

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR RIPLEY 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**:

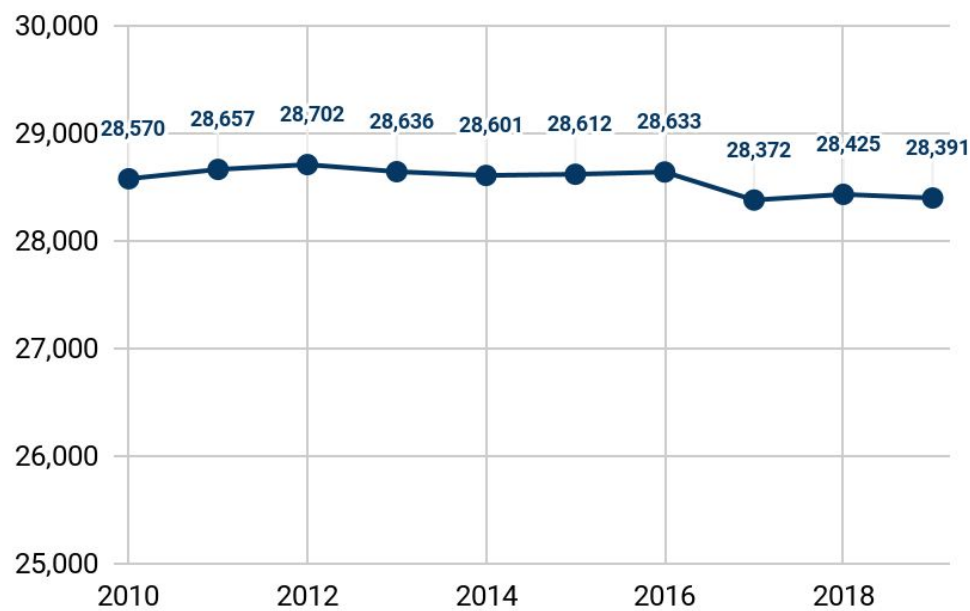
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

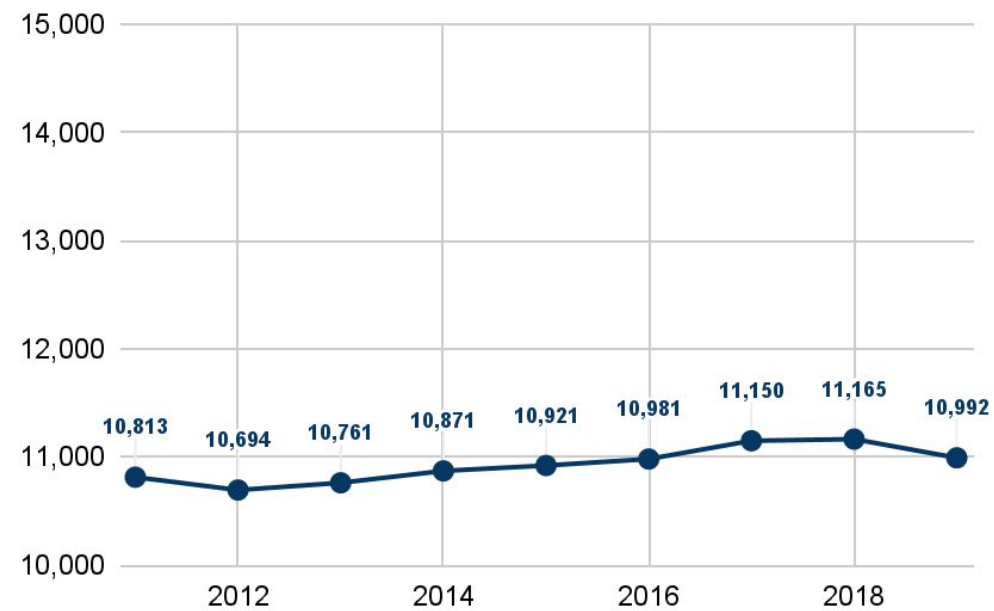
POPULATION | Ripley County's population has decreased by 0.63% (179 people) between 2010-2019. In the same time period, the total number of households increased by 2.57% (275 households).

Resident Population
Ripley County | 2010-2019



Source: FRED, U.S. Census Bureau

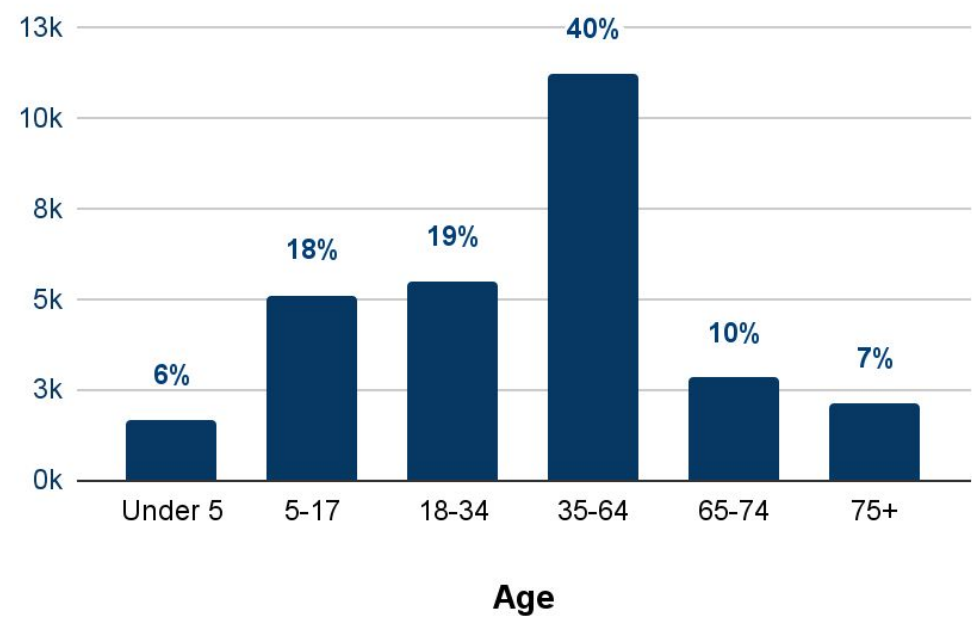
Households
Ripley County | 2010-2019



Source: FRED, U.S. Census Bureau

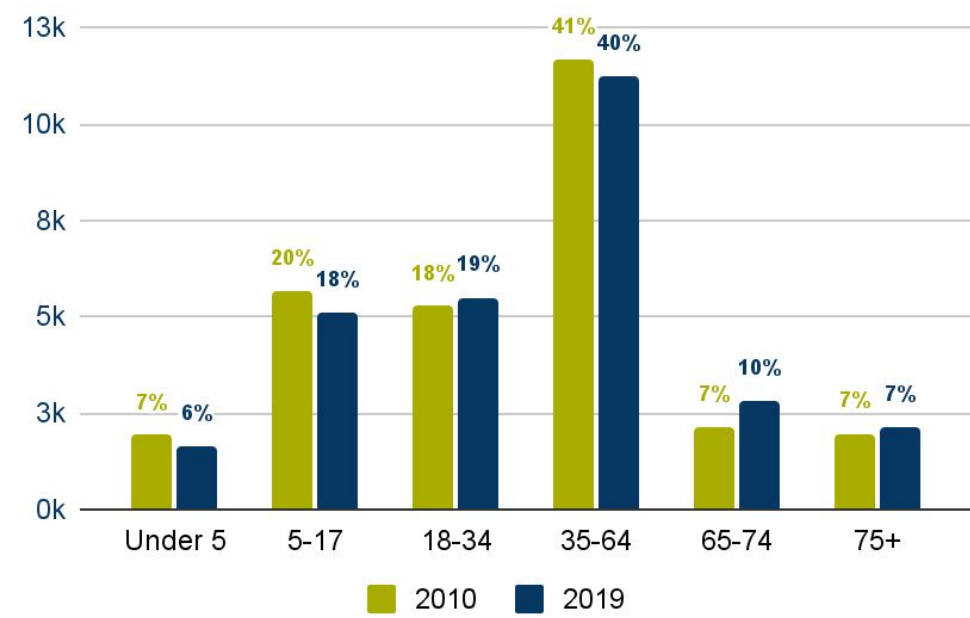
AGE | 17% of people in Ripley County are above the age of 65, while 24% are below 18.

Population by Age
Ripley County | 2019



Source: ACS 2019 5-year estimates

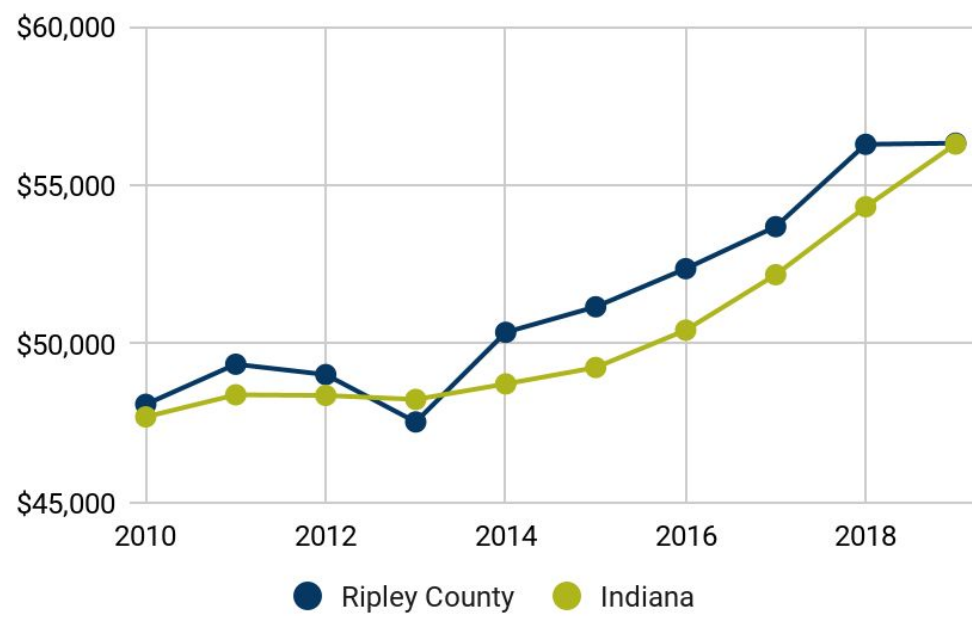
Change in Share of Population
Ripley County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

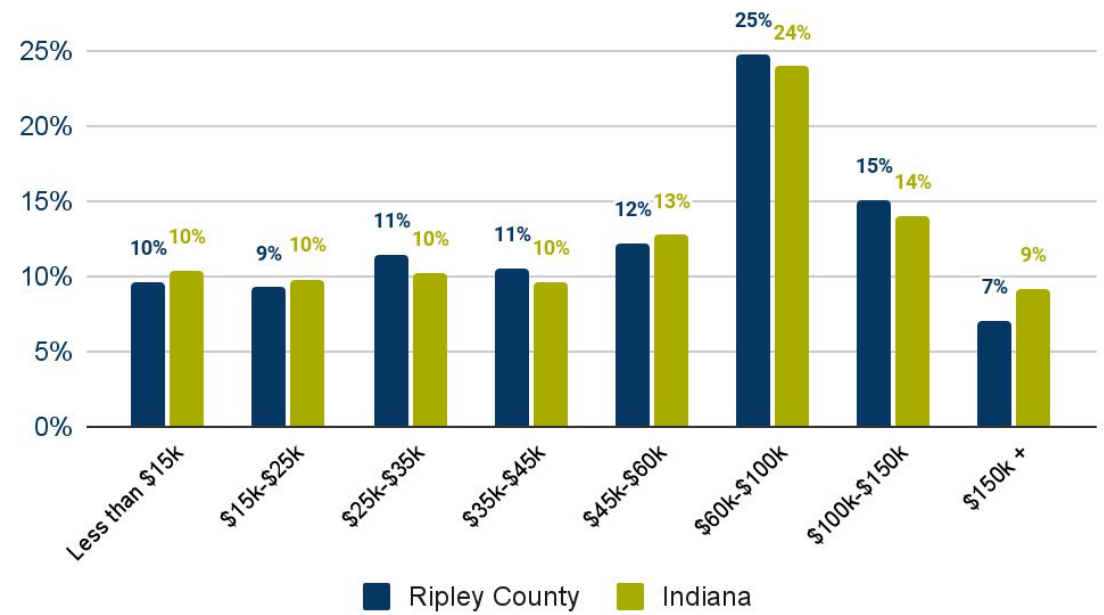
HOUSEHOLD INCOMES | Ripley County had a median income of \$56,332 in 2019, up 17% since 2010. 30% of households have incomes below \$35,000, while 22% have incomes above \$100,000.

Median Income
Ripley County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

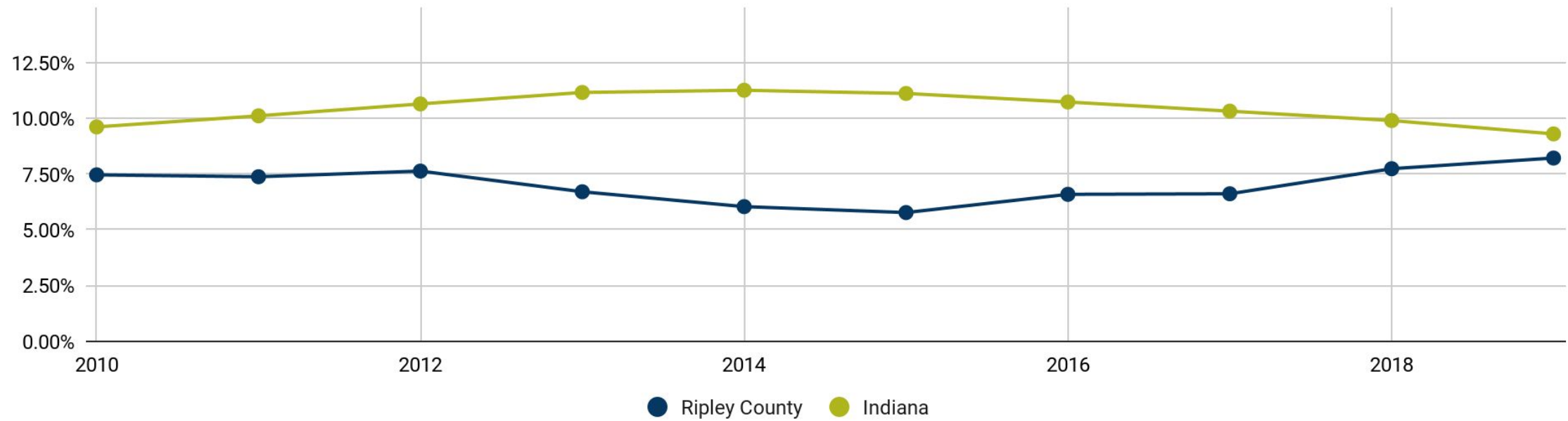
Household Income Distribution
Ripley County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 8.2% of families live in poverty conditions in Ripley County, up 0.75 percentage points from 7.5% in 2010.

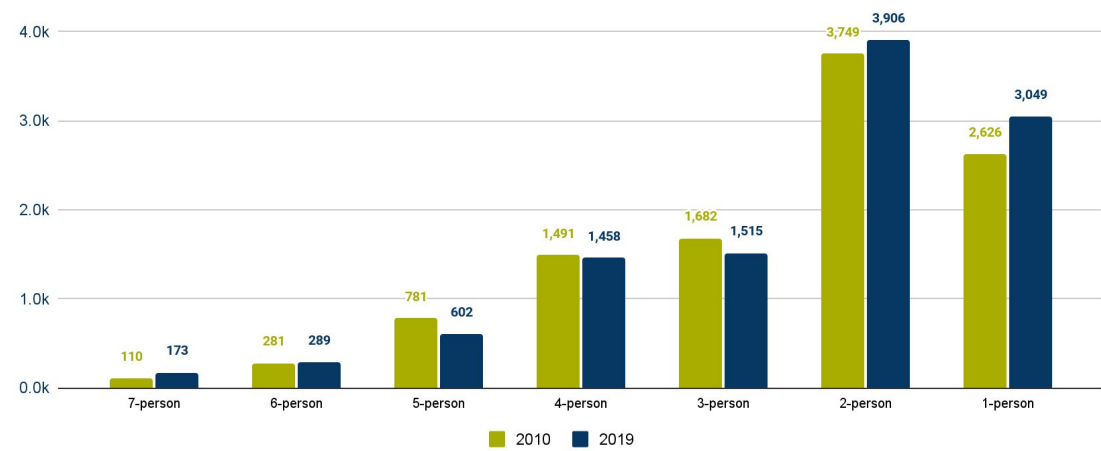
Family Poverty Rate
Ripley County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

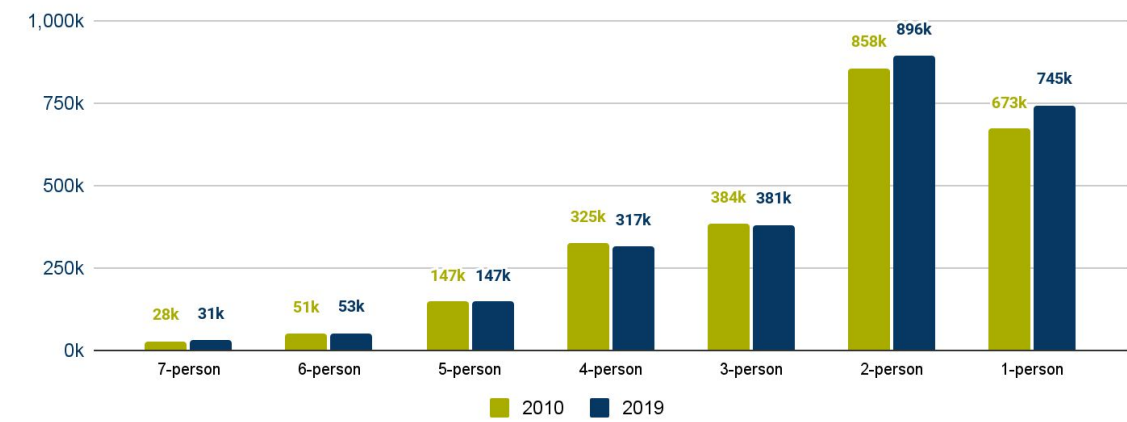
HOUSEHOLD SIZE | The average household size is 2.54 people, compared to 2.52 statewide. The Ripley County average household has shrunk by 0.10 persons since 2010.

Household Size
Ripley County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



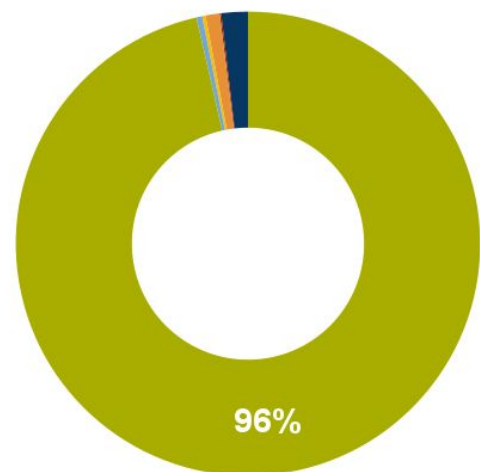
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Ripley County is 96% white, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

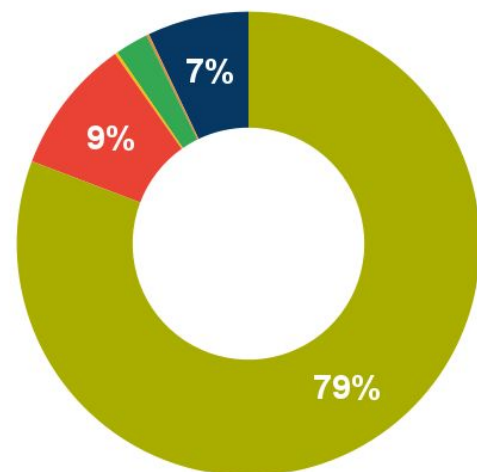
Ripley County | 2019

Indiana | 2019



- White
- Black
- American Indian
- Asian
- Other
- Hispanic or Latino

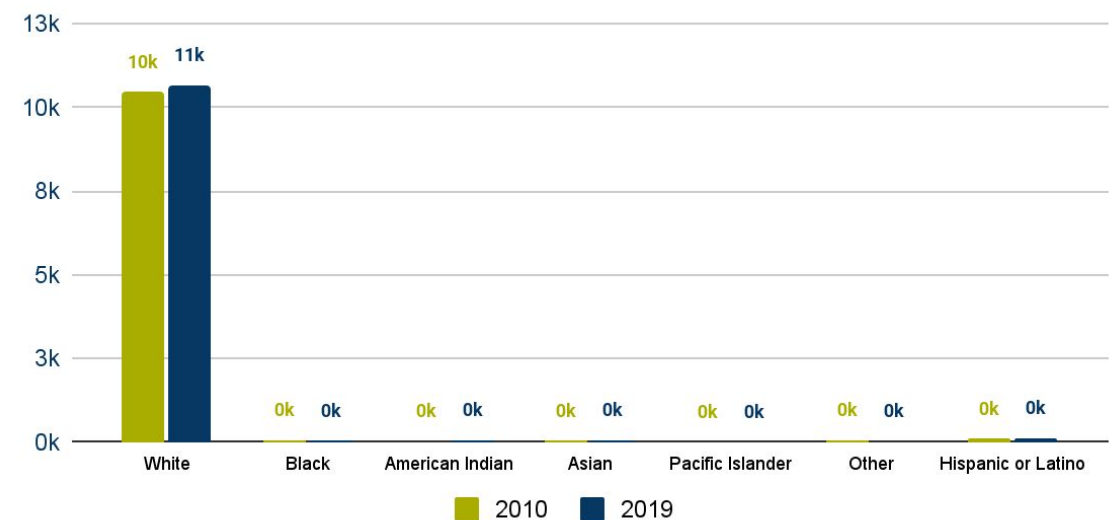
Source: ACS 2010-2019 5-year estimates



- White
- Black
- American Indian
- Asian
- Pacific Islander
- 2 more

Household Racial/Ethnic Distribution

Ripley County | 2010, 2019

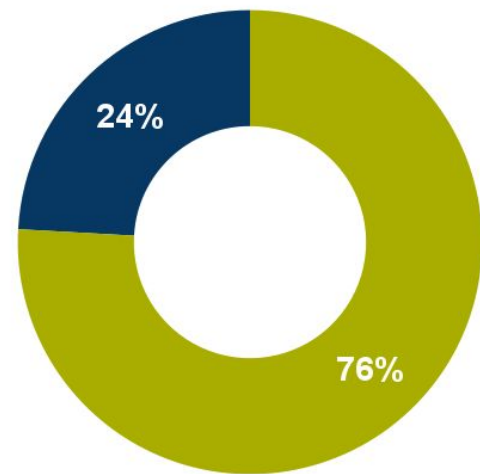


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 24% of households (2,650 households) in Ripley County were renters, while 76% (8,342 households) were owner households. The share of renters has increased by 2% since 2010.

Housing Tenure

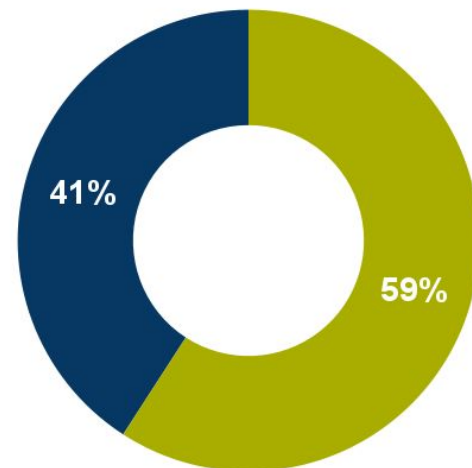
Ripley County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

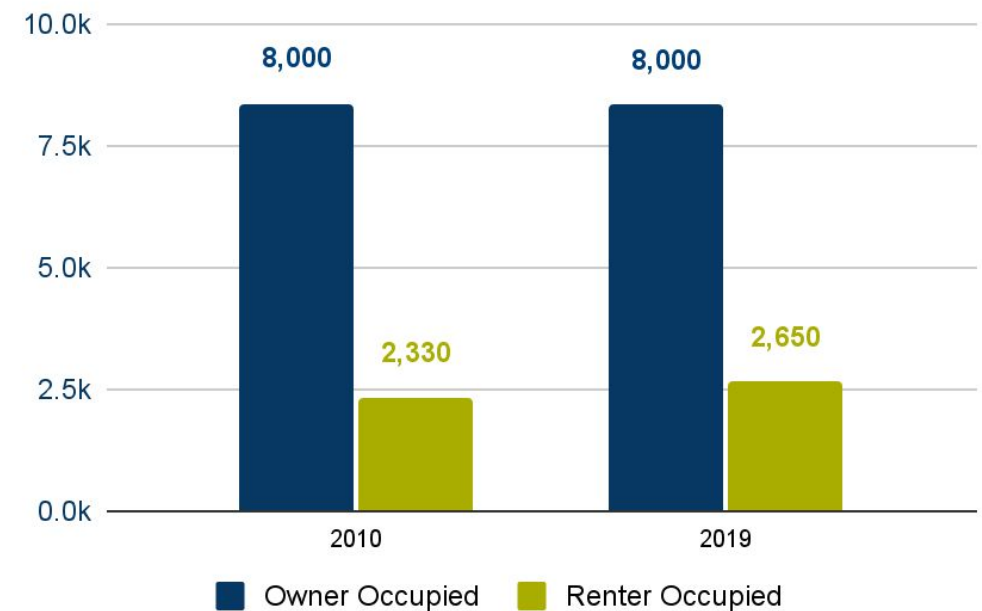
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

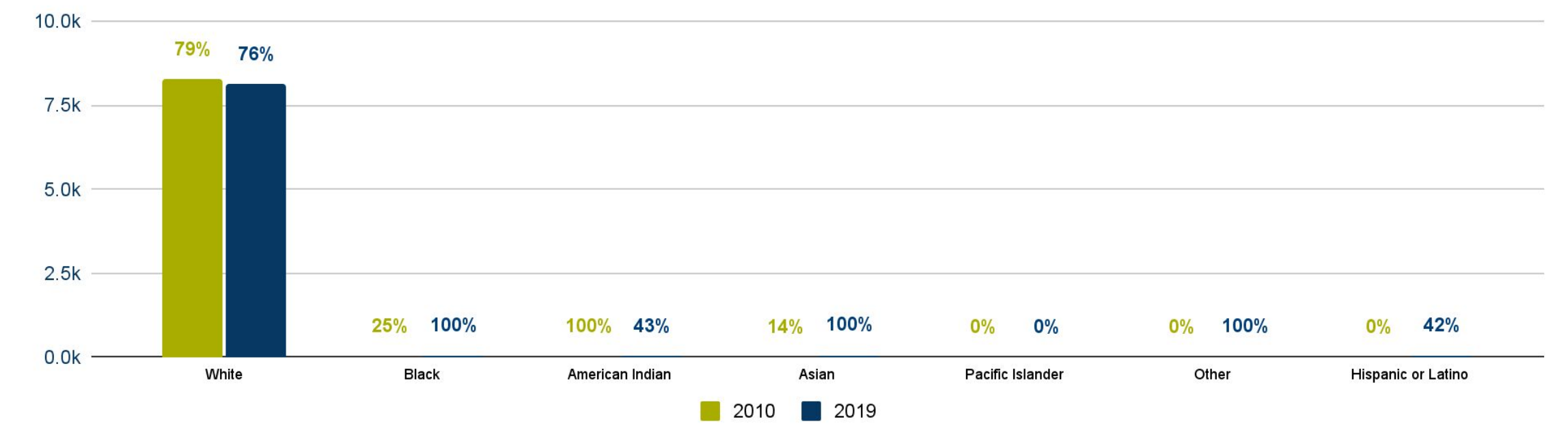
Ripley County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 76%, homeownership is 76% among non-Hispanic White households, 100% for Black households, and 42% for Hispanic or Latino households.

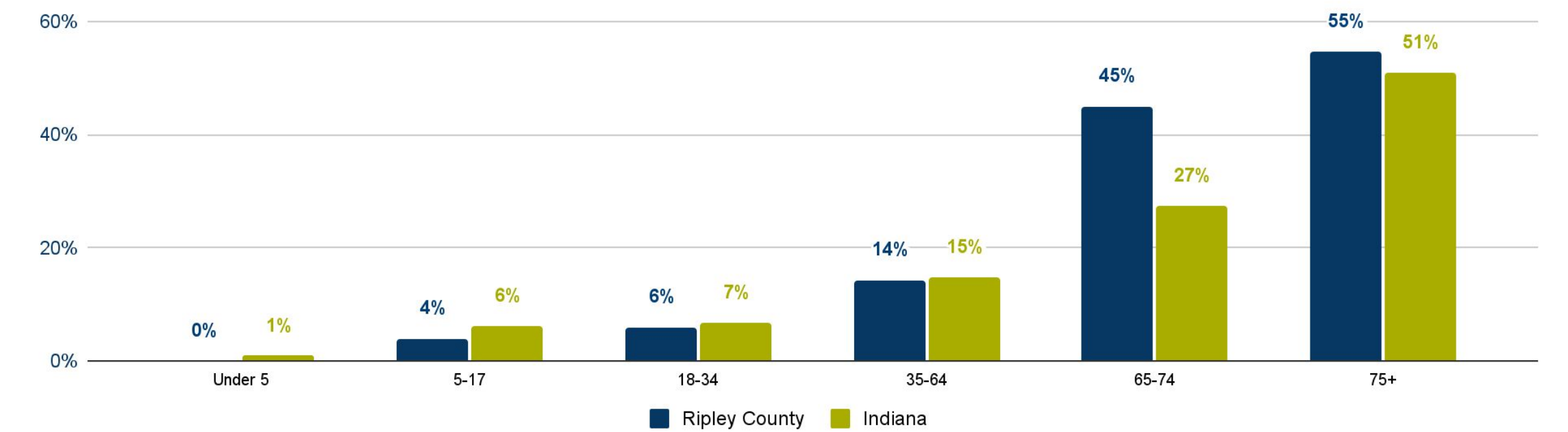
Homeownership by Race
Ripley County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 16% of people in Ripley County live with a disability. For people above 65, the share increases to 49%.

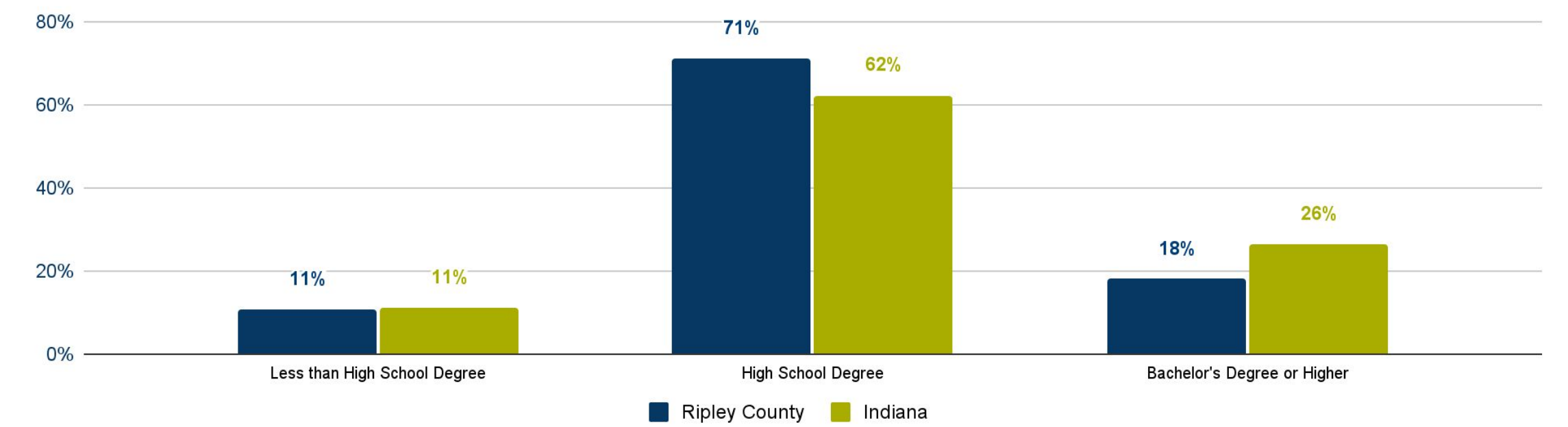
Share of the Population with a Disability by Age
Ripley County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Ripley County, 71% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

Educational Attainment
Ripley County, Indiana | 2019

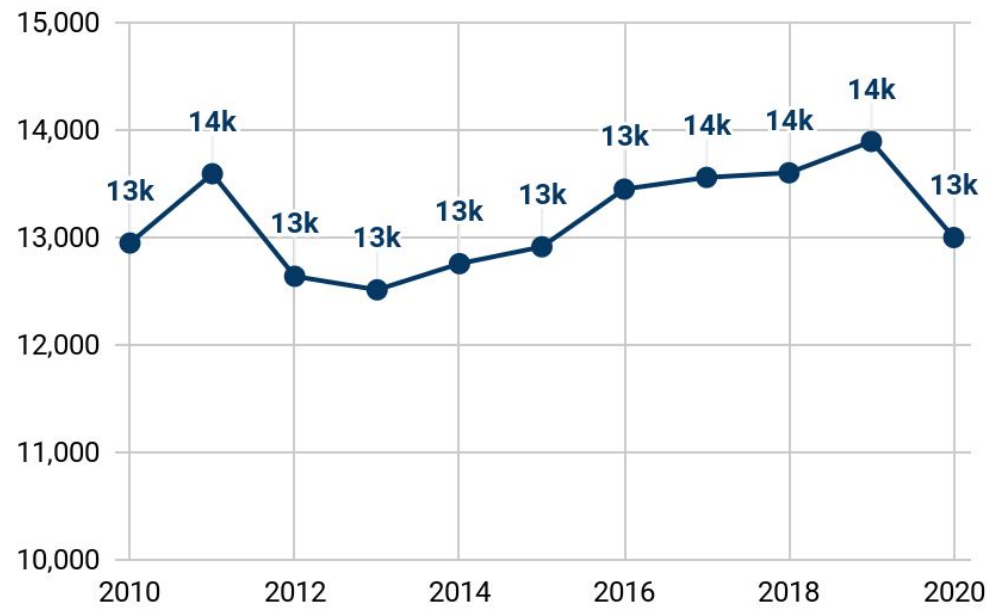


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

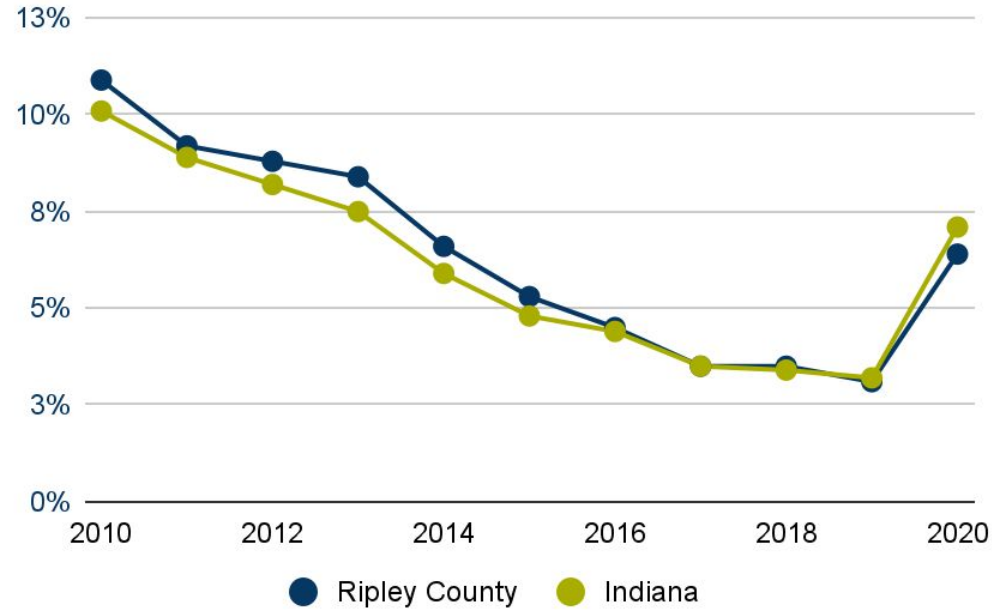
EMPLOYMENT BASE | There are currently 13,000 employed persons in Ripley County, up by 0.39% since 2010. The unemployment rate in 2020 was 6.40%, up 3.30 points from 2019.

Total Employment
Ripley County | 2010-2019



Source: ACS 2010-2019 5-year estimates

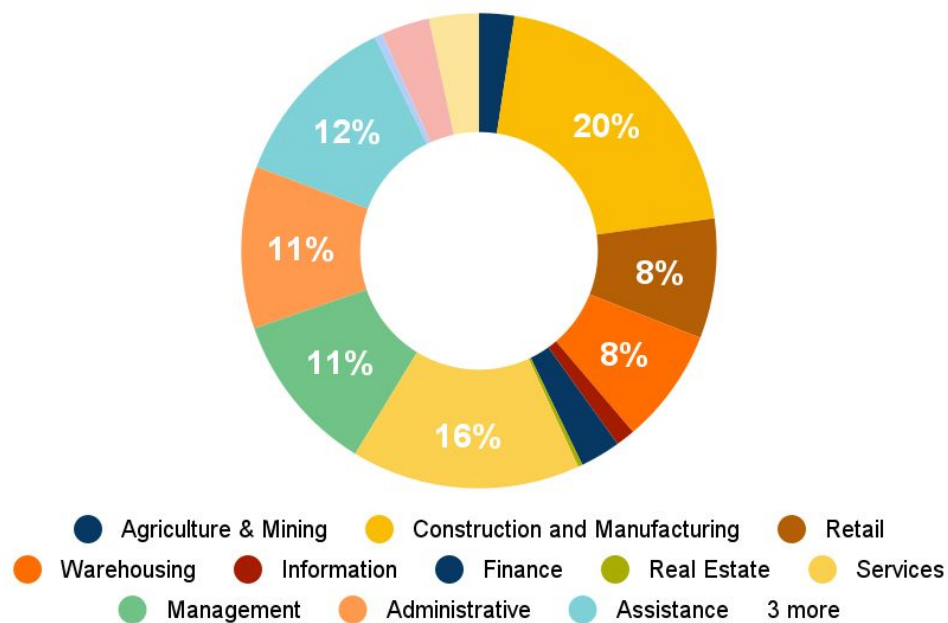
Unemployment Rate
Ripley County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Ripley County, accounting for 16% of all jobs, followed by Health Care and Social Assistance (12% of all jobs).

Total Jobs by All Industries
Ripley County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | \$48,598
2. Trade, transportation, and utilities | \$50,283
3. Goods-producing | \$53,098
4. Education and health services | \$44,381
5. Construction | \$47,061

Source: BLS

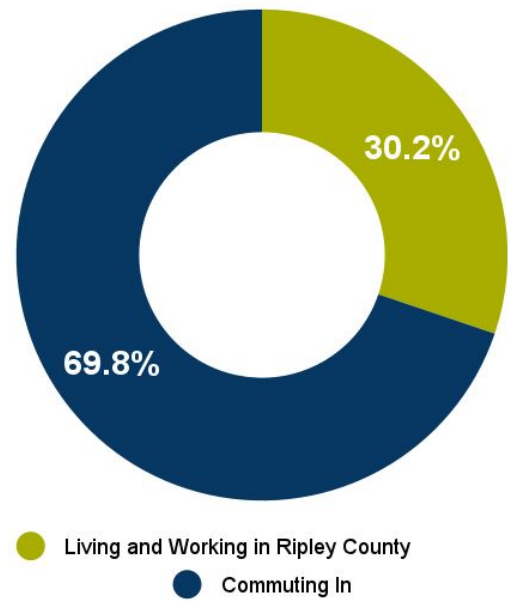
Top 5 Employers

1. Ripley County Auditor (Versailles)
2. Occasions Group (Sunman)
3. Blue Flame Gas (Versailles)
4. Deufol Sunman Inc (Sunman)
5. Ripley Crossing (Milan)

Source: BLS

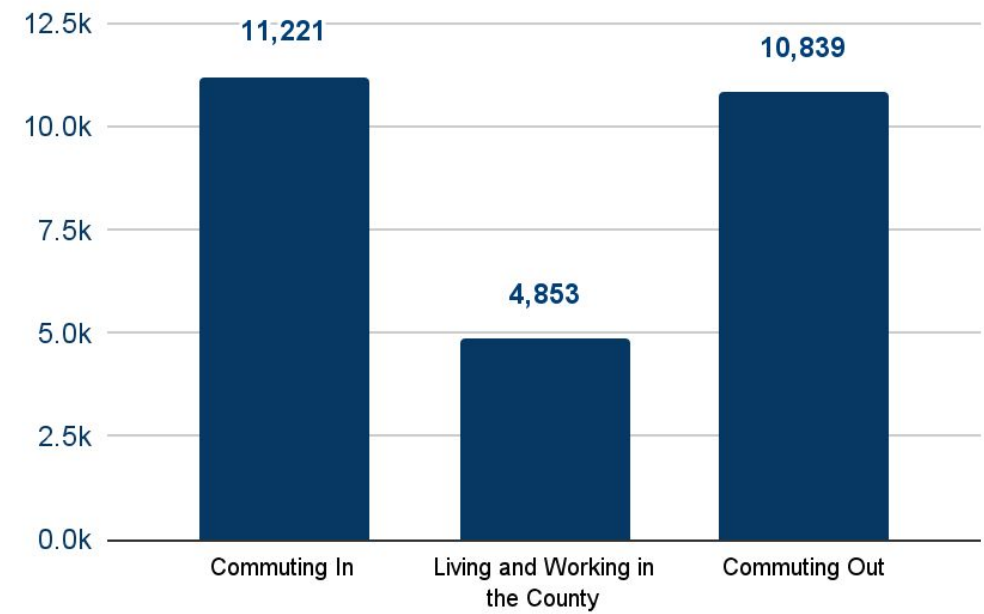
COMMUTER INFLOW / OUTFLOW | 11,000 commuters come into Ripley County for their jobs, while 11,000 employees travel outside of Ripley County for their jobs.

Employment Inflow
Ripley County | 2018



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

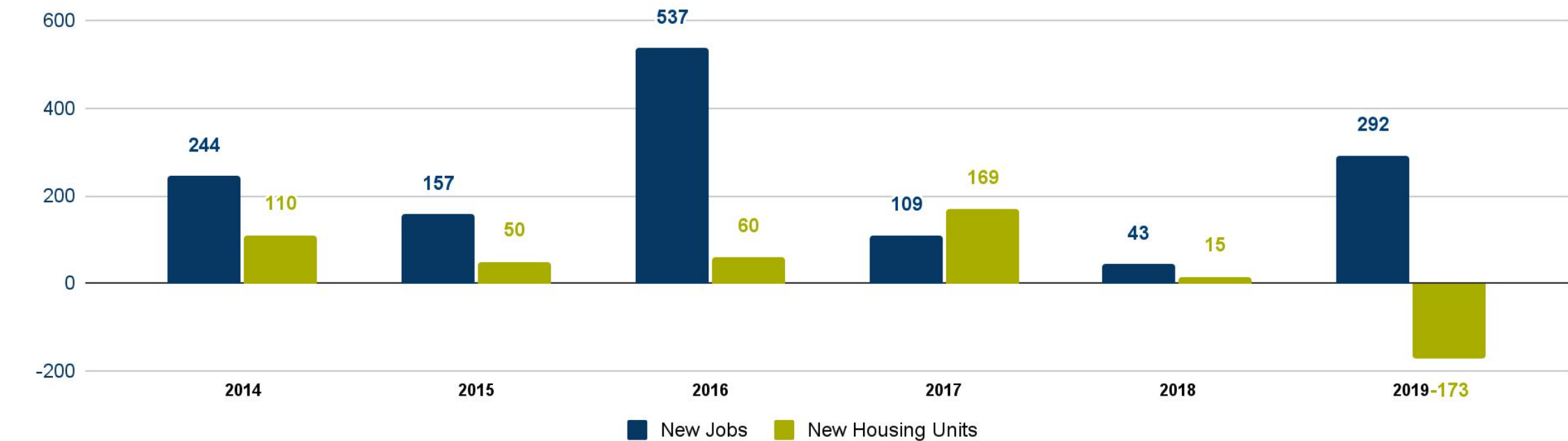
Commuting Patterns
Ripley County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Ripley County has created 1,382 jobs between 2014-2019 and 231 housing units, or 17 units for every 100 jobs created.

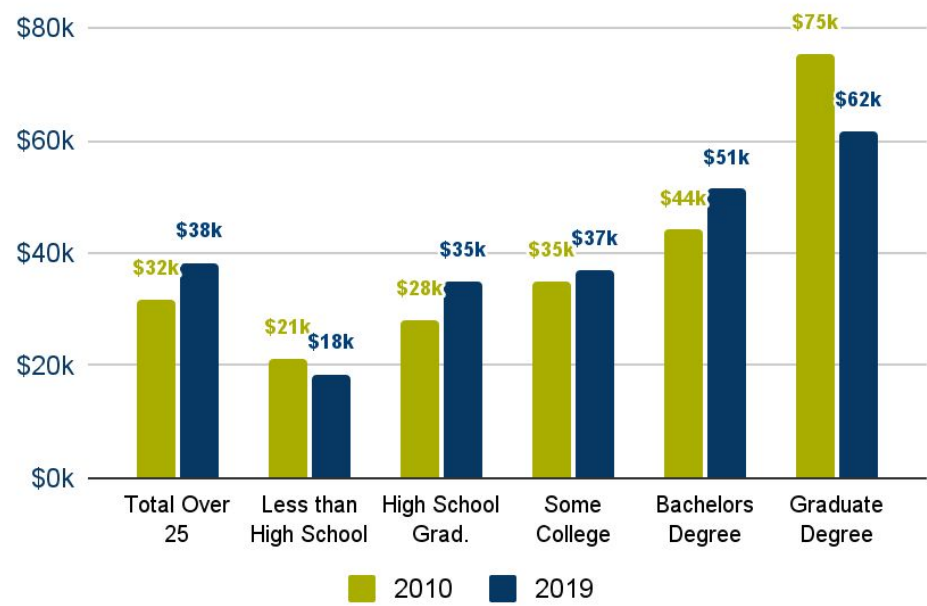
Job Growth and Housing Production
Ripley County | Total Jobs, New Jobs



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

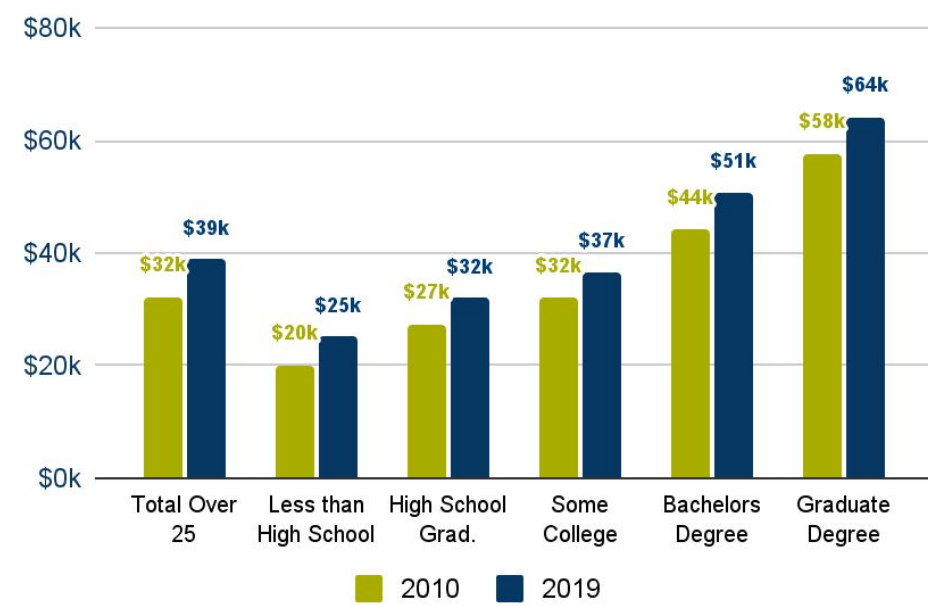
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 21% since 2010 for the total population and increased 24% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Ripley County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

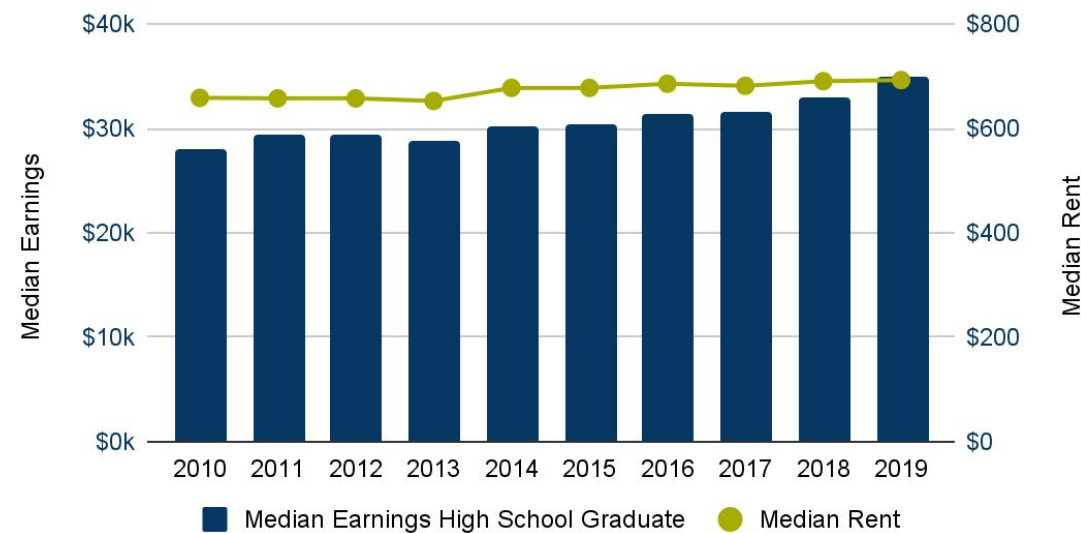
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

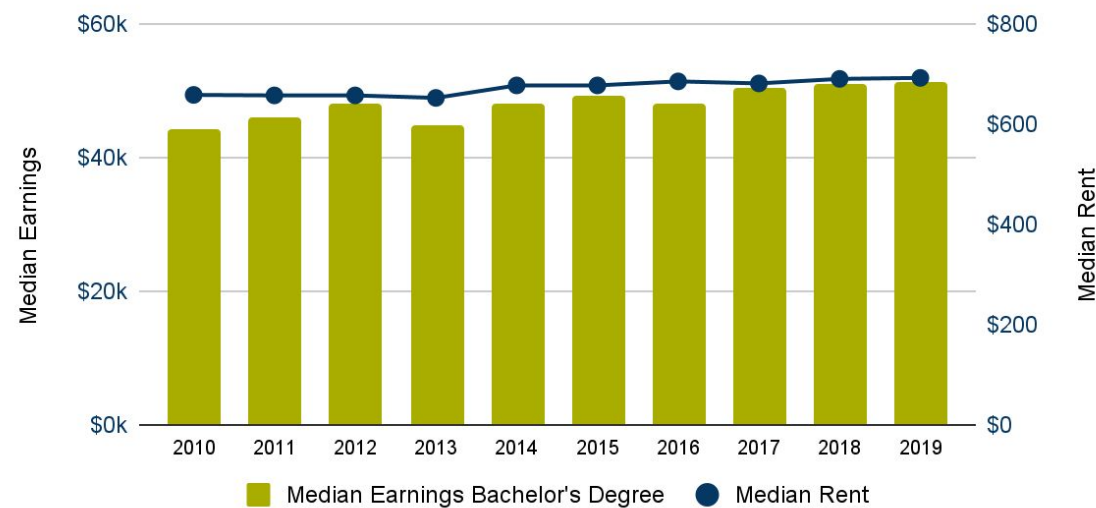
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 5.2%, or 5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



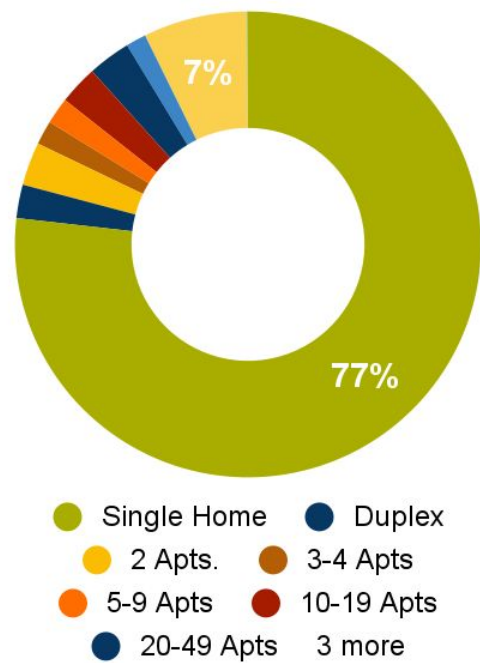
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

HOUSING TYPOLOGY | 77% of homes in Ripley County are single-family, while 16% are multifamily. Multifamily housing has increased by 532 homes since 2010.

Housing Typology

Ripley County | 2019



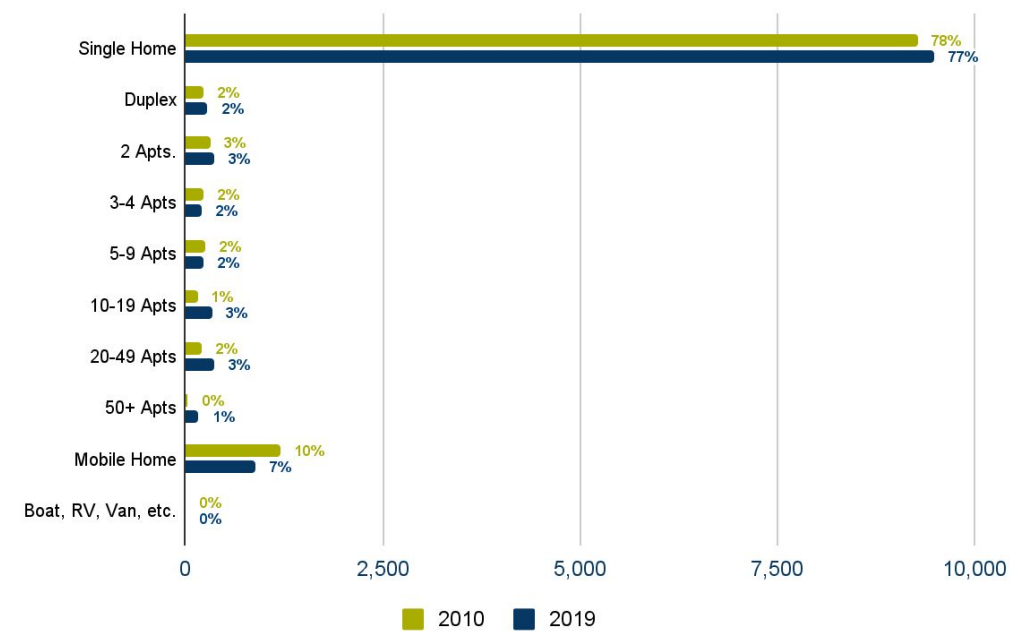
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Ripley County | 2010-2019



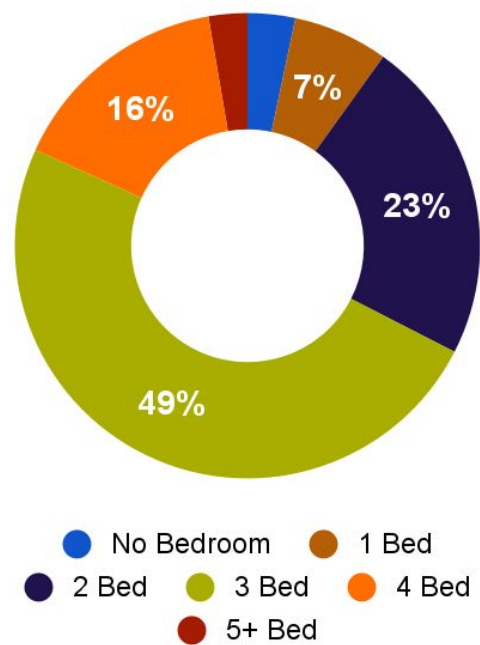
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Ripley County contain 2.54 bedrooms, with 67% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Ripley County | 2019

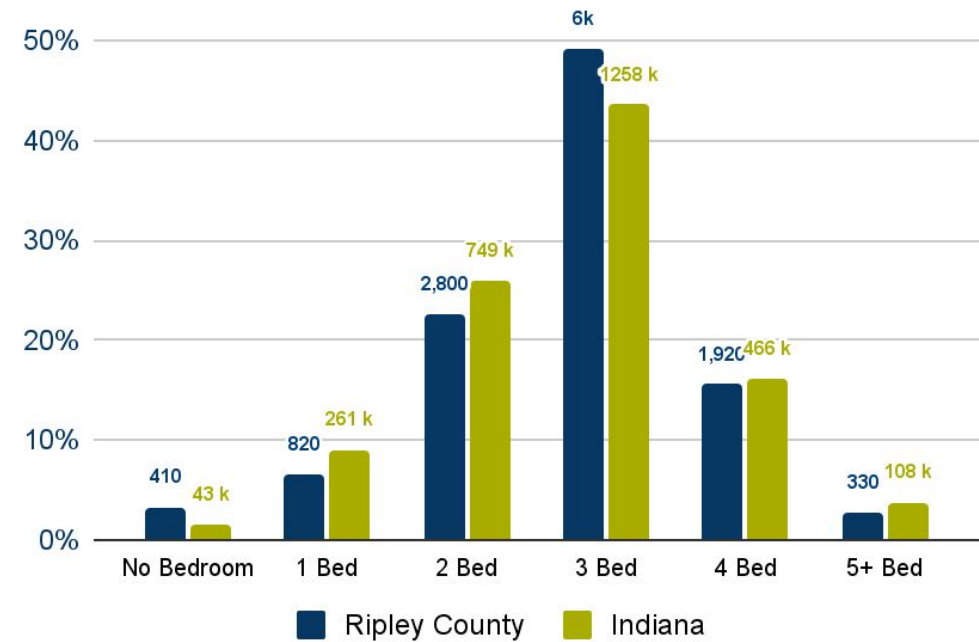
Indiana | 2019



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

Share of Housing Stock by Bedroom

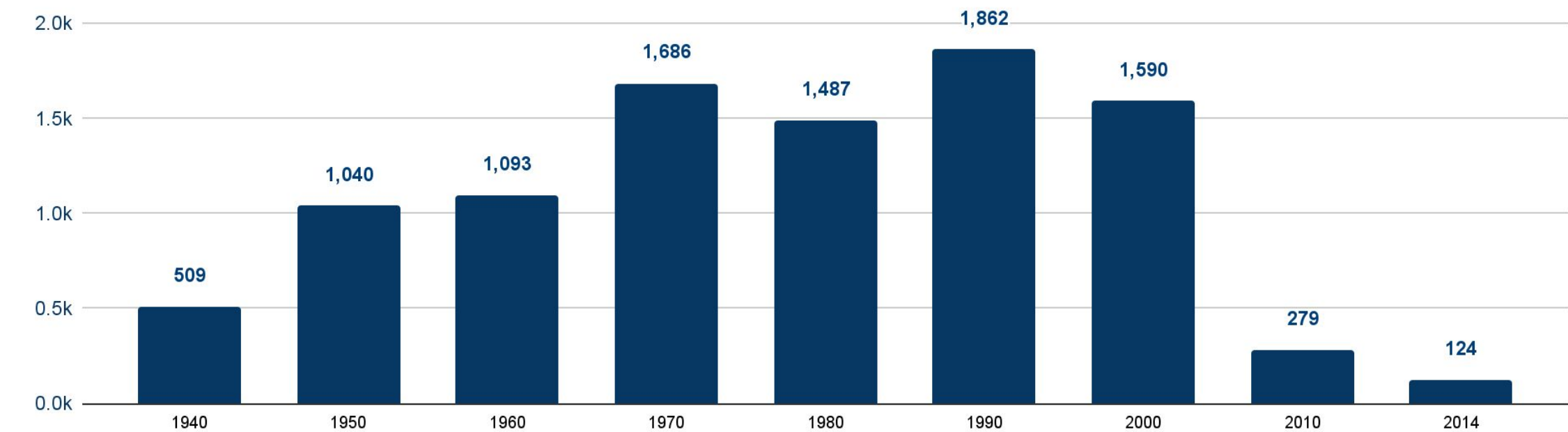
Ripley County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with a plurality of homes built before 1940.

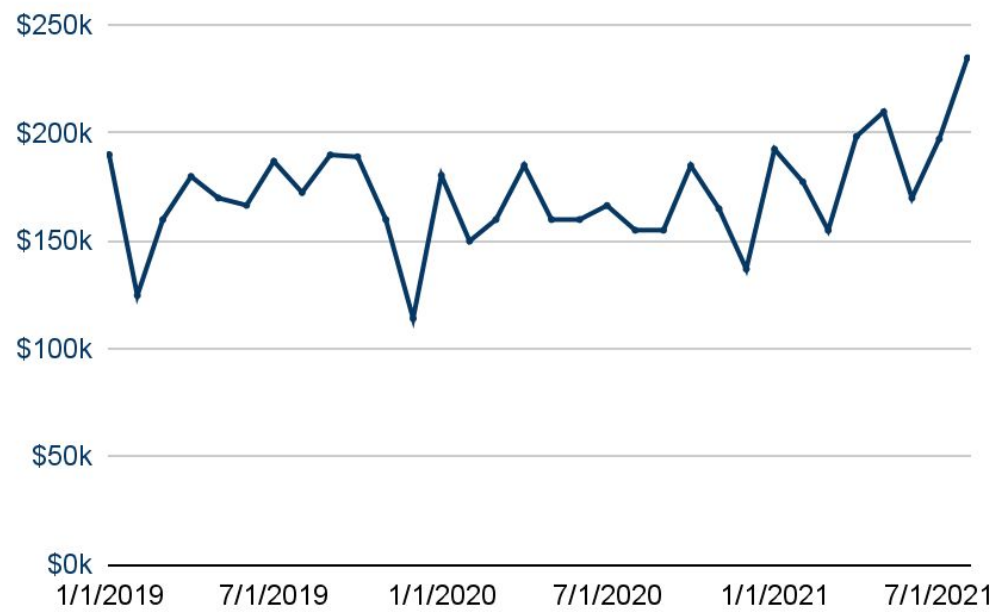
Homes by Year Built
Ripley County | 2019



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

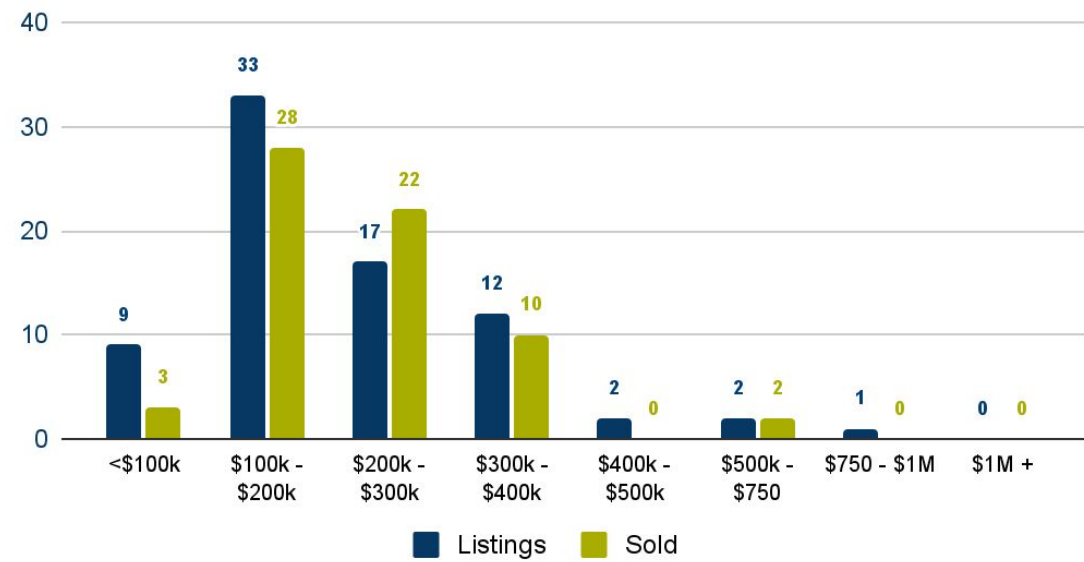
MEDIAN LISTING PRICE | Homes in Ripley County have a median listing price of \$234,900. Home prices have increased by 24% since 2019.

Median Listing Price
Ripley 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)
Ripley County | 2021

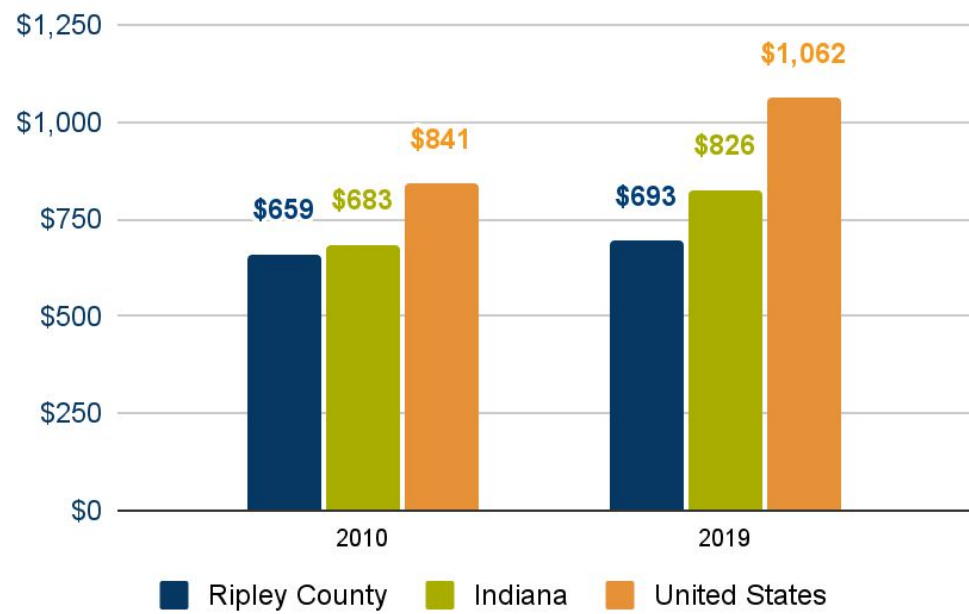


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 5% since 2010, with average rents at \$693 in 2019.

Median Rent

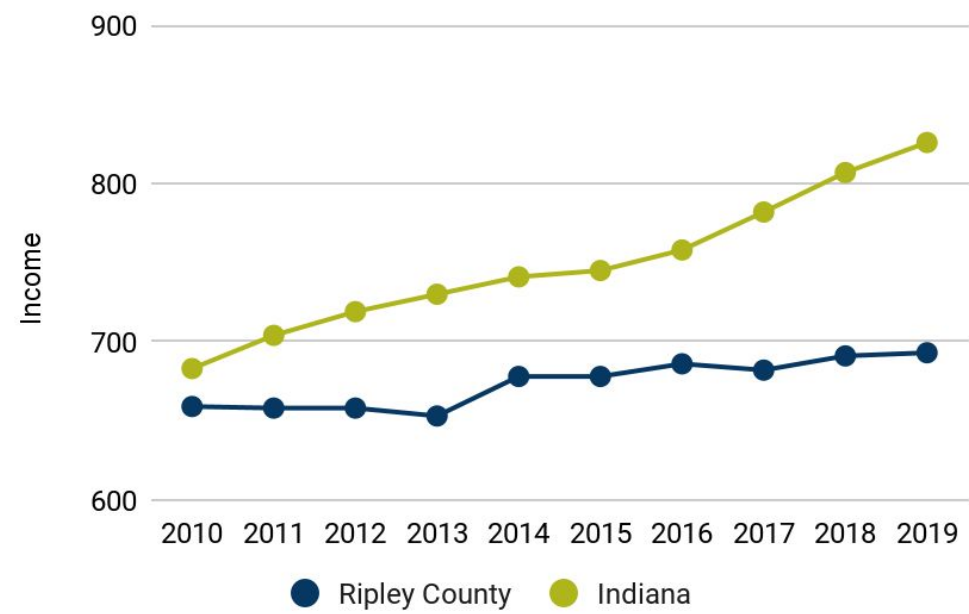
Ripley County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

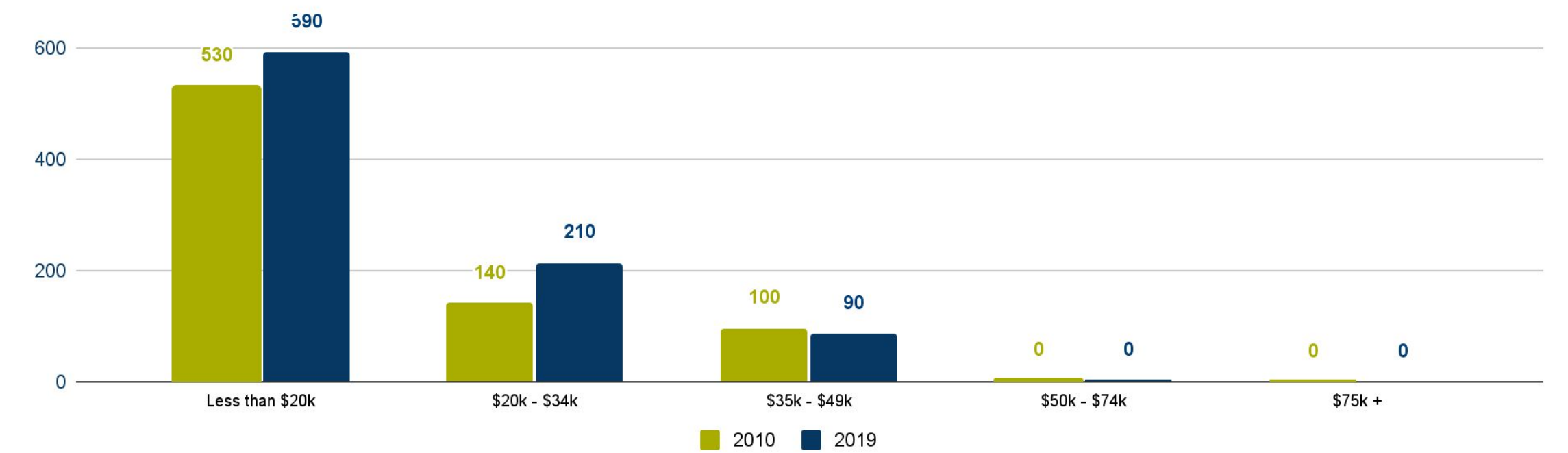
Ripley County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of renter households are housing cost burdened in Ripley County, up 3% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

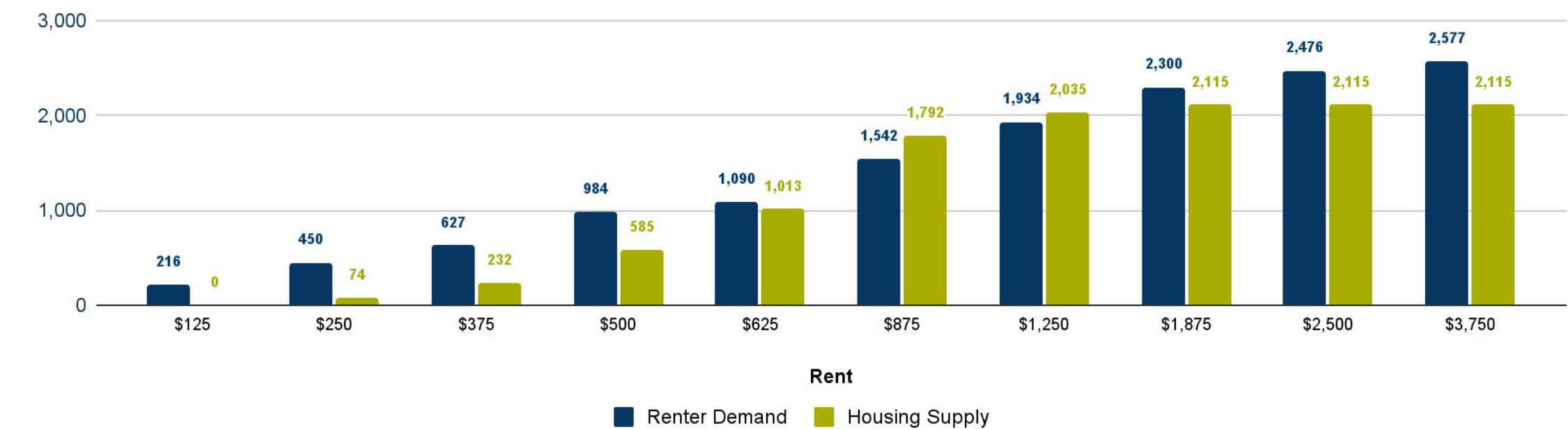
Renter Housing Cost Burden
Ripley County, Indiana | 2010 - 2019



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 1000 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
Ripley County, Indiana | 2010-2019

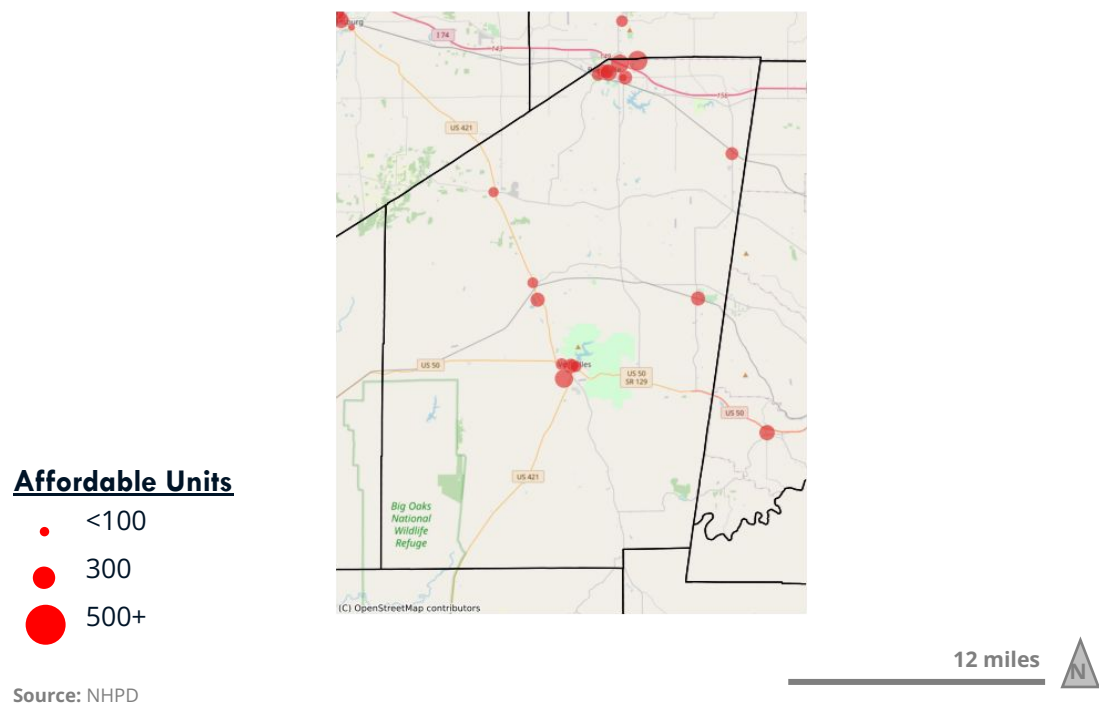


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory

Ripley County | 2020



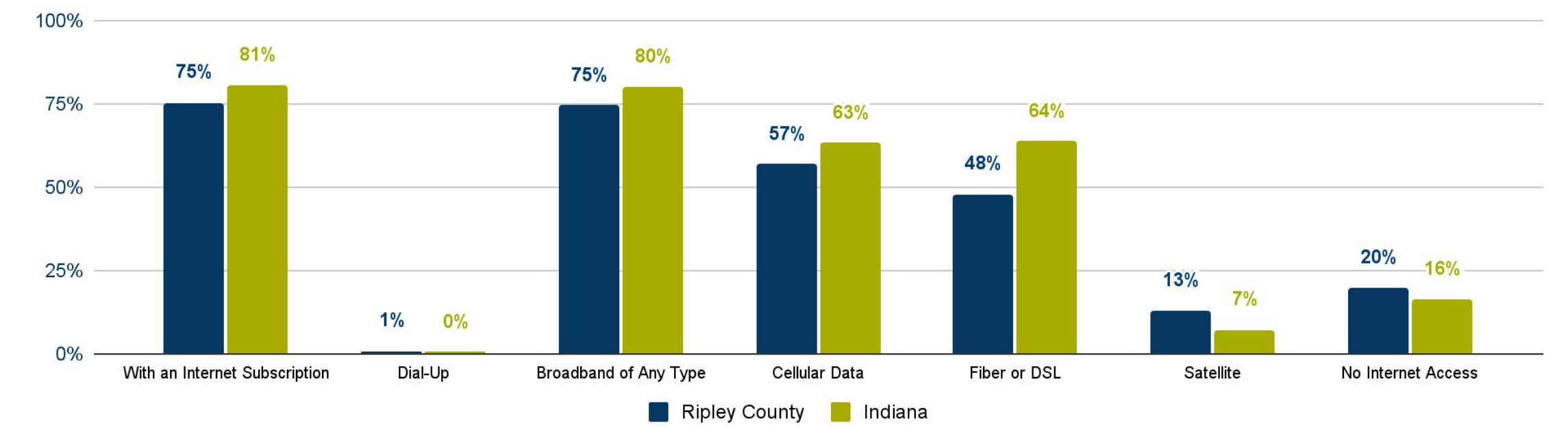
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 75% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Ripley County | 2020

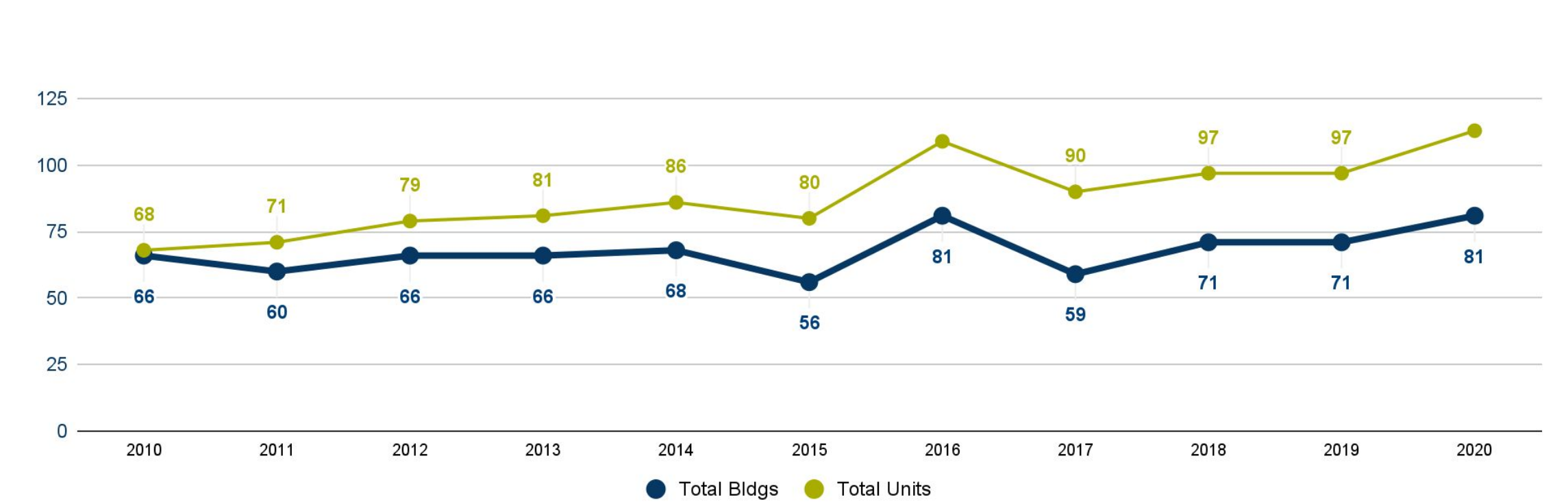


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 81 new housing starts in 2020 in Ripley County, with 745 total building permits authorized since 2010.

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



Source: St. Louis Fed.

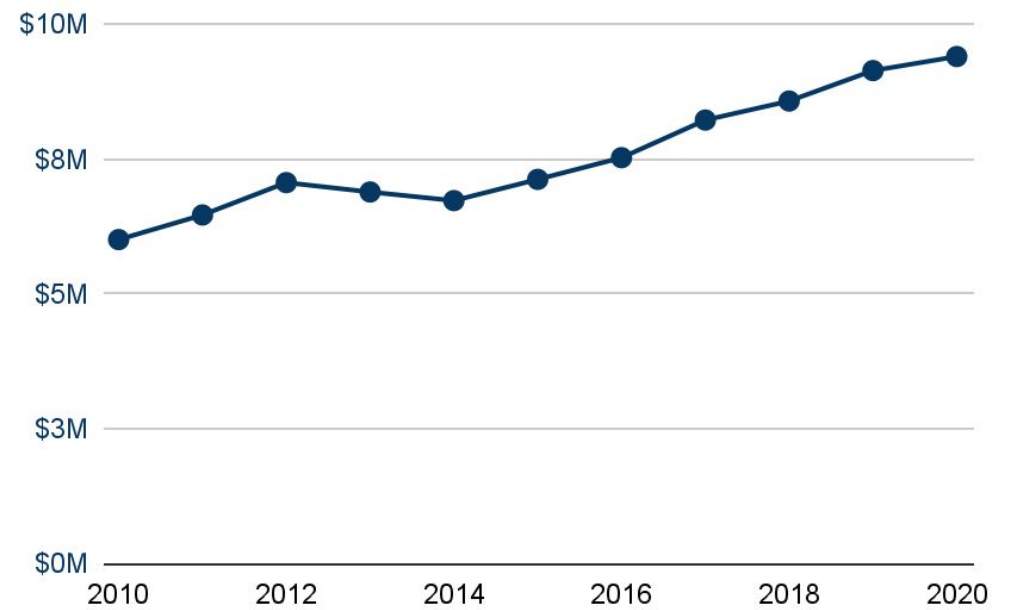
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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