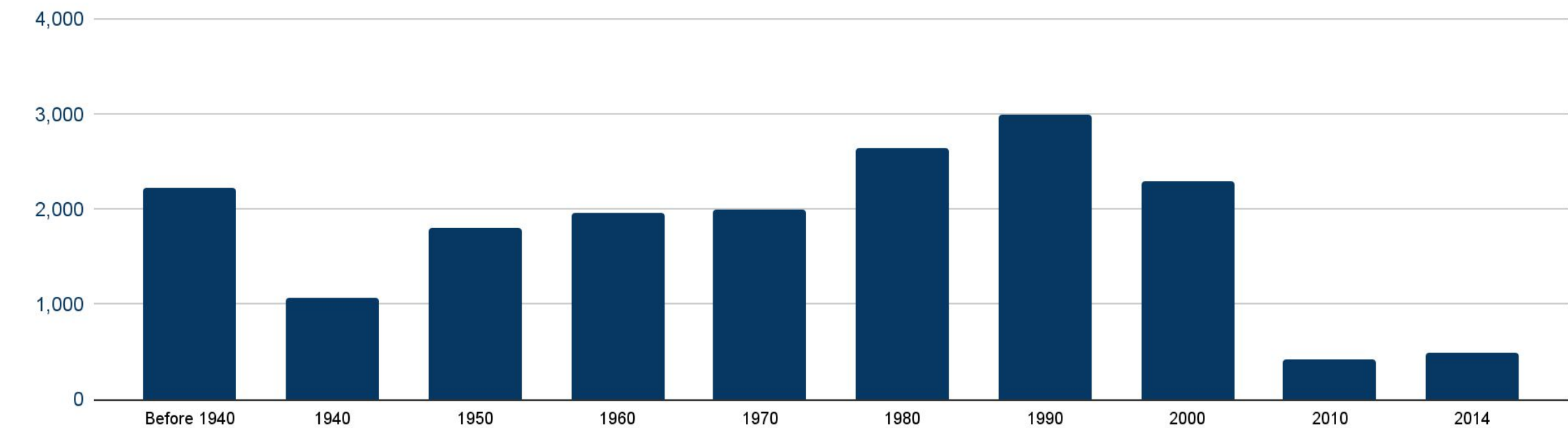
Dubois County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 82% of homes were built before 1990, with most homes built in 2014.

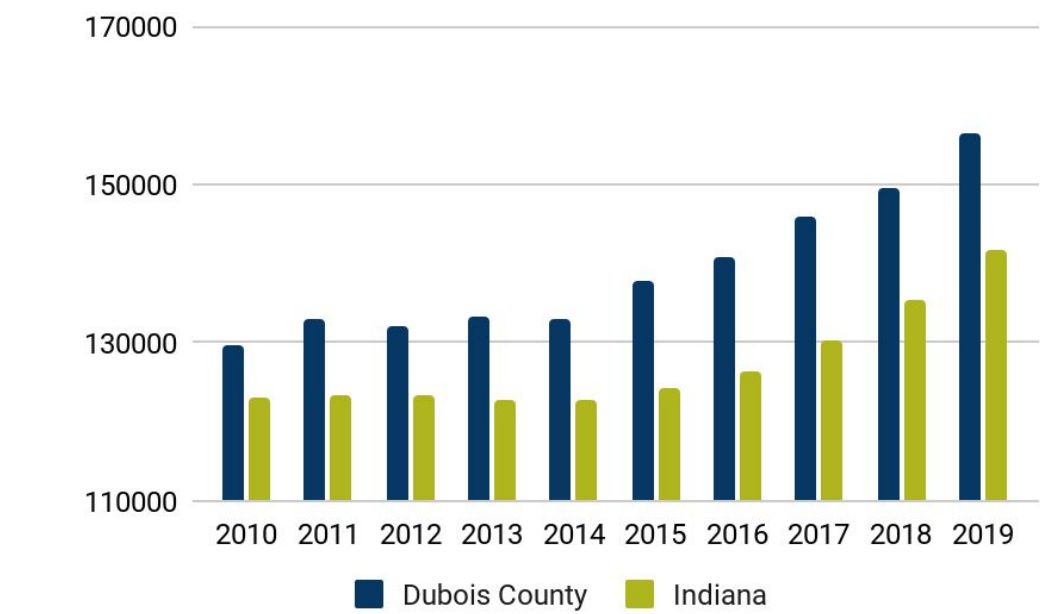
Homes by Year Built
Dubois County | 2019



Source: ACS 2010-2019 5-year estimates

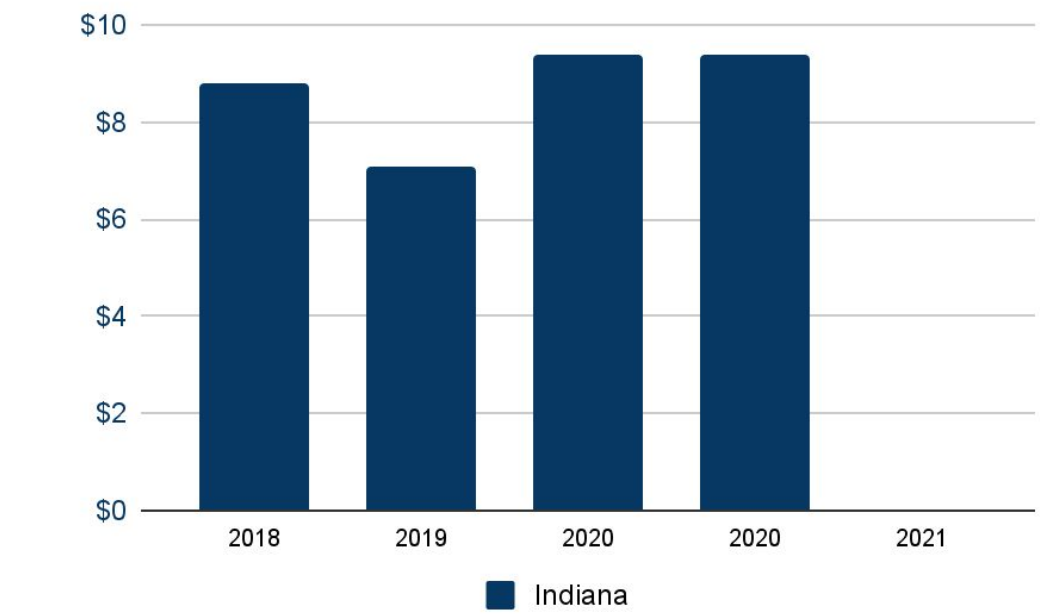
MEDIAN LISTING PRICE | Homes in Dubois County have a median listing price of \$156,500, compared to \$141,700 statewide. Home prices have increased by 21% since 2010.

Median Listing Price
Dubois County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

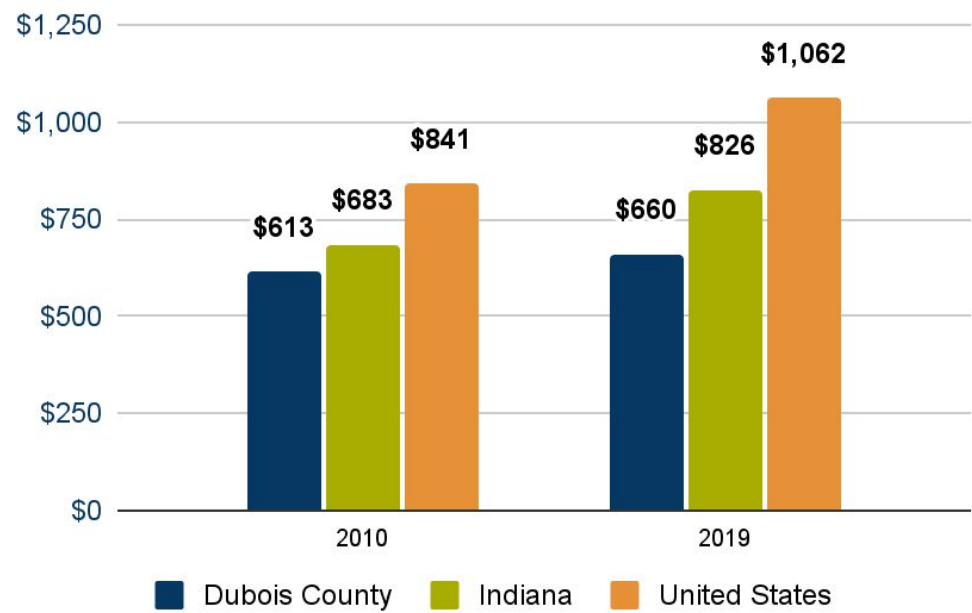


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 8% since 2010, with average rents at \$660.

Median Rent

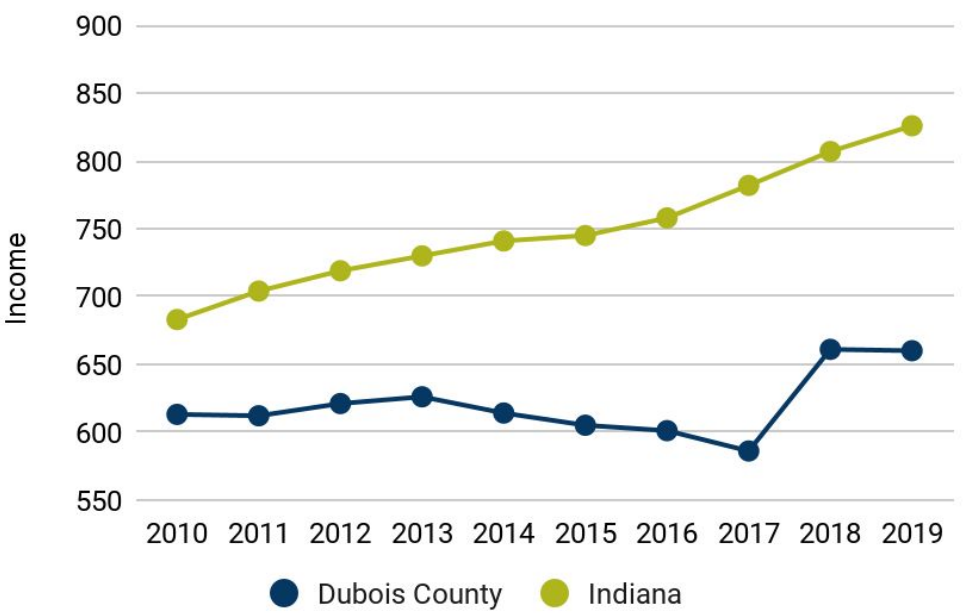
Dubois County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

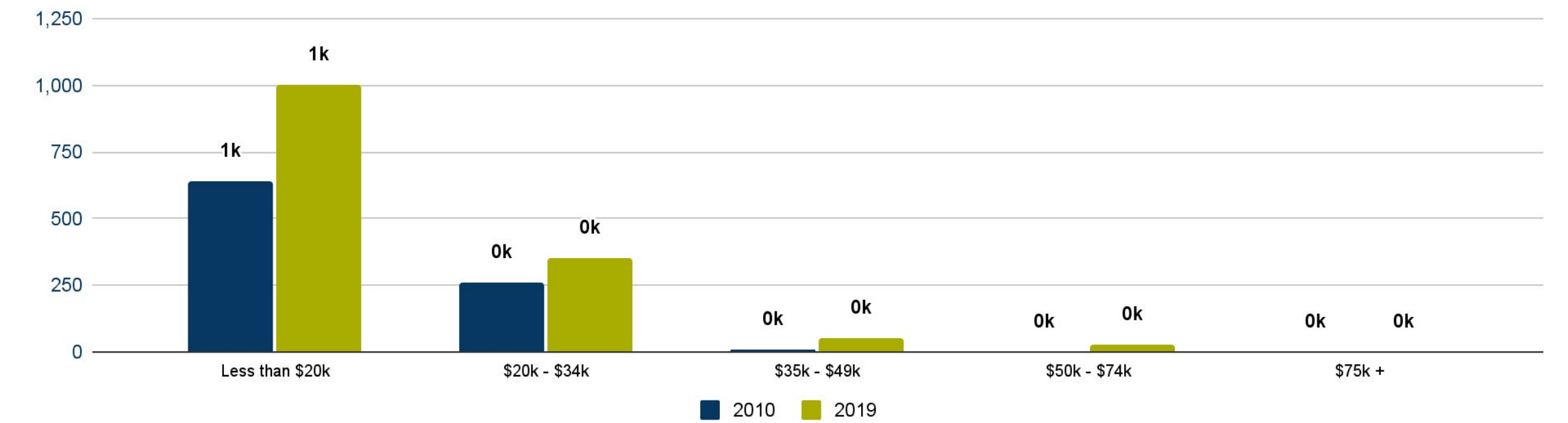
Dubois County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 41% of households are housing cost burdened in Dubois County, up 31% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

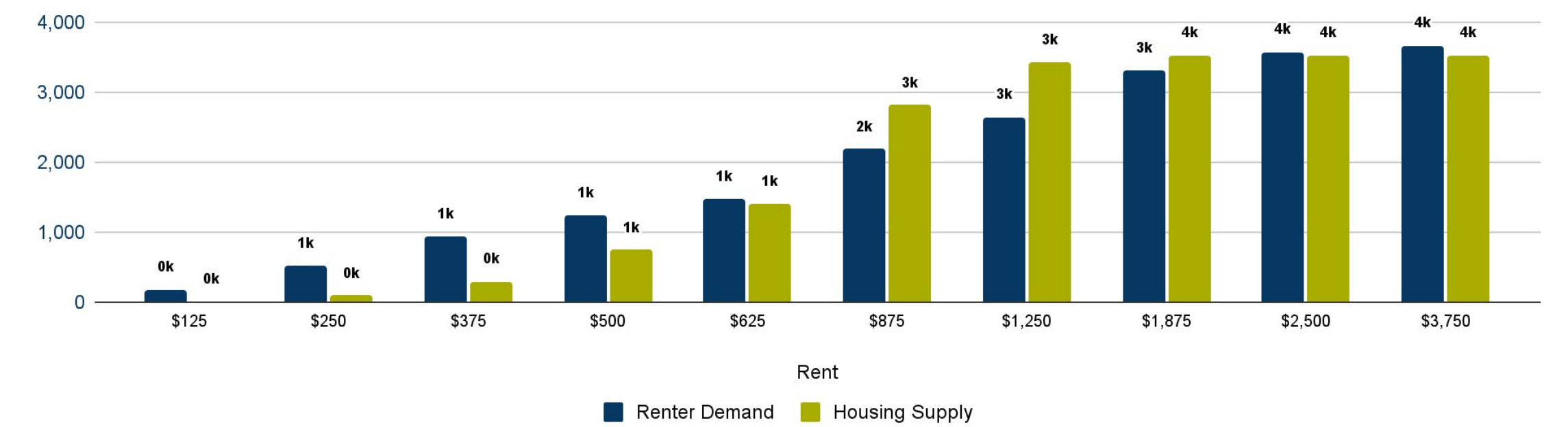
Renter Housing Cost Burden
Dubois County, Indiana | 2010 - 2019



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
Dubois County, Indiana | 2010-2019



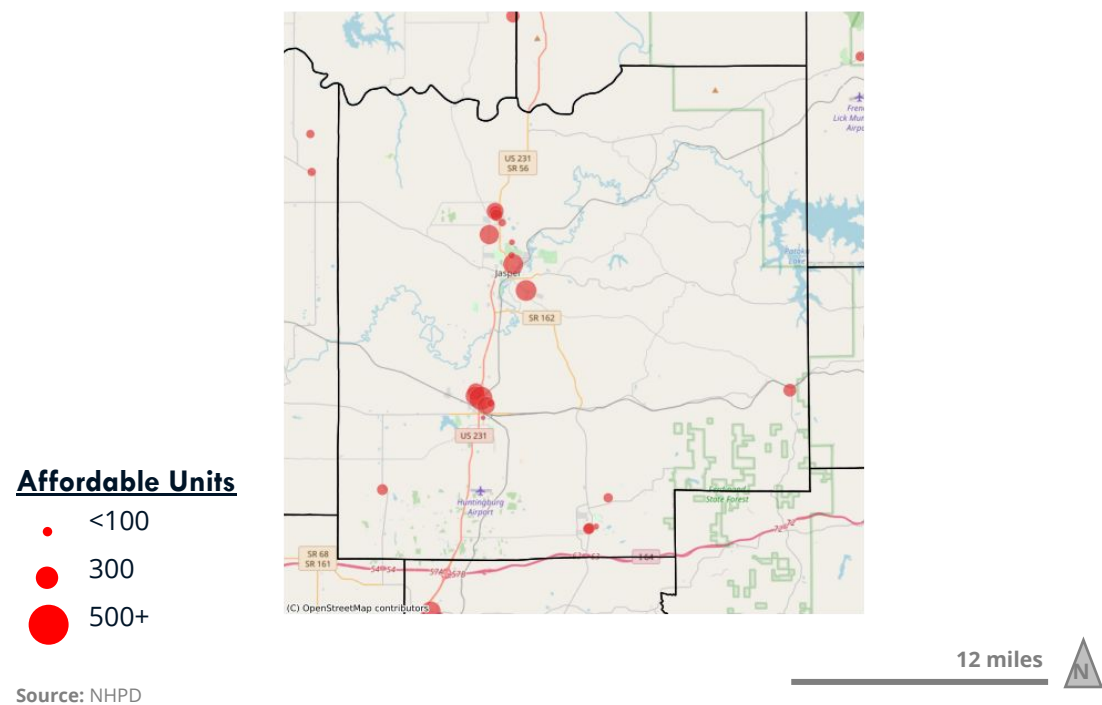
Source: ACS 2010-2019 5-year estimates

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

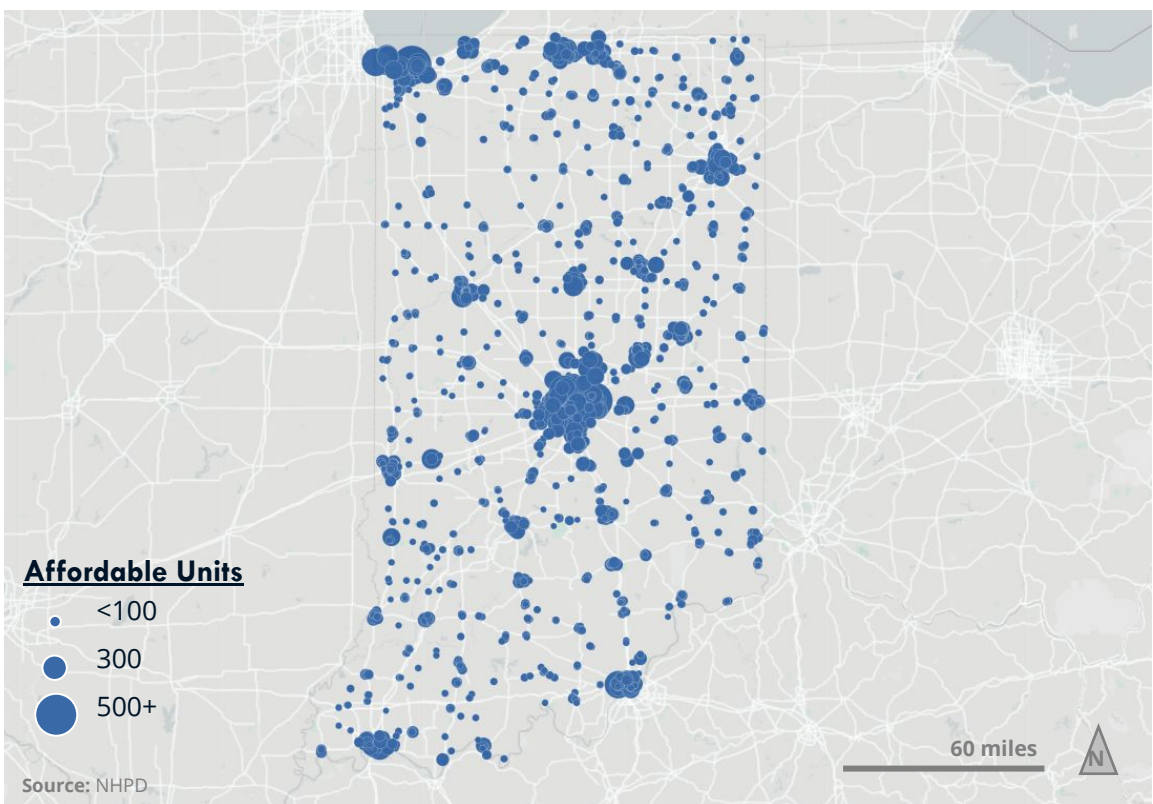
Affordable Housing Inventory

Dubois County | 2020



Affordable Housing Inventory

State of Indiana | 2020

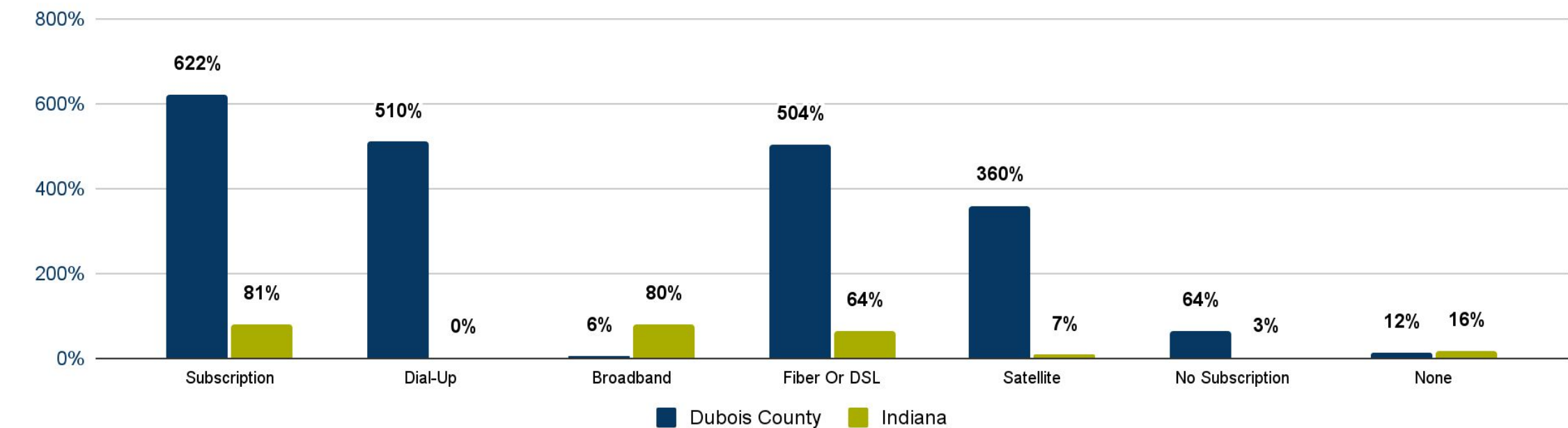


WORKING DRAFT

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

Broadband Access Dubois County | 2017-2020



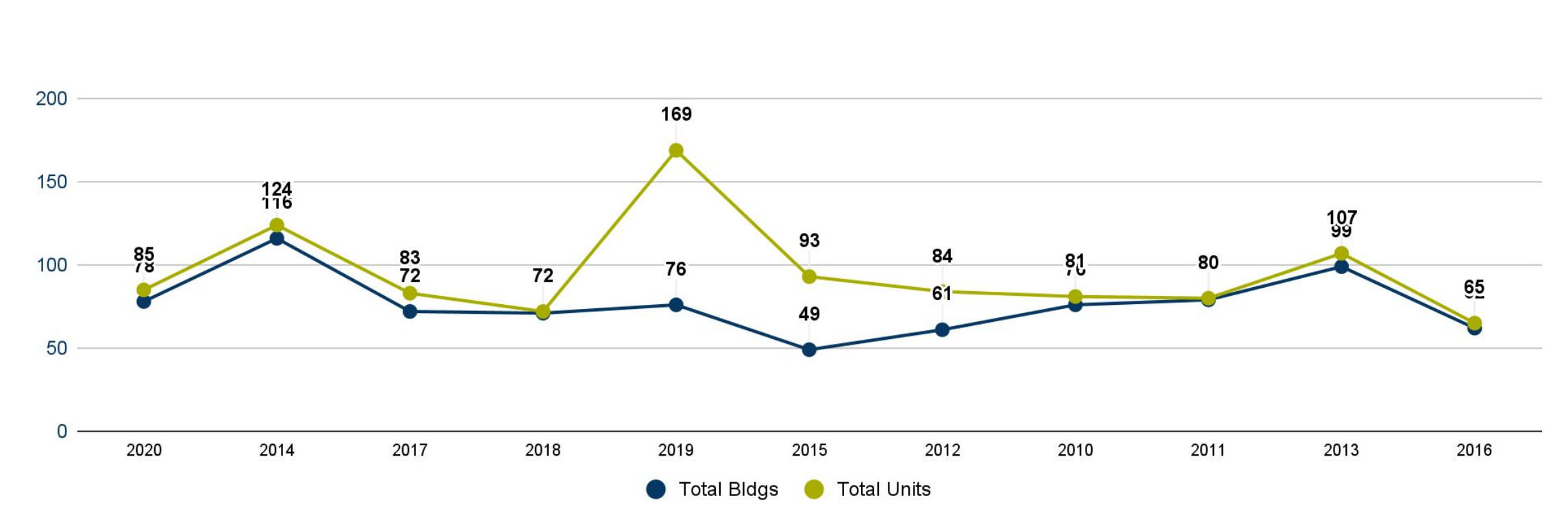
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 62 new housing starts in 2016 in Dubois County, with 839 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Dubois 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.