ihcda
**Indiana Housing & Community Development Authority**

HR&A
Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

## HOUSING NEEDS ASSESSMENT FOR RIPLEY COUNTY

### MARCH 2022

# ACKNOWLEDGEMENTS AND DATA SOURCES

The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

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
- U.S Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

Data in this report will be updated as frequently as data sources are updated.
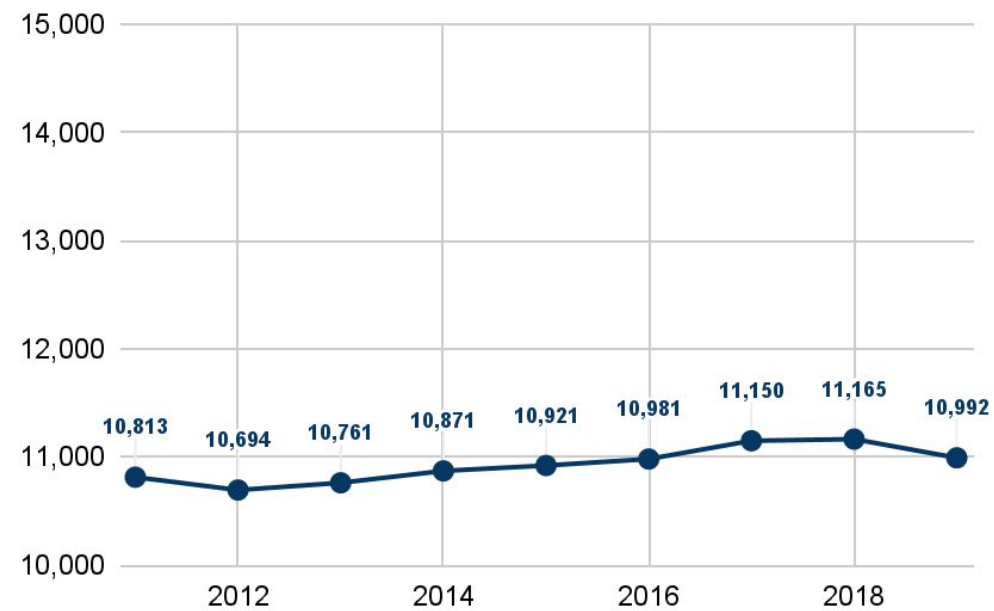
# DEMOGRAPHIC TRENDS

# 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**
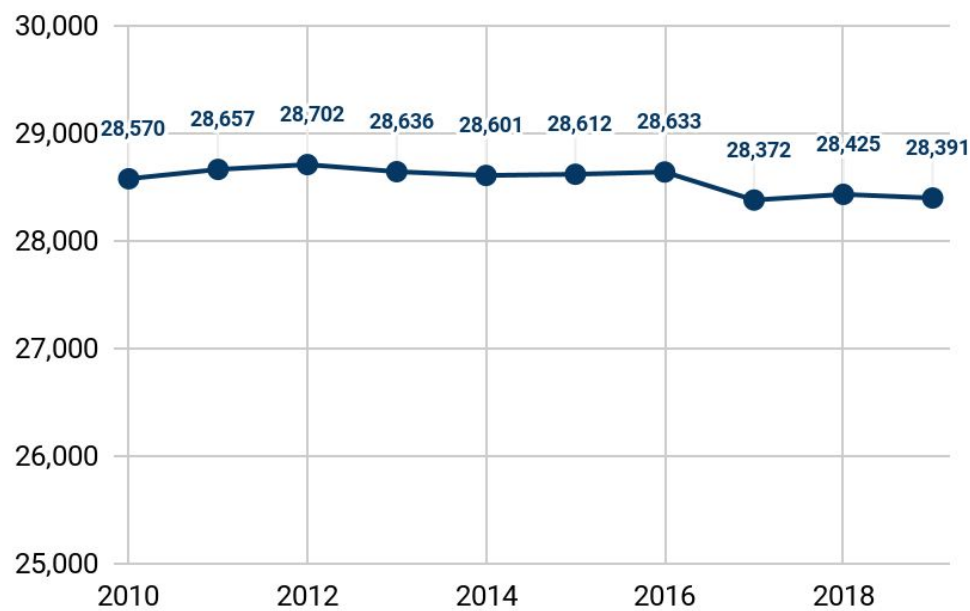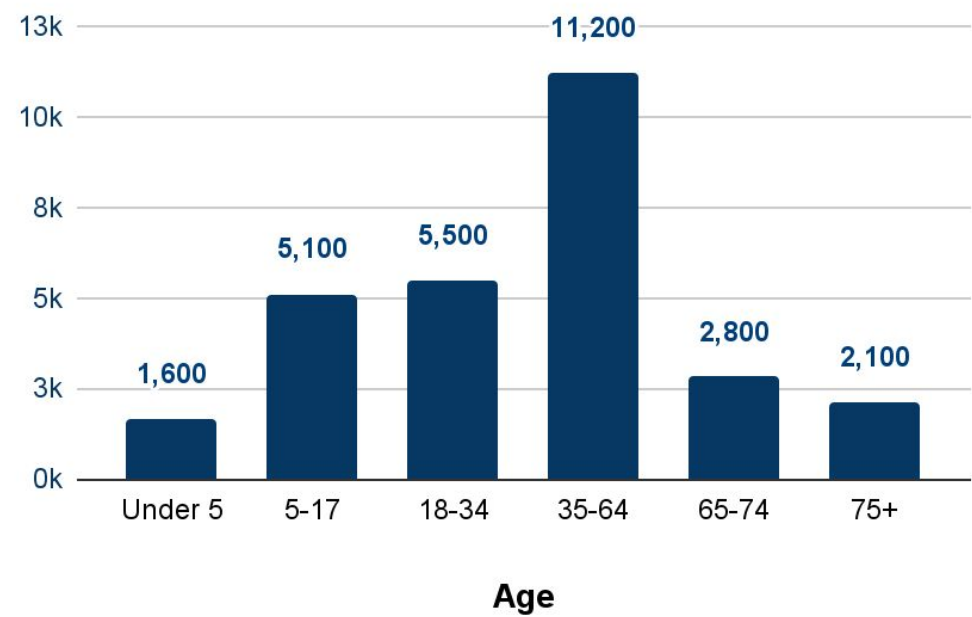


**Source:** FRED, U.S. Census Bureau

### Households
**Ripley County | 2010-2019**



**Source:** FRED, U.S. Census Bureau

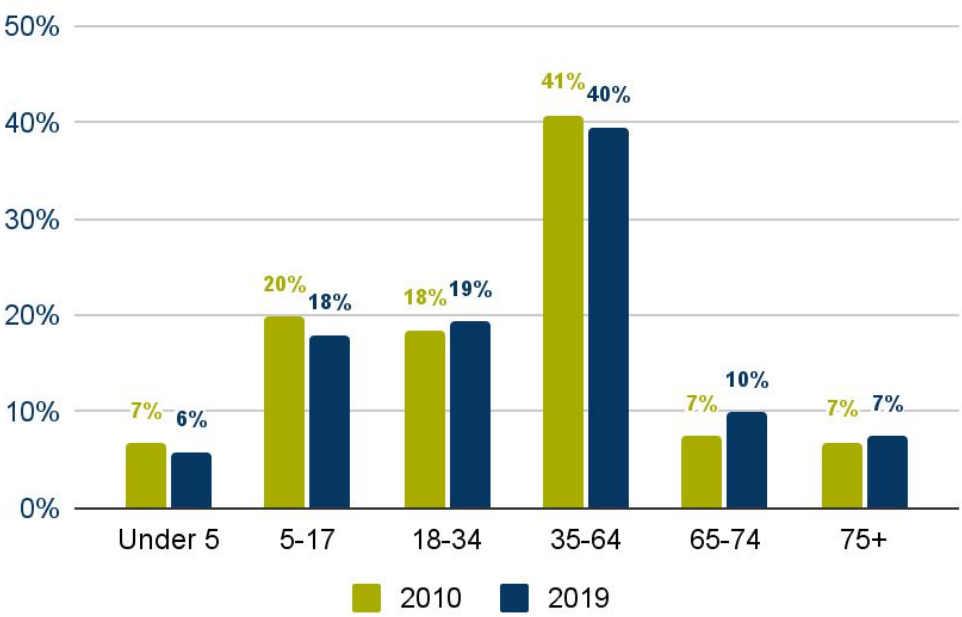# AGE | 4,900 of people in Ripley County are age 65 or older, while 24% are younger than 18.

## Population by Age
**Ripley County | 2019**



Source: ACS 2019 5-year estimates
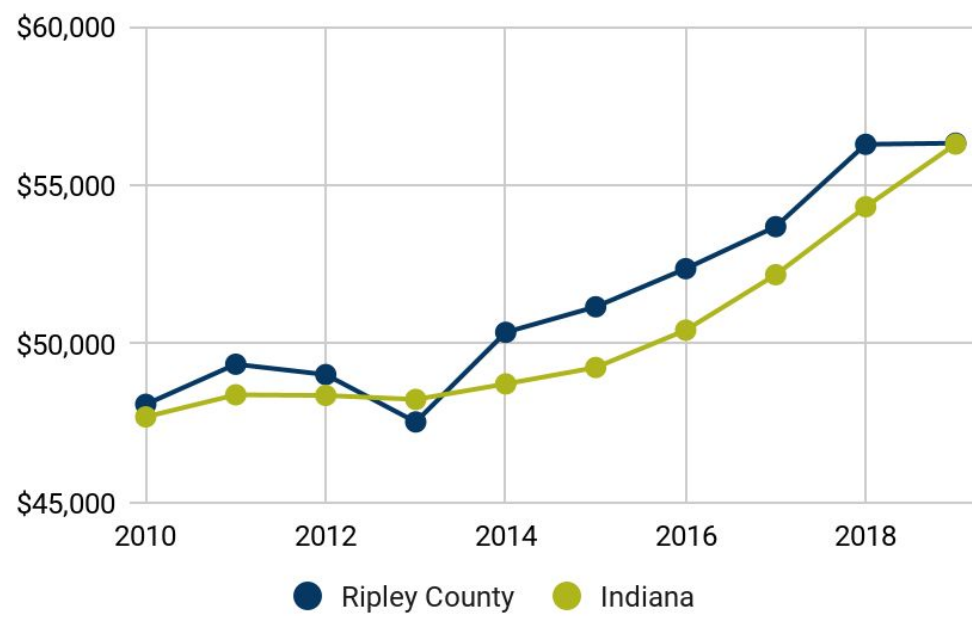
## Change in Share of Population
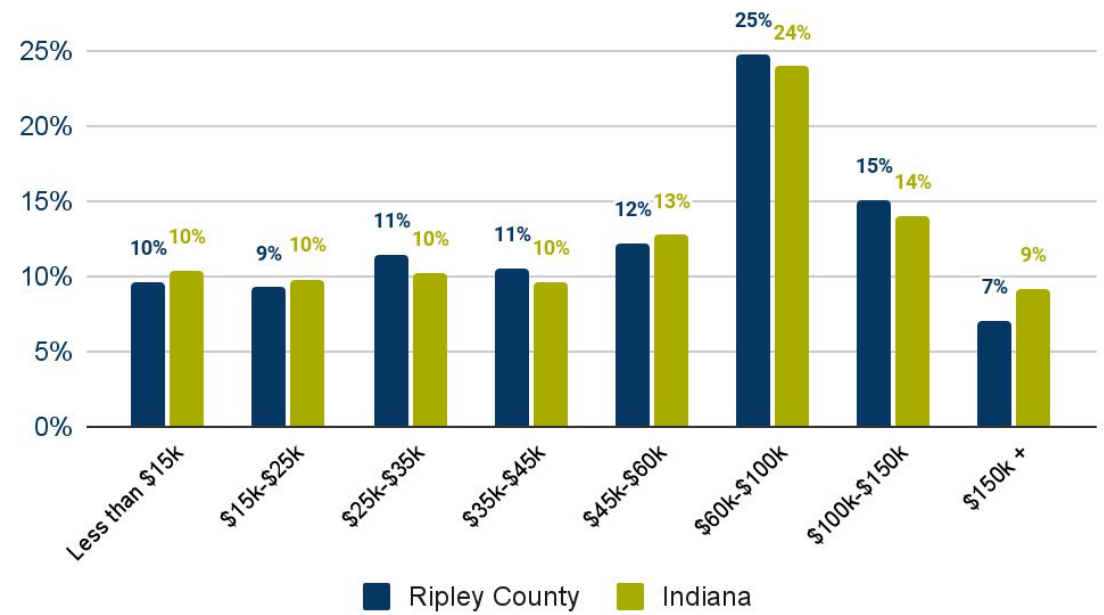**Ripley County | 2010, 2019**



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**
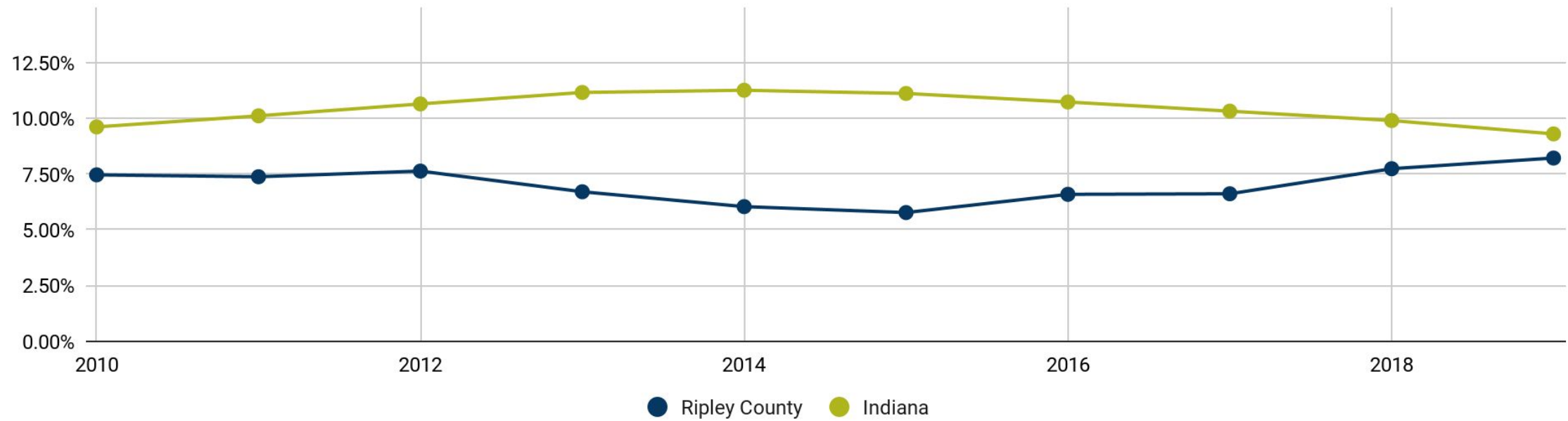


Source: ACS 2010-2019 5-year estimates

## Household Income Distribution
**Ripley County, State of Indiana | 2019**



Source: ACS 2019 5-year estimates

# FAMILY POVERTY RATE | 8.2% of families in Ripley County live below the poverty line, up 0.75 points from 7.5% in 2010.
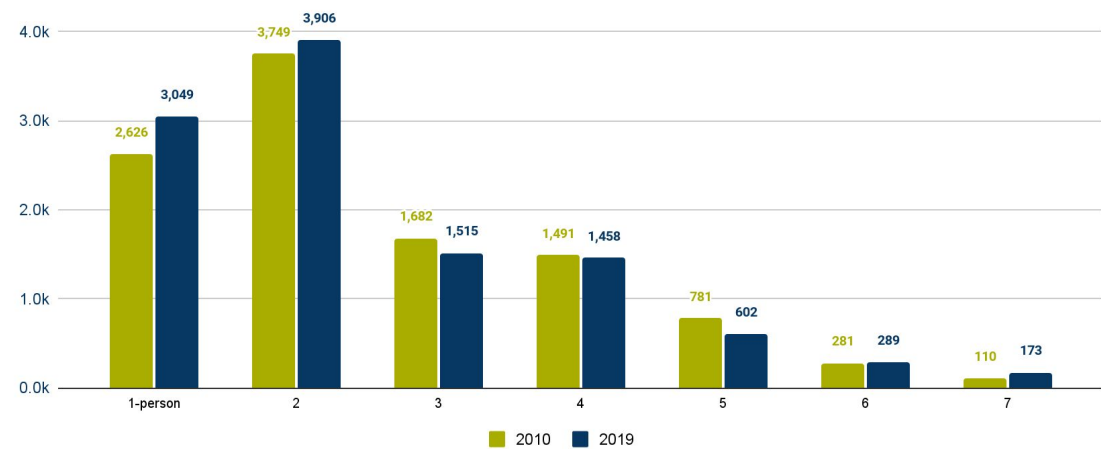
## Family Poverty Rate
**Ripley County, State of Indiana | 2010-2019**



**Source:** ACS 2010-2019 5-year estimates

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

## Household Size
**Ripley County | 2010, 2019**



Legend: 2010 (olive), 2019 (navy)

Data labels by household size:
- 1-person: 2,626 (2010), 3,049 (2019)
- 2: 3,749 (2010), 3,906 (2019)
- 3: 1,682 (2010), 1,515 (2019)
- 4: 1,491 (2010), 1,458 (2019)
- 5: 781 (2010), 602 (2019)
- 6: 281 (2010), 289 (2019)
- 7: 110 (2010), 173 (2019)

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



Legend: 2010 (olive), 2019 (navy)

Data labels by household size:
- 1-person: 673k (2010), 745k (2019)
- 2: 858k (2010), 896k (2019)
- 3: 384k (2010), 381k (2019)
- 4: 325k (2010), 317k (2019)
- 5: 147k (2010), 147k (2019)
- 6: 51k (2010), 53k (2019)
- 7: 28k (2010), 31k (2019)
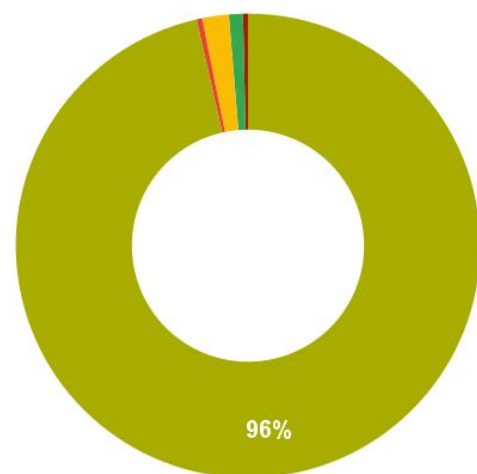
# RACIAL COMPOSITION | The current racial distribution of households in Ripley County is 96% White, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.
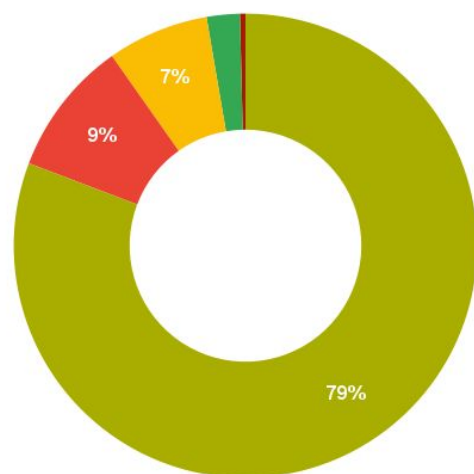
## Racial/Ethnic Distribution
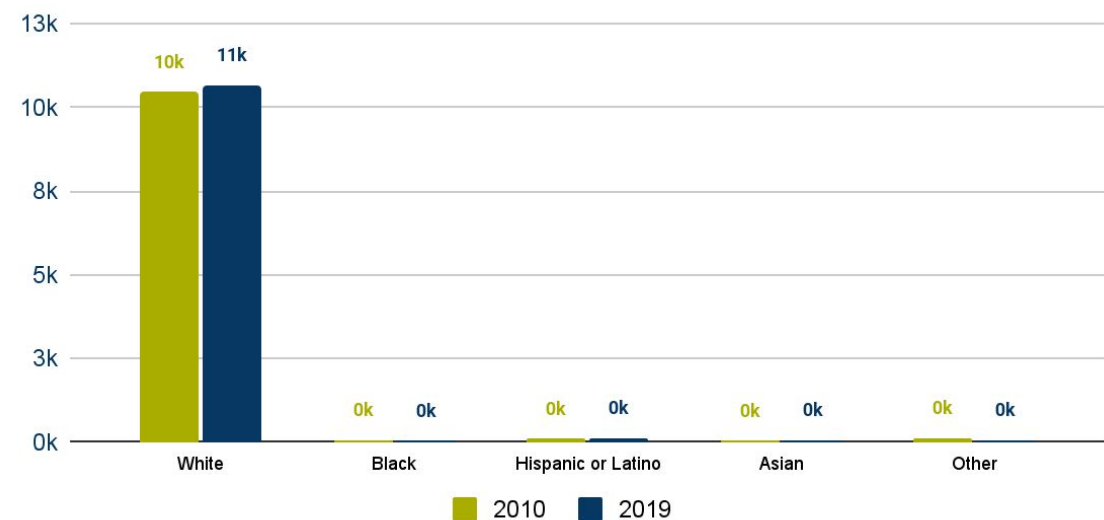
**Ripley County | 2019**

**Indiana | 2019**



96%

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

79%
9%
7%

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

**Source:** ACS 2010-2019 5-year estimates

## Household Racial/Ethnic Distribution
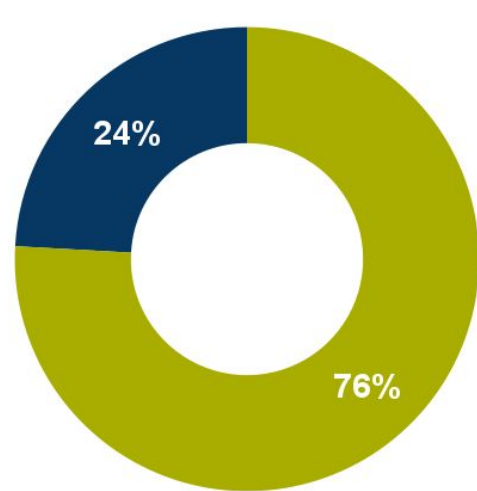
**Ripley County | 2010, 2019**



- 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 owners. The share of renters has decreased by 2.35 percentage points since 2010.

## Housing Tenure

**Ripley County | 2019**

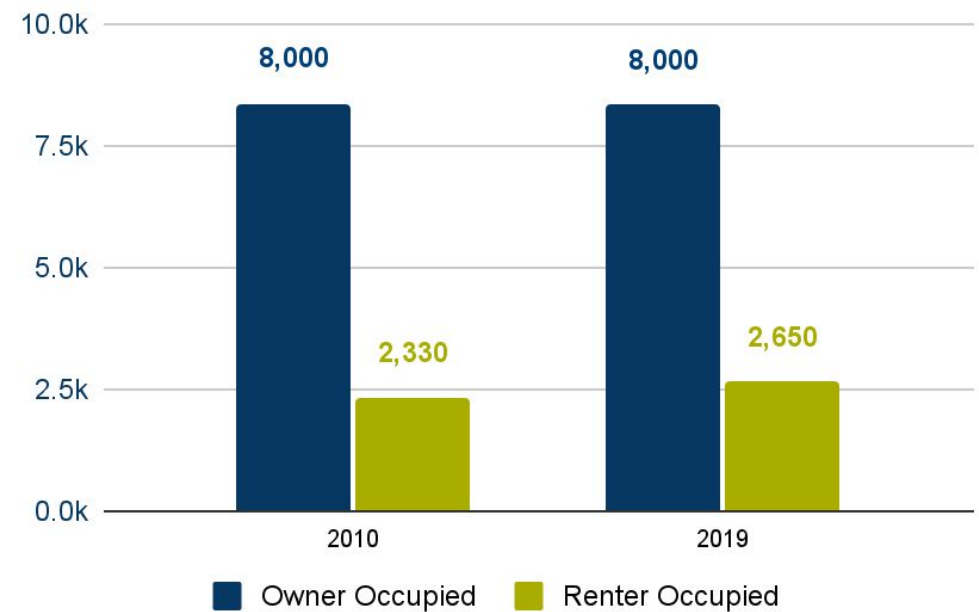**Indiana | 2019**



24%

76%

- Owner Occupied
- Renter Occupied

41%

59%

- Owner Occupied
- Renter Occupied

## Total Households by Tenure

**Ripley County | 2010-2019**



8,000    8,000

2,330    2,650

2010    2019

- Owner Occupied
- Renter Occupied

**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.
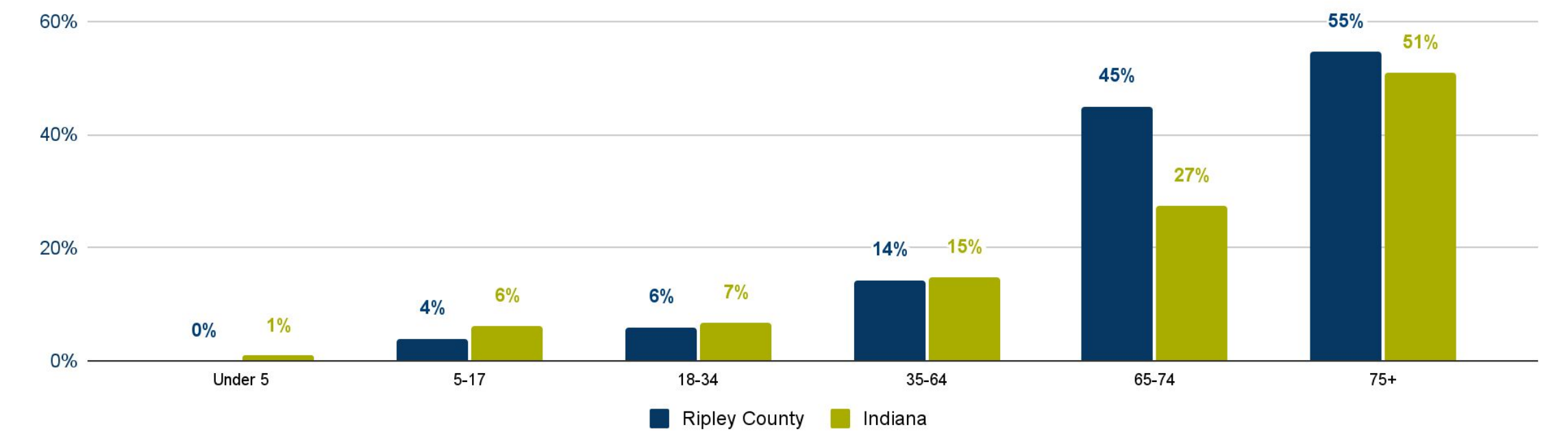
### Homeownership by Race
**Ripley County | 2010, 2019**
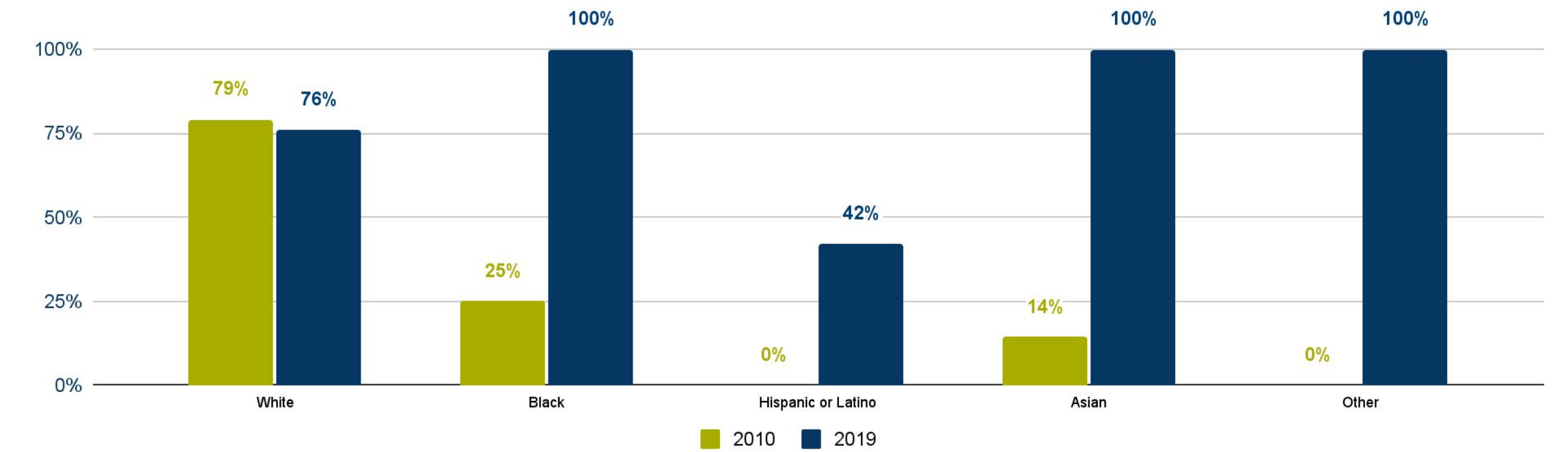


Source: ACS 2010-2019 5-year estimates

# DISABILITY | 16% of people in Ripley County live with a disability. For people 65 and older, the figure increases to 49%.

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



| Age | Ripley County | Indiana |
|-----|---------------|---------|
| Under 5 | 0% | 1% |
| 5-17 | 4% | 6% |
| 18-34 | 6% | 7% |
| 35-64 | 14% | 15% |
| 65-74 | 45% | 27% |
| 75+ | 55% | 51% |

**Source:** ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Ripley County, 71% of the population completed high school degree as their highest level of education, while 18% of the population has a Bachelor's degree or higher.

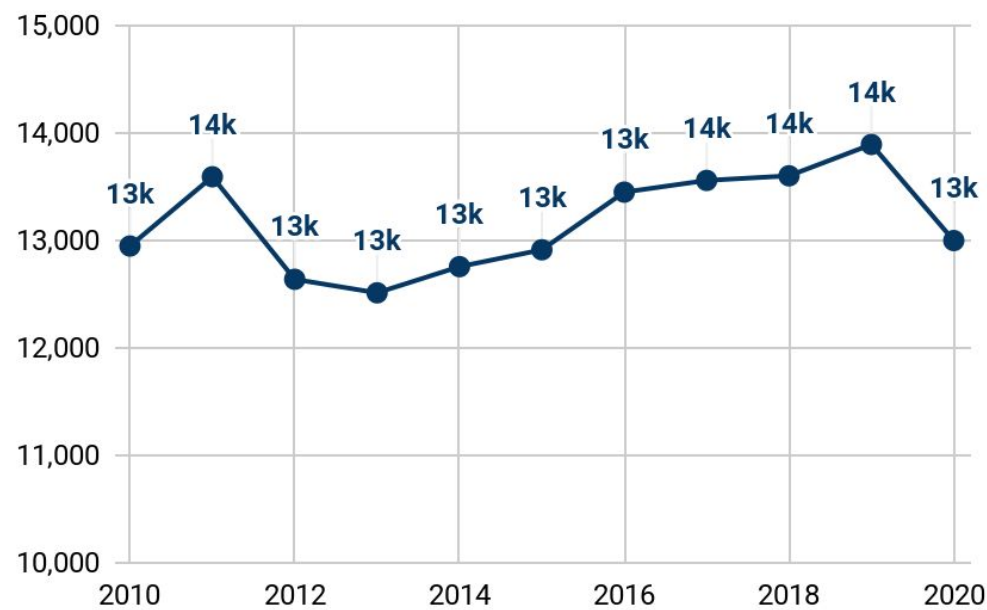## Educational Attainment
**Ripley County, Indiana | 2019**
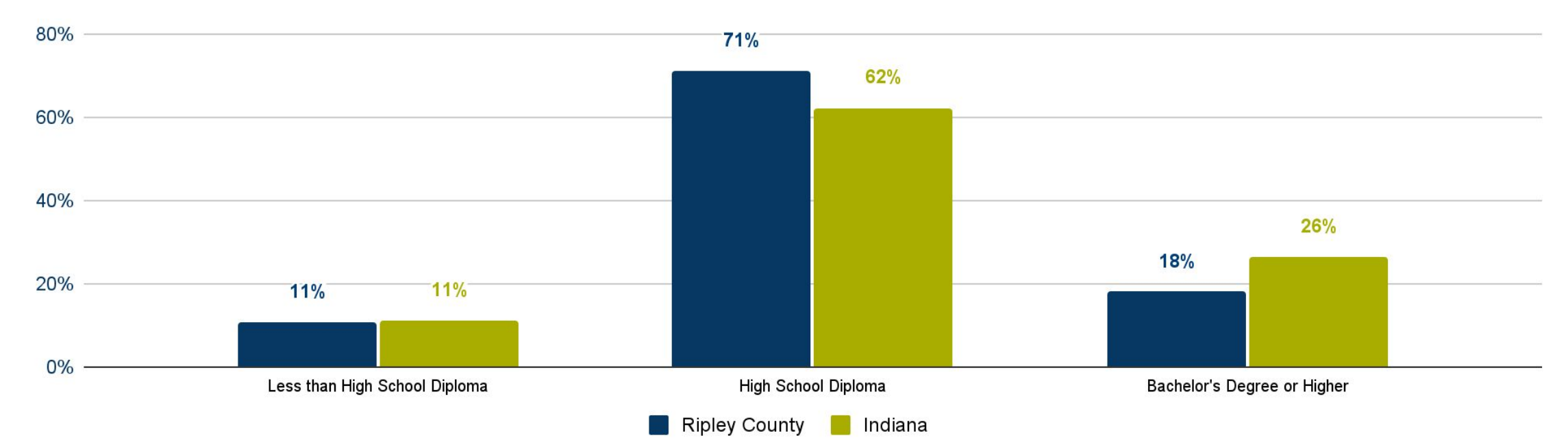


**Source:** ACS 2010-2019 5-year estimates
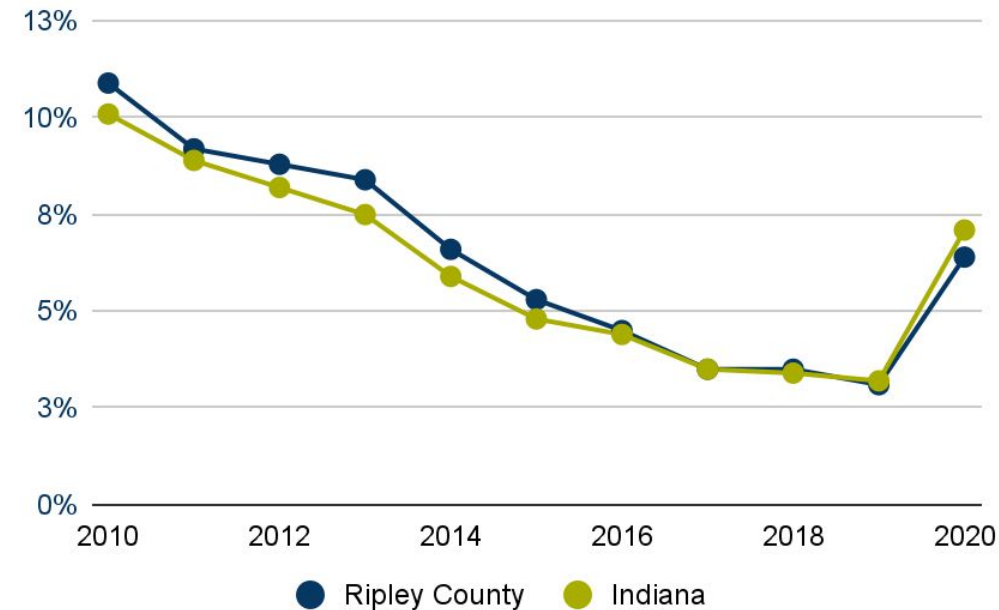
# JOB / EMPLOYMENT TRENDS

**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
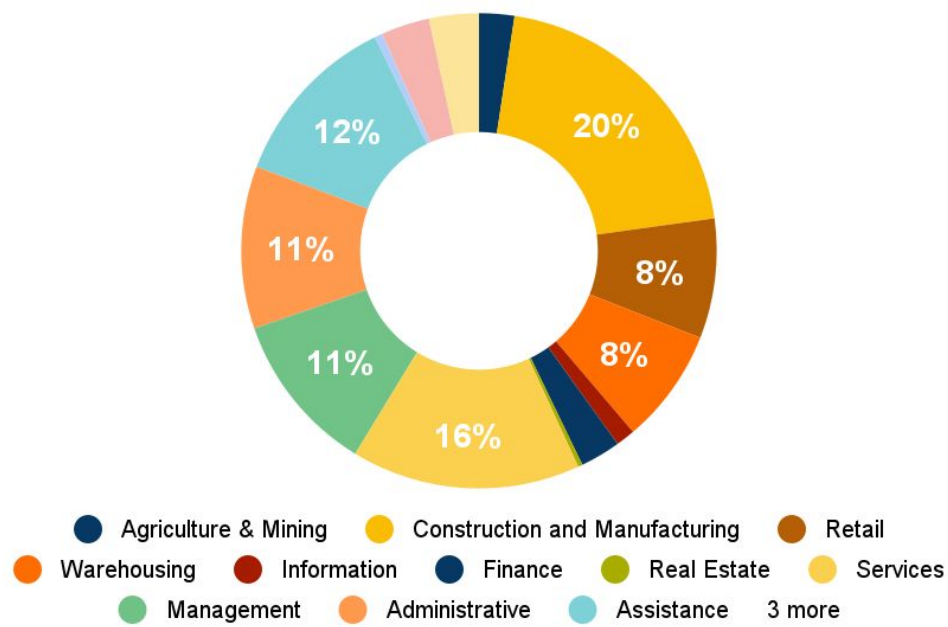**Ripley County | 2010-2019**



Source: FRED Estimates

## Unemployment Rate
**Ripley County, Indiana | 2010-2019**



Source: FRED Estimates

# EMPLOYMENT BY INDUSTRY | Manufacturing is the leading industry for jobs in Ripley County, followed by Health Care and Social Assistance (12%).

## Total Jobs by All Industries

**Ripley County | 2018**



Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Management
- Administrative
- Assistance
- 3 more

Pie chart values: 20%, 8%, 8%, 16%, 11%, 11%, 12%

## 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**
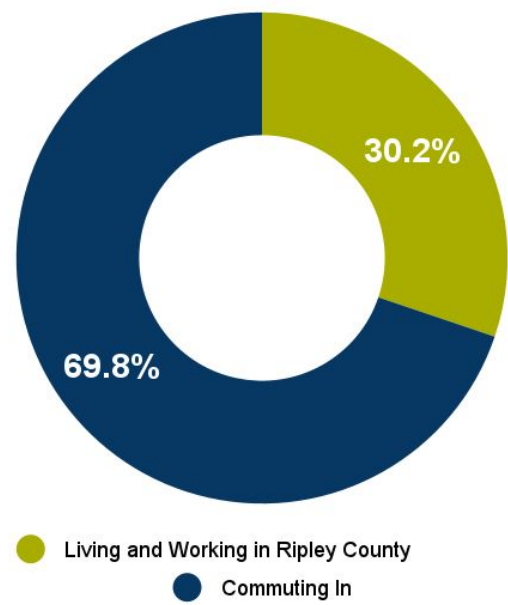5. **Construction | $47,061**

## Top 5 Employers

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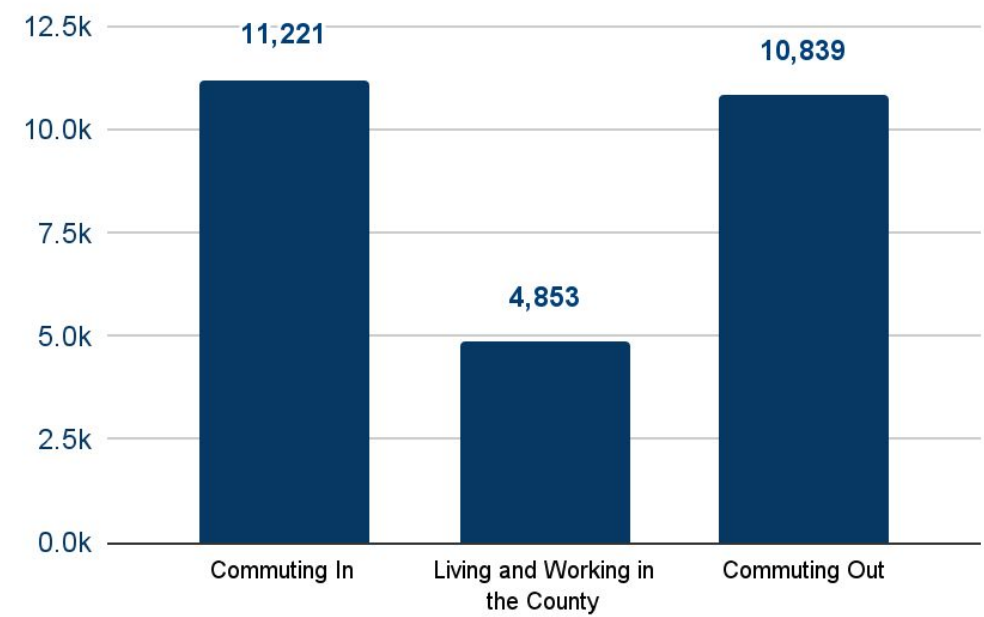4. **Deufol Sunman Inc  (Sunman)**
5. **Ripley Crossing  (Milan)**

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

## Employment Inflow
**Ripley County | 2018**

30.2%

69.8%

● Living and Working in Ripley County
● Commuting In

## Commuting Patterns
**Ripley County | 2018**

11,221

4,853

10,839

Commuting In | Living and Working in the County | Commuting Out

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

**Job Growth and Housing Production**

**Ripley County | New Jobs, New Housing Units**
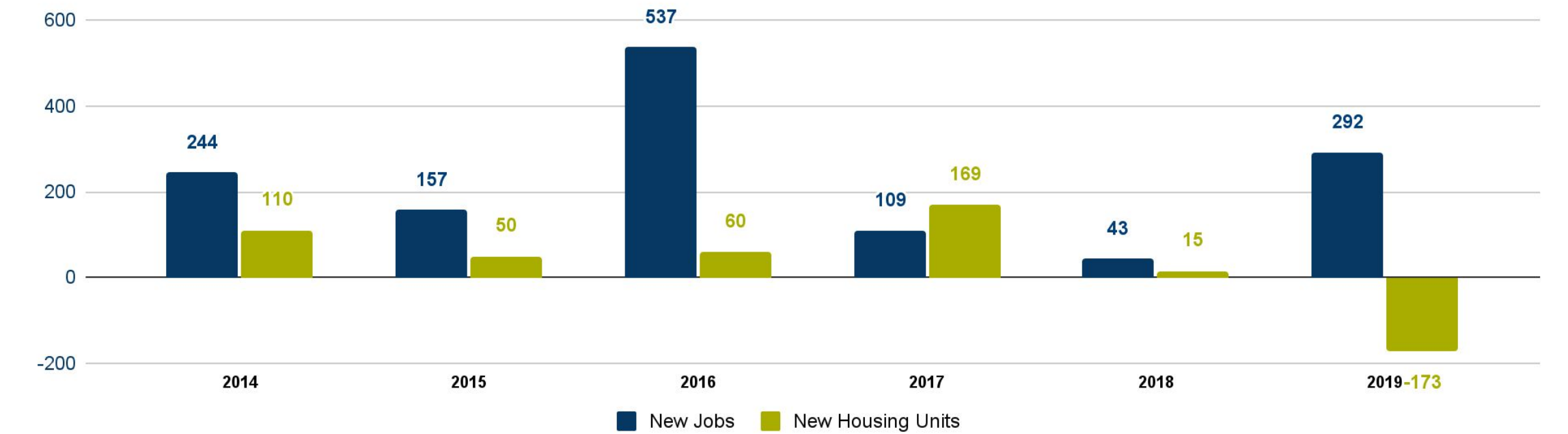


Housing Units Includes all existing units, single family and multifamily.
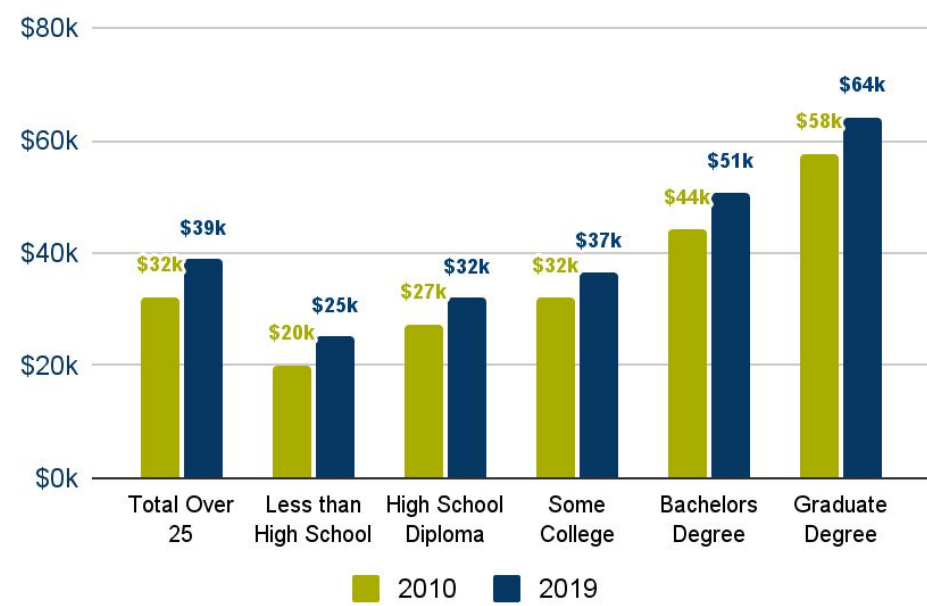Source: ACS 2010-2019 5-year estimates

# INCOME GROWTH | Median earnings have increased 21% since 2010 for the total population and increased 24% for the population with a high school diploma or greater education.

## Median Earnings by Educational Attainment
**Ripley County | 2010, 2019**
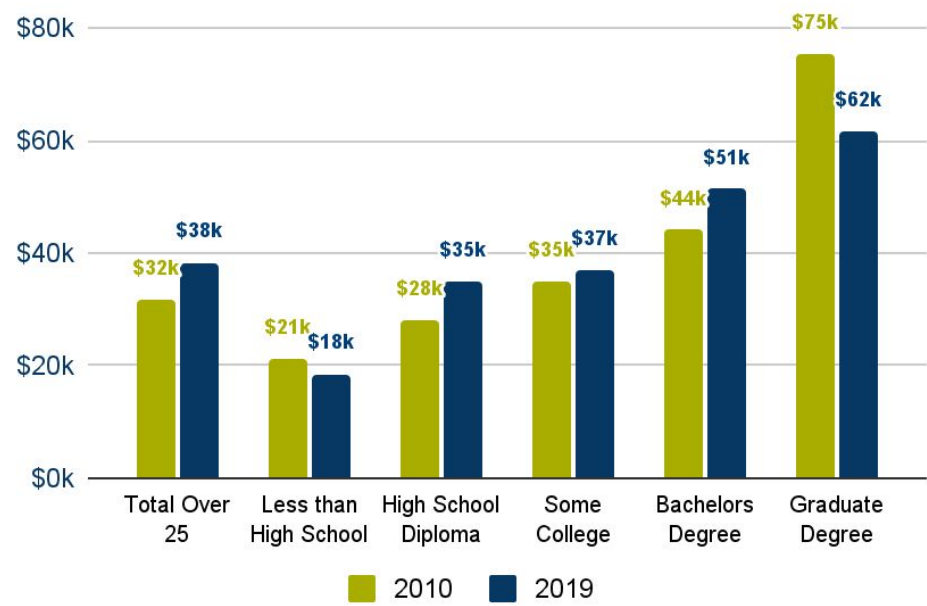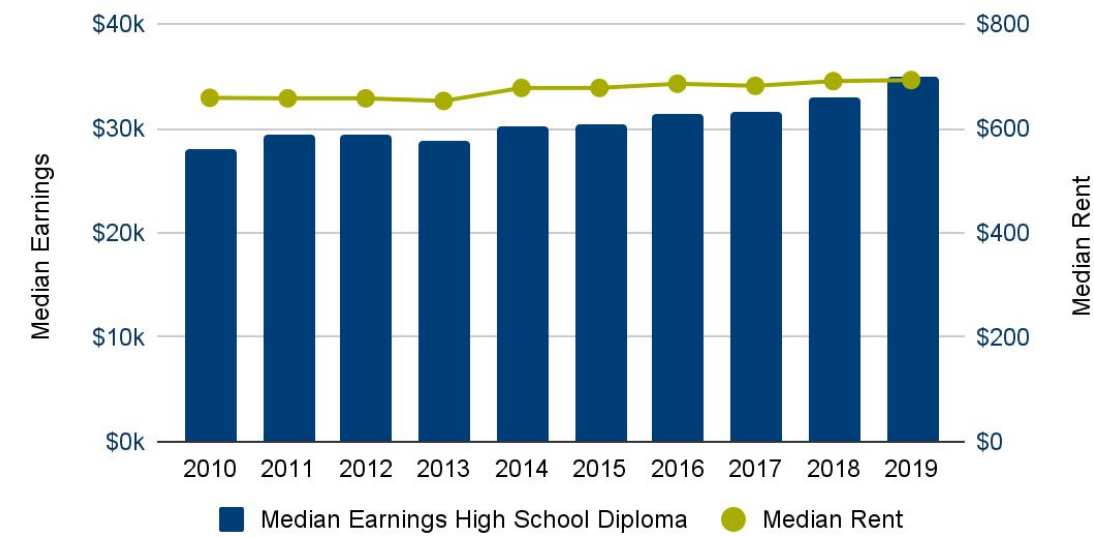


Source: ACS 2010-2019 5-year estimates

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



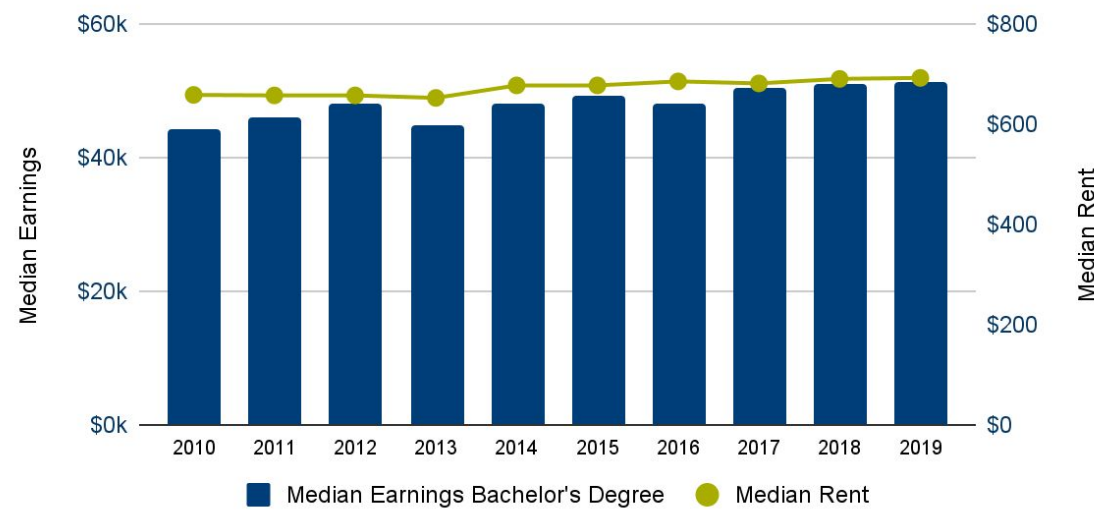Source: ACS 2010-2019 5-year estimates

**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by $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 $34, or 5% since 2010.

## Income and Rent Growth, High School Diploma
**Ripley County | 2010-2019**



Source: ACS 2010-2019 5-year estimates

## Income and Rent Growth, Bachelor's Degree
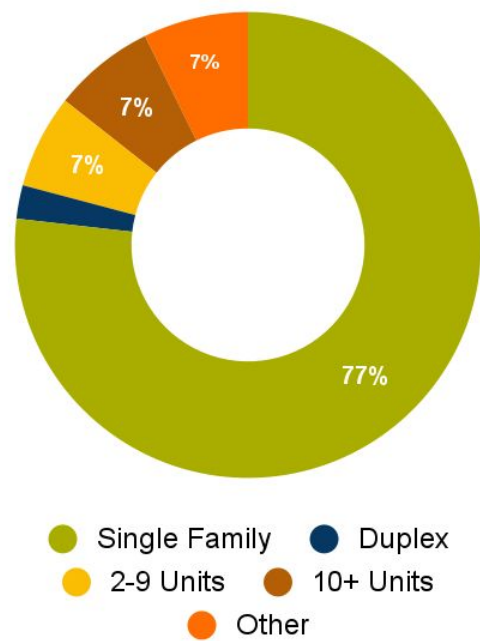**Ripley County | 2010-2019**
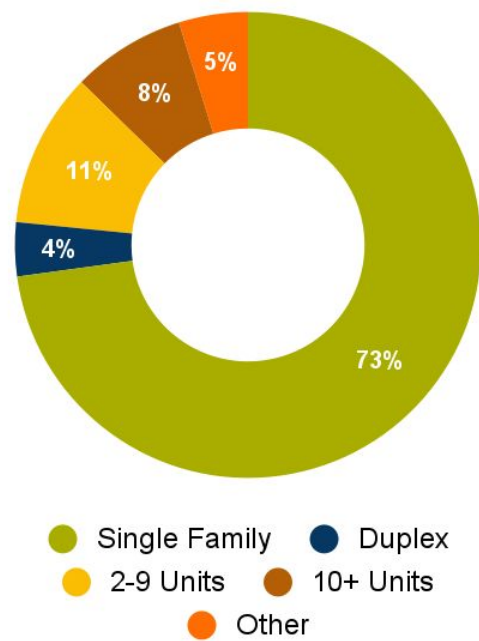


Source: ACS 2010-2019 5-year estimates

# HOUSING TRENDS

# HOUSING TYPE | 77% of homes in Ripley County are single-family, while 23% are multifamily.
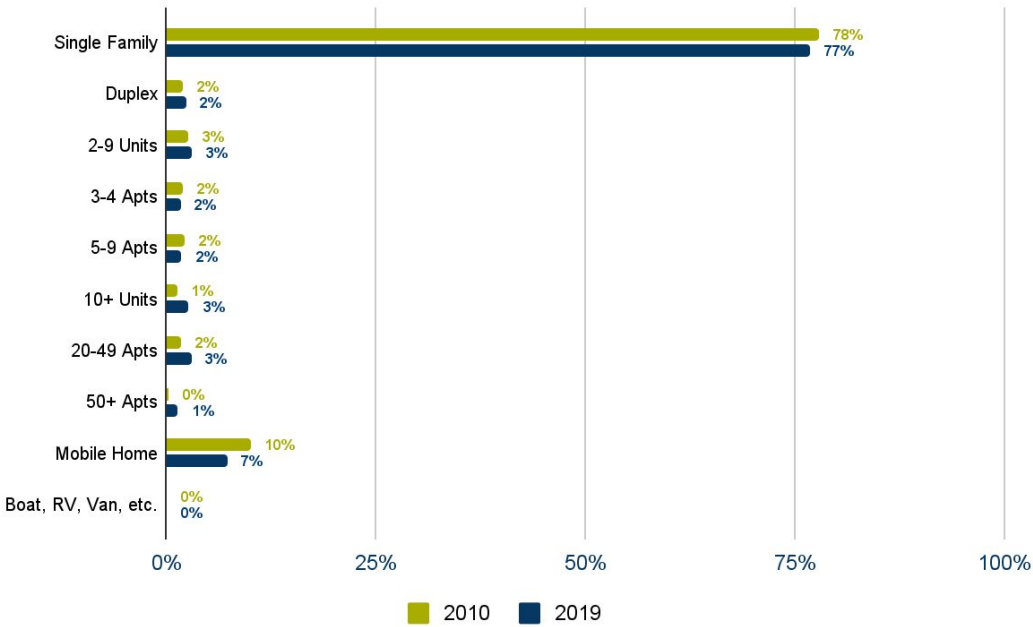
## Housing Type

**Ripley County | 2019**



- Single Family: 77%
- Other: 7%
- 10+ Units: 7%
- 2-9 Units: 7%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

**Indiana | 2019**



- Single Family: 73%
- Other: 5%
- 10+ Units: 8%
- 2-9 Units: 11%
- Duplex: 4%

Legend:
- Single Family
- Duplex
- 2-9 Units
- 10+ Units
- Other

## Share of Units by Housing Type

**Ripley County | 2010-2019**



| Housing Type | 2010 | 2019 |
|---|---|---|
| Single Family | 78% | 77% |
| Duplex | 2% | 2% |
| 2-9 Units | 3% | 3% |
| 3-4 Apts | 2% | 2% |
| 5-9 Apts | 2% | 2% |
| 10+ Units | 1% | 3% |
| 20-49 Apts | 2% | 3% |
| 50+ Apts | 0% | 1% |
| Mobile Home | 10% | 7% |
| Boat, RV, Van, etc. | 0% | 0% |

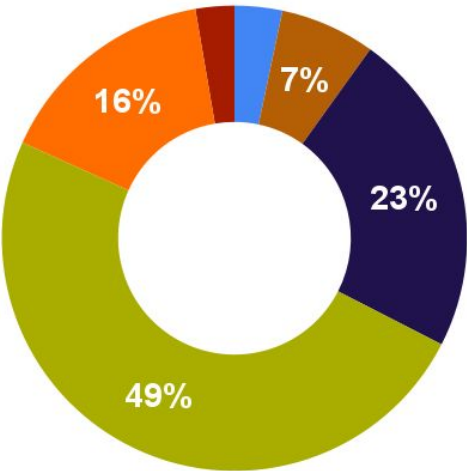Legend: 2010, 2019

# HOUSING UNIT SIZE | Most homes in Ripley County average 2.54 bedrooms, with 67% of units containing 3 bedrooms or more.
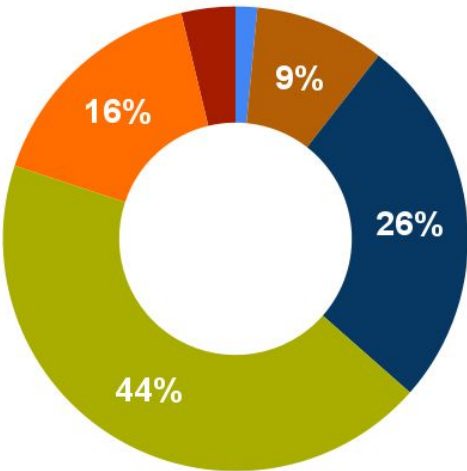
## Housing Stock by Number of Bedrooms

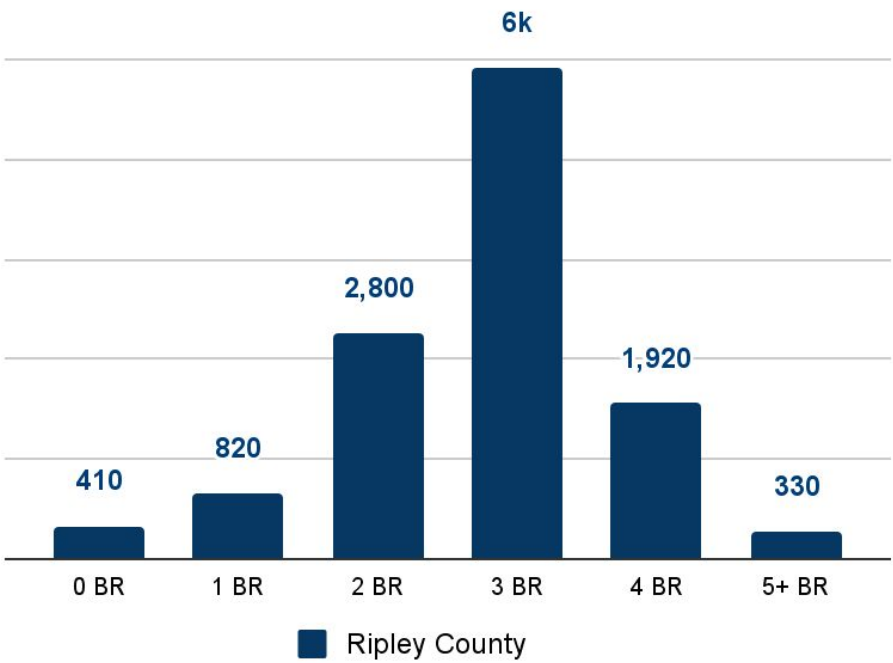**Ripley County | 2019**



- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR

**Indiana | 2019**



- 0 BR
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- 5+ BR

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

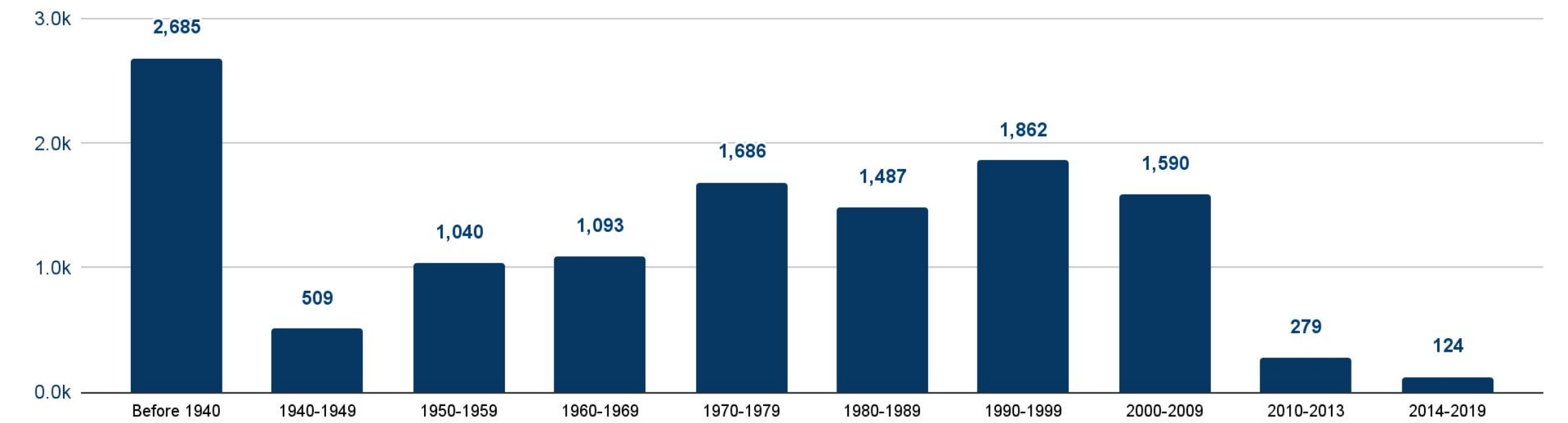## Share of Housing Stock by Bedroom

**Ripley County, Indiana | 2019**



- Ripley County

**Source:** ACS 2010-2019 5-year estimates

# AGE OF HOUSING | 43% of homes were built before 1970, 41% were built between 1970 and 2000, and 16% were built after 2000.
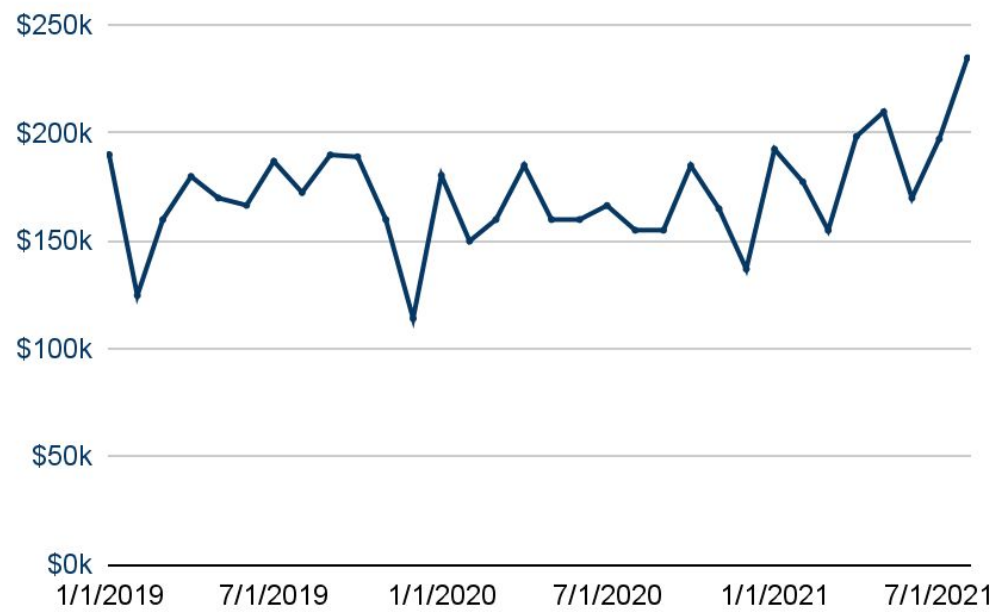
## Homes by Year Built
**Ripley County | 2019**



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.
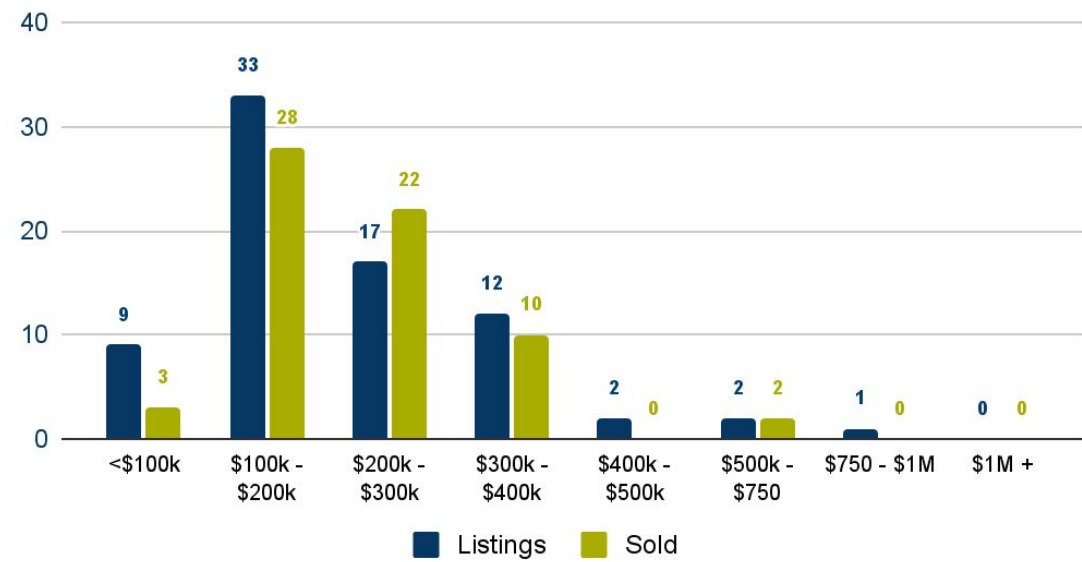
## Median Listing Price
**Ripley County | 2019-2021**



**Source:** ACS 2010-2019 5-year estimates

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

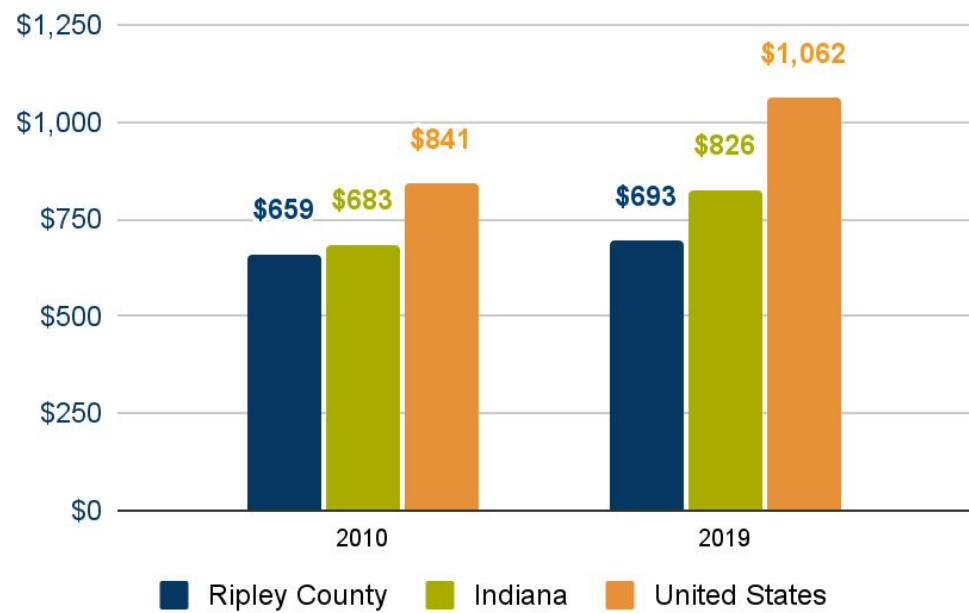## Listings and Sales (last 24 months)
**Ripley County | 2021**



**Source:** ACS 2010-2019 5-year estimates

# MEDIAN RENTS | Median rent has increased by 5% since 2010, with median rent at $693 in 2019.
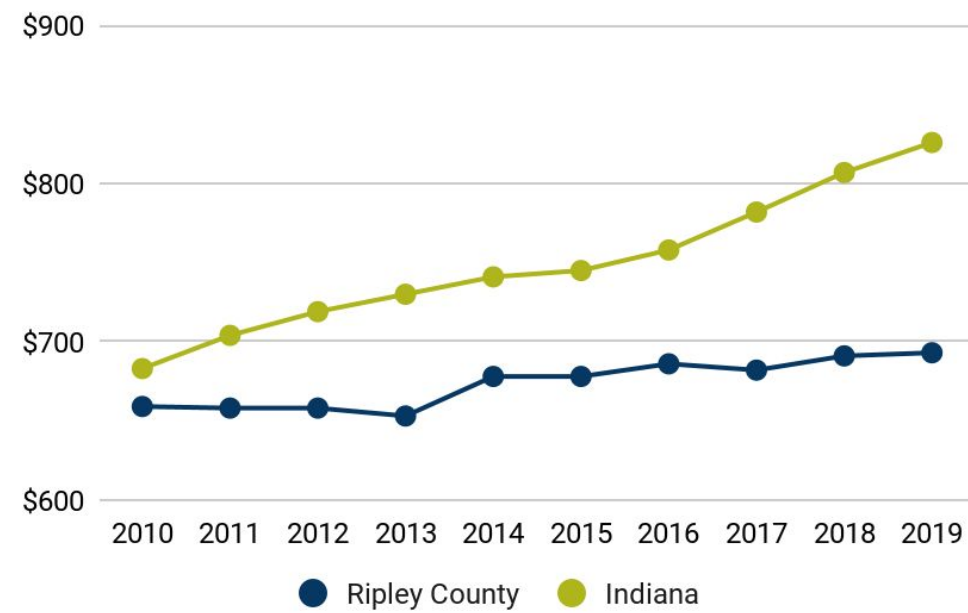
## Median Rent
**Ripley County, Indiana, United States | 2010, 2019**



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 in Ripley County are housing cost burdened, up 2.72% points since 2010. 48% of households earning below $50,000 are housing cost burdened.

## Cost Burden Renter Households

**Ripley County, Indiana | 2010 - 2019**
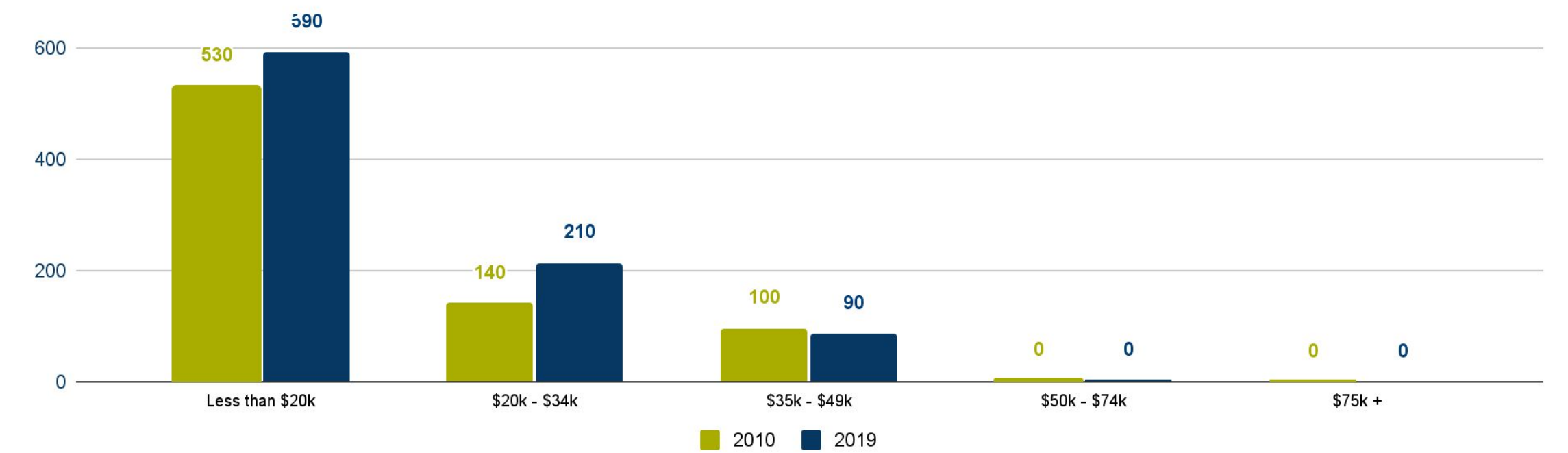


Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
**Source:** ACS 2010-2019 5-year estimates

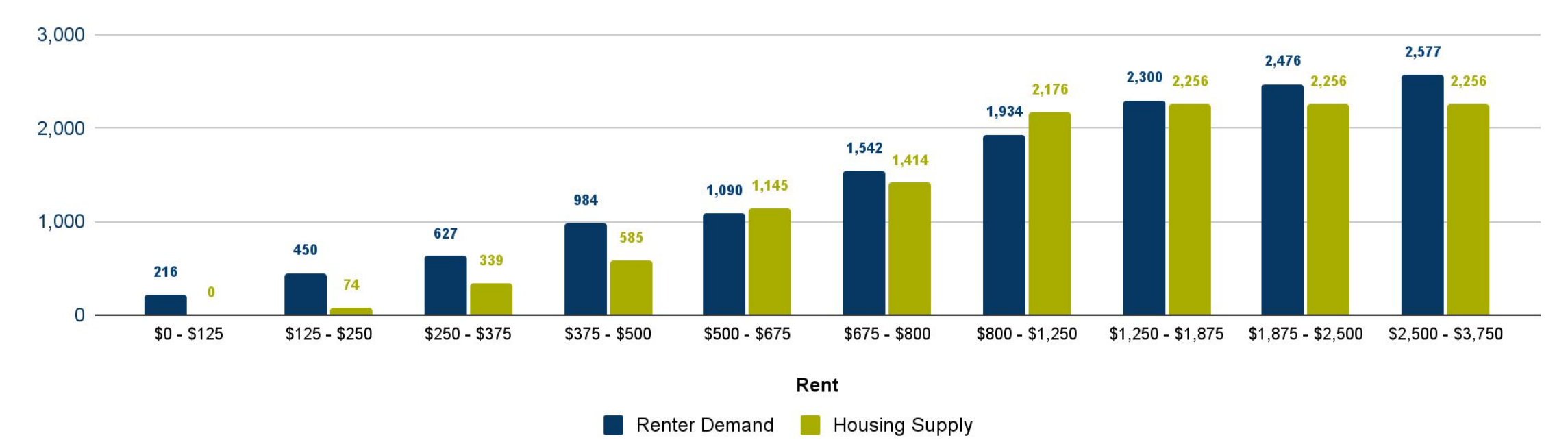# CUMULATIVE RENTAL HOUSING GAP | There is a 1,000 unit gap in rental homes available for households who earn less than $50,000 annually or units renting below $1,250 per month.

## Cumulative Housing Gap
**Ripley County, Indiana | 2010-2019**



| Rent | Renter Demand | Housing Supply |
|------|---------------|----------------|
| $0 - $125 | 216 | 0 |
| $125 - $250 | 450 | 74 |
| $250 - $375 | 627 | 339 |
| $375 - $500 | 984 | 585 |
| $500 - $675 | 1,090 | 1,145 |
| $675 - $800 | 1,542 | 1,414 |
| $800 - $1,250 | 1,934 | 2,176 |
| $1,250 - $1,875 | 2,300 | 2,256 |
| $1,875 - $2,500 | 2,476 | 2,256 |
| $2,500 - $3,750 | 2,577 | 2,256 |

Legend: ■ Renter Demand ■ Housing Supply

**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 geographic distribution of affordable housing units throughout the state of Indiana and in Ripley County.

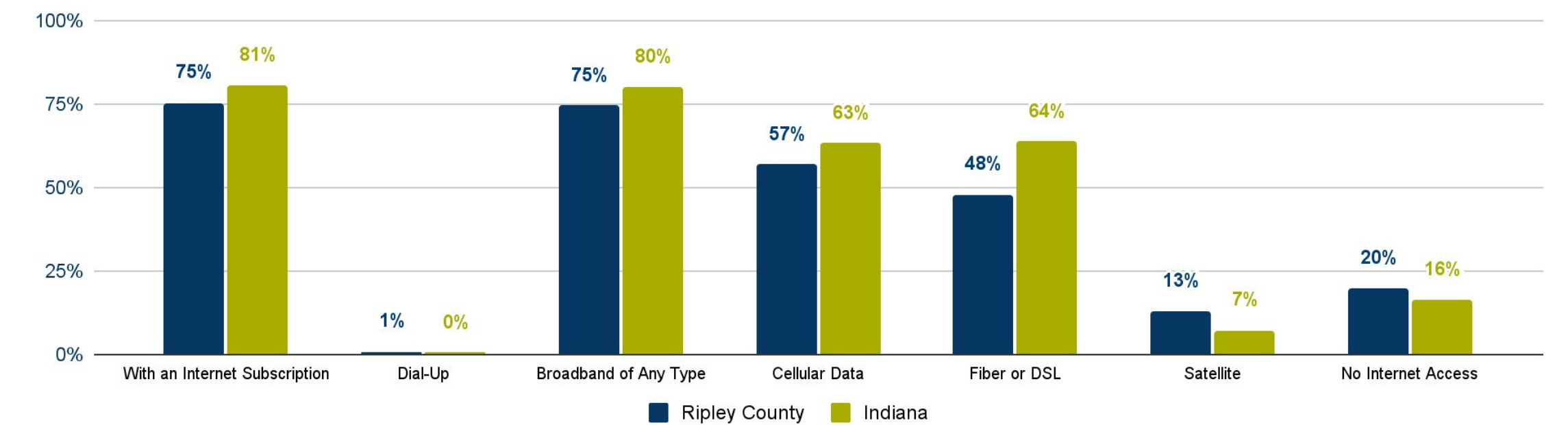# Affordable Housing Inventory
**Ripley County | 2020**



**Affordable Units**

- • <100
- ● 300
- ⬤ 500+

Source: NHPD

12 miles
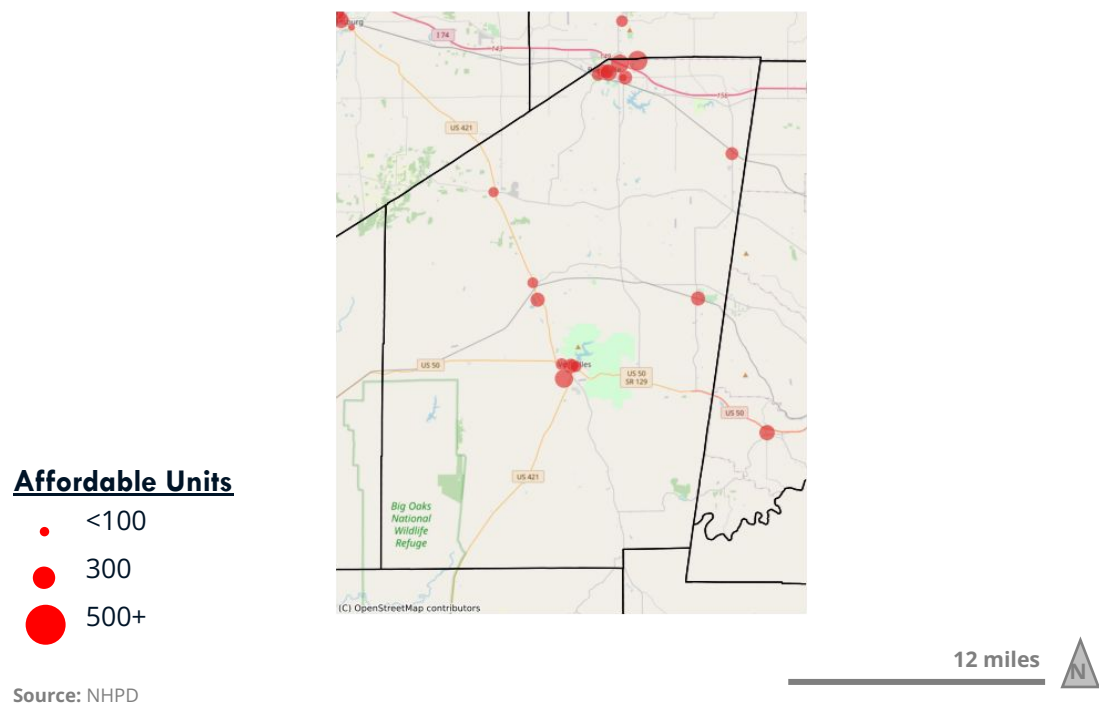
# Affordable Housing Inventory
**State of Indiana | 2020**



**Affordable Units**

- • <100
- ● 300
- ⬤ 500+

Source: NHPD

60 miles

# INTERNET ACCESS | 75% of housing units have access to internet compared to 81% state-wide.

**Internet Access**

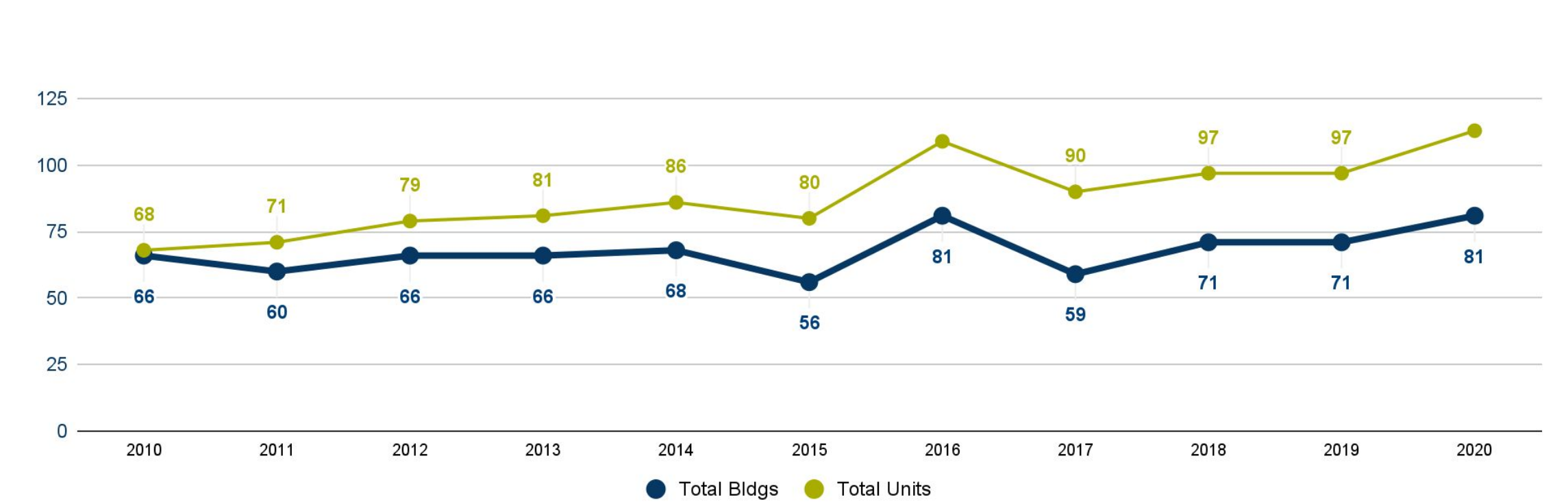**Ripley County, Indiana | 2020**



Source: ACS 2010-2019 5-year estimates

# HOUSING CONSTRUCTION

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

## New Housing Structures Authorized by Building Permits
**Ripley County | 2010-2020**



**Source:** St. Louis Fed.

# CONSTRUCTION INPUTS | Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

**Construction Cost Indices**
**United States | 2010-2020**



Lumber ● Concrete ●

**Source:** BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics