



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR HARRISON COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

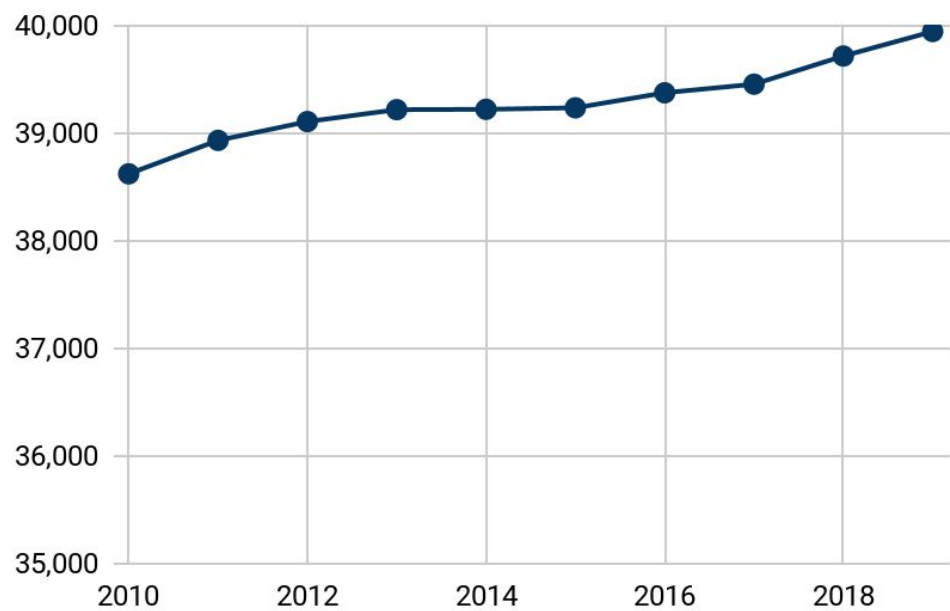
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

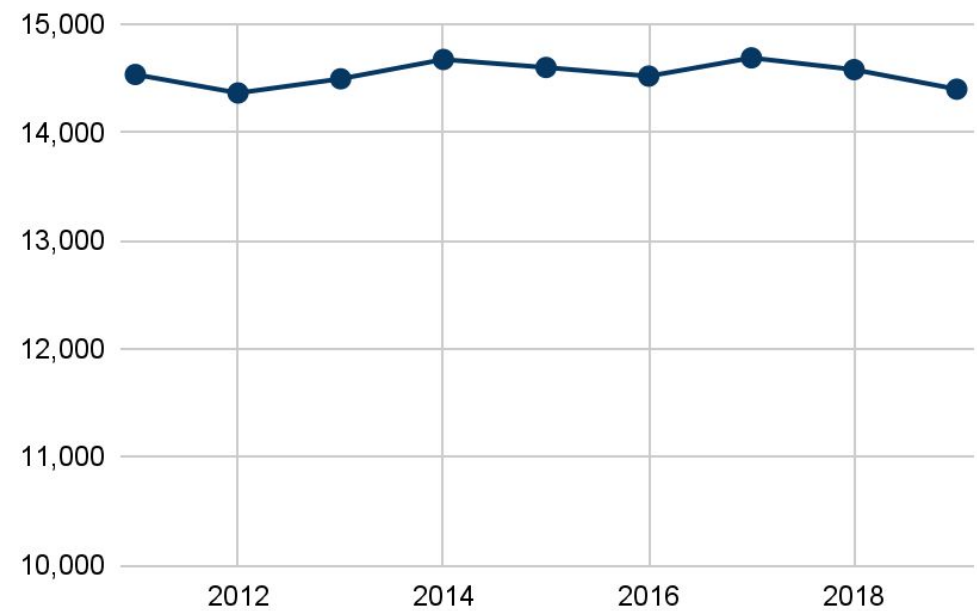
POPULATION | Harrison County's population has increased by 3.43% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

Resident Population
Harrison County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Harrison County | 2010-2019



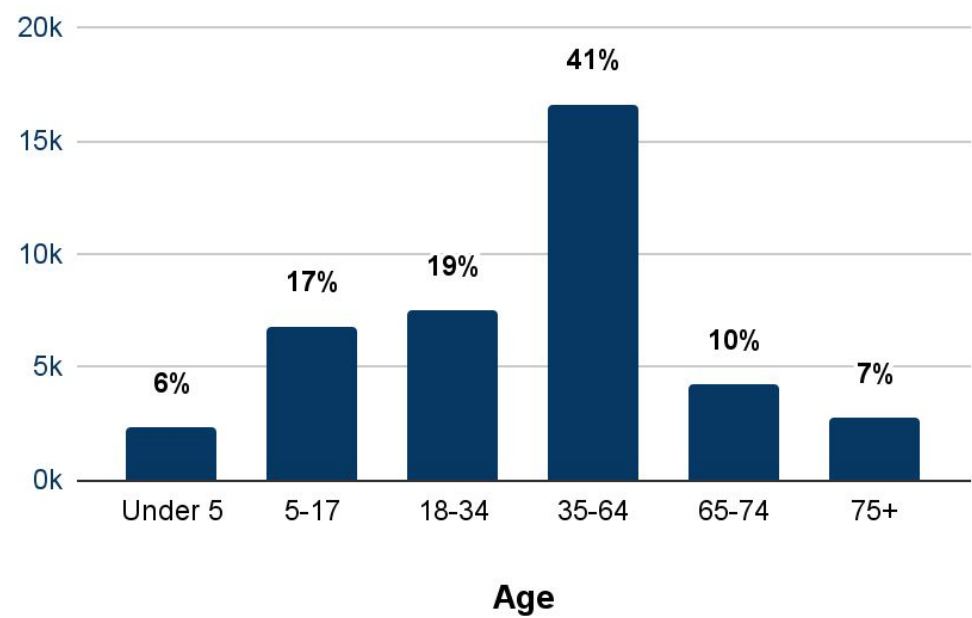
Source: FRED, U.S. Census Bureau

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

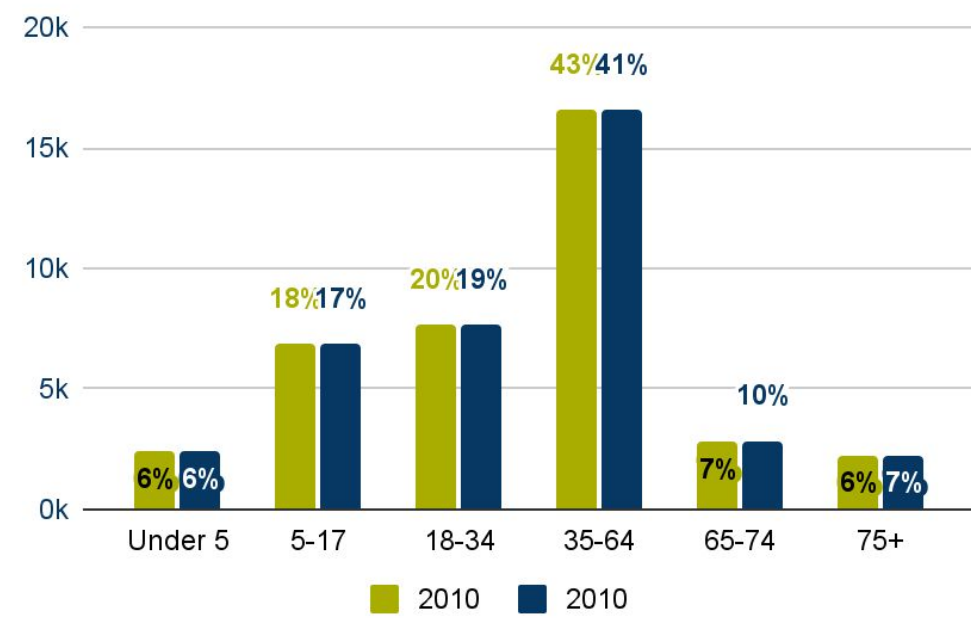
AGE | 17% of people in Harrison County are above the age of 65, while 23% are below 18.

Population by Age
Harrison County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Harrison County | 2010, 2019

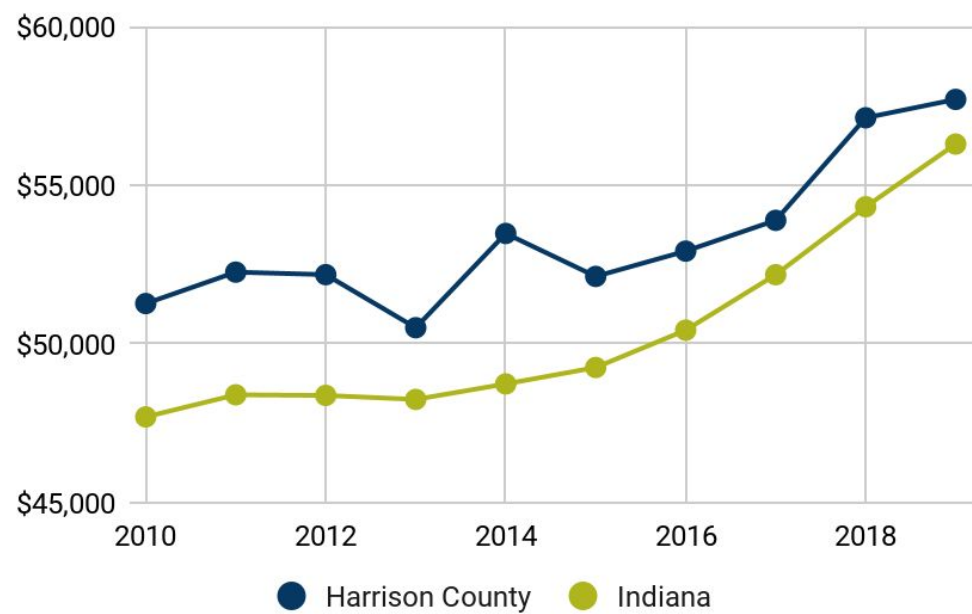


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Harrison County had a median income of \$57,712 in 2019, up 13% since 2010. 30% of households have incomes below \$35,000, while 22% have incomes above \$100,000.

Median Income

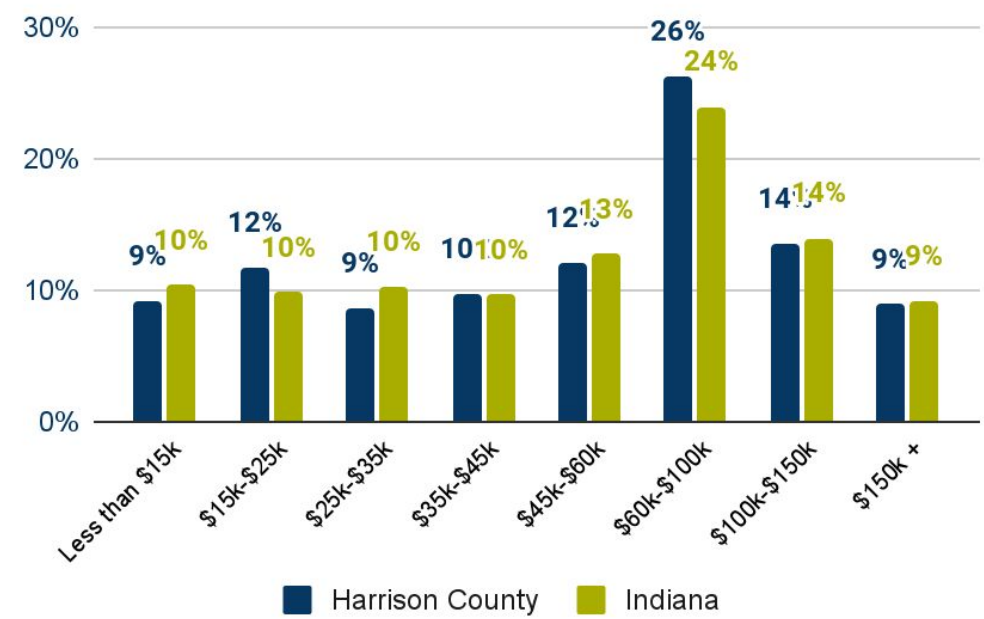
Harrison County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Harrison County, State of Indiana | 2019



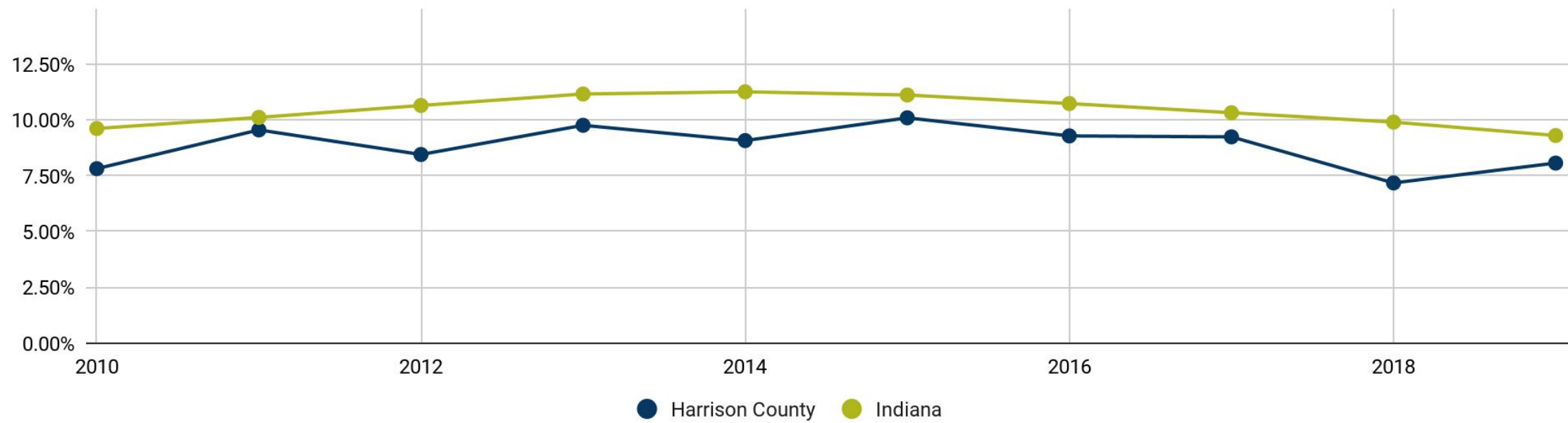
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 8.1% of families live in poverty conditions in Harrison County, up 0.3 points from 7.8% in 2010.

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



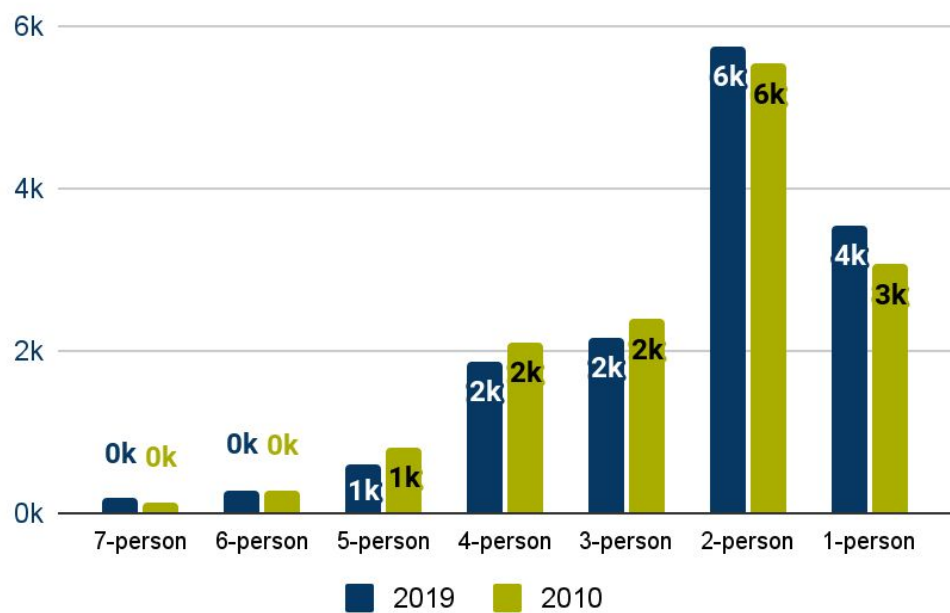
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

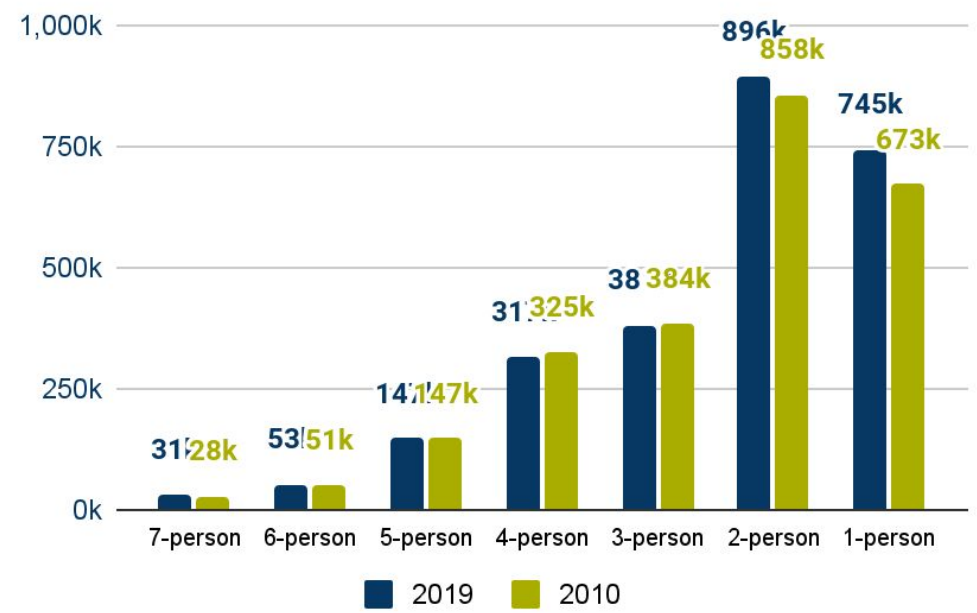
HOUSEHOLD SIZE | The average household size is 2.75, compared to 2.52 statewide. The Harrison County average household has grown by 0.07 persons since 2010.

Household Size
Harrison County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

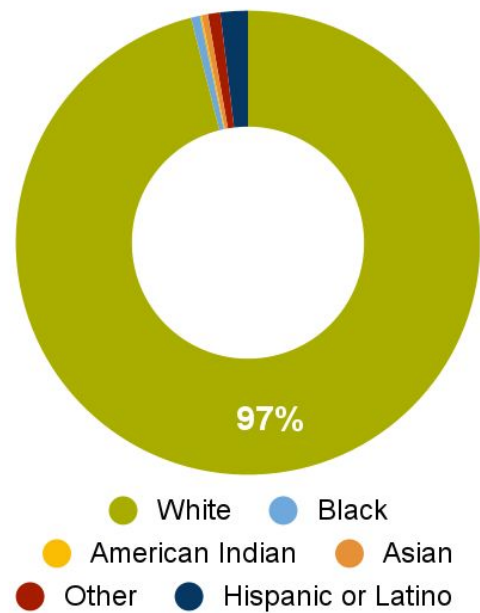
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Harrison County is 97% white, 1% Black, 2% Hispanic/Latino, 0% Asian, and 1% other.

Racial Distribution

Harrison County | 2019



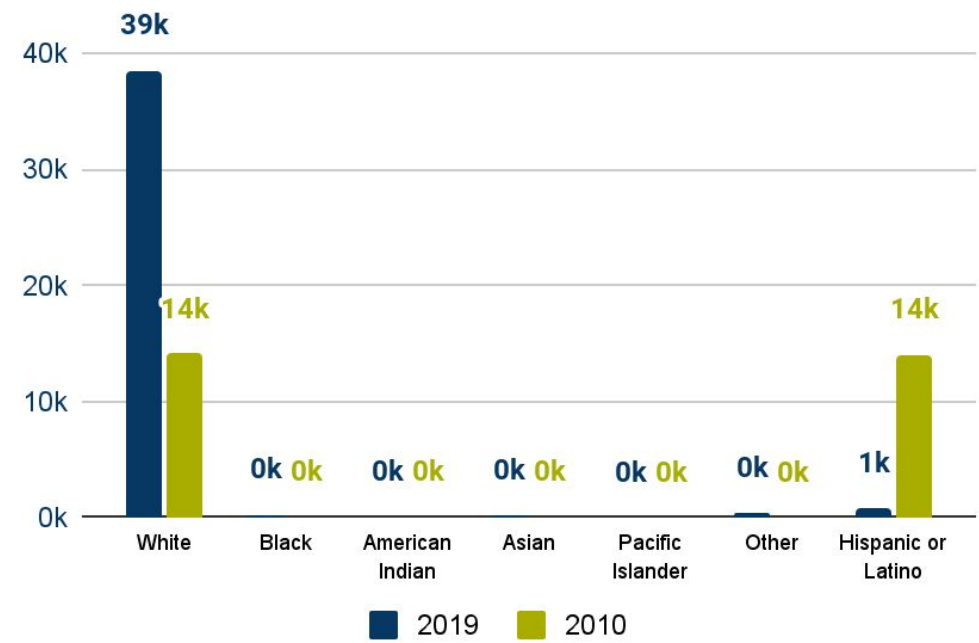
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Harrison County | 2010, 2019

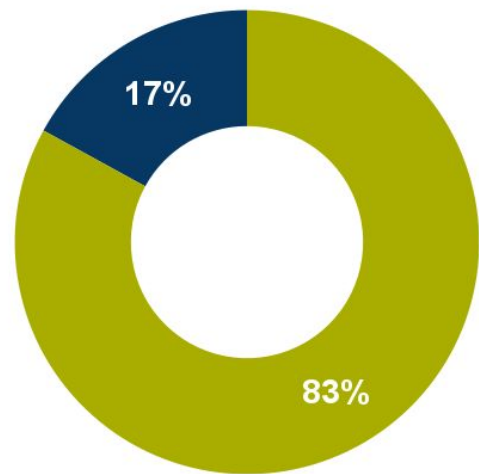


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 17% of households (2,450 households) in Harrison County were renters, while 83% are (11,953 households) owner households. The share of renters has increased by 1% since 2010.

Housing Tenure

Harrison County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

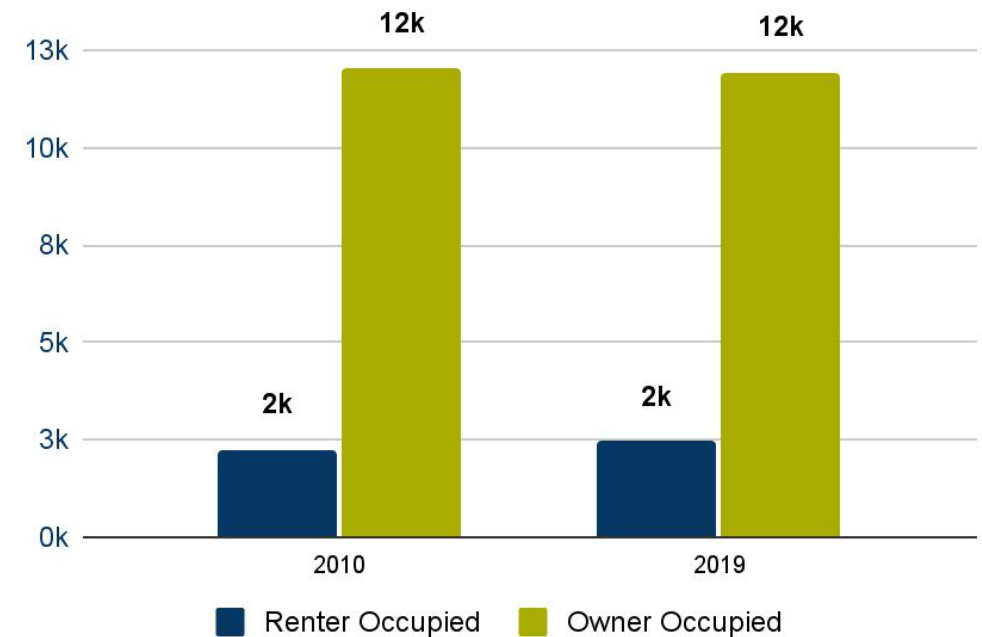
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Harrison County | 2010-2019



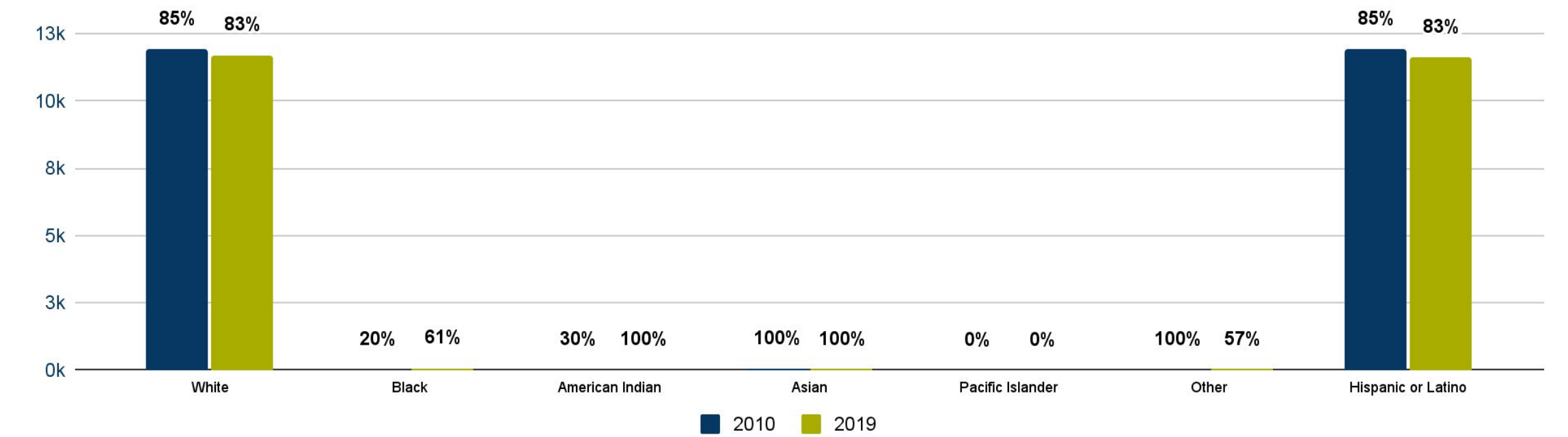
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 83%, among non-Hispanic White households' homeownership is 83%, 61% for Black households, and 83% for Hispanic or Latino households.

Homeownership by Race
Harrison County | 2010, 2019

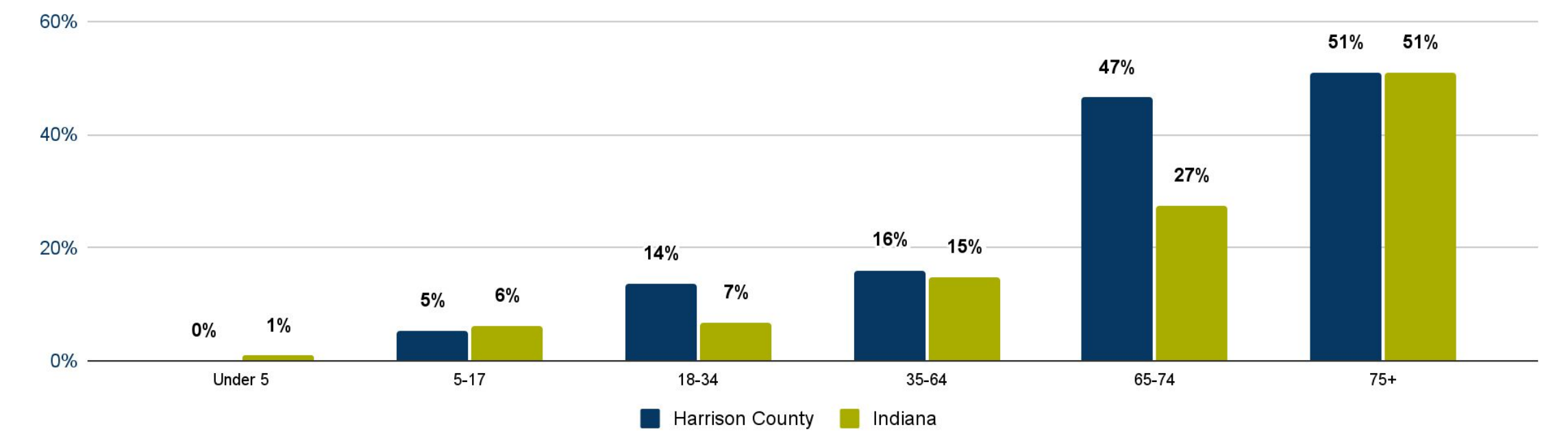


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 18% of people in Harrison County live with a disability. For people above 65, the share increases to 48%.

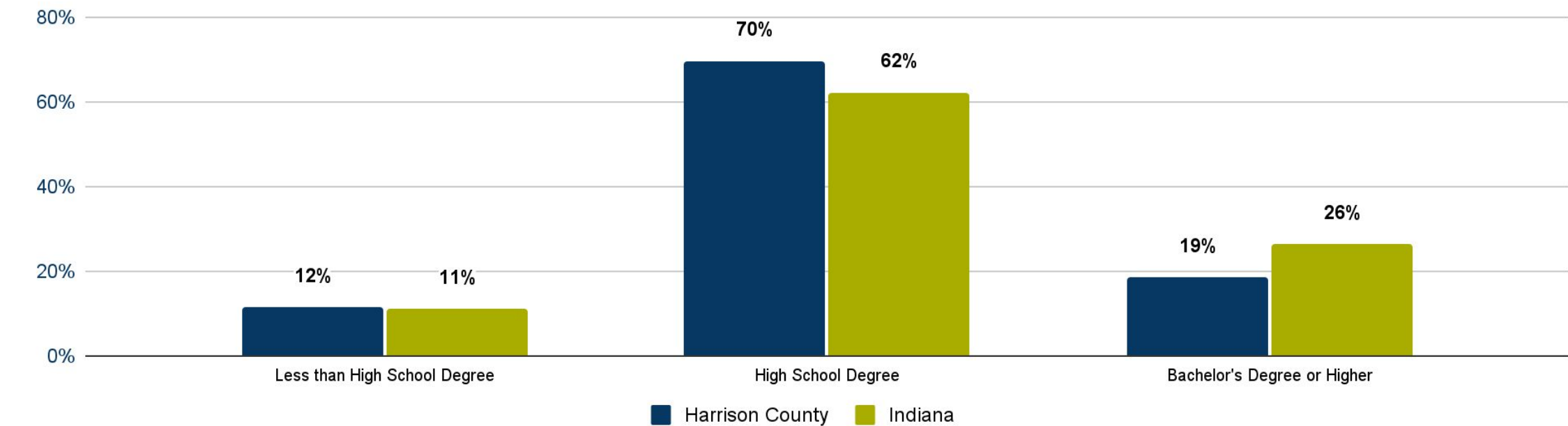
Share of the Population with a Disability by Age
Harrison County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Harrison County, 70% of the population has at least a high school degree and 19% of the population has at least a Bachelor's degree.

Educational Attainment
Harrison County, Indiana | 2019



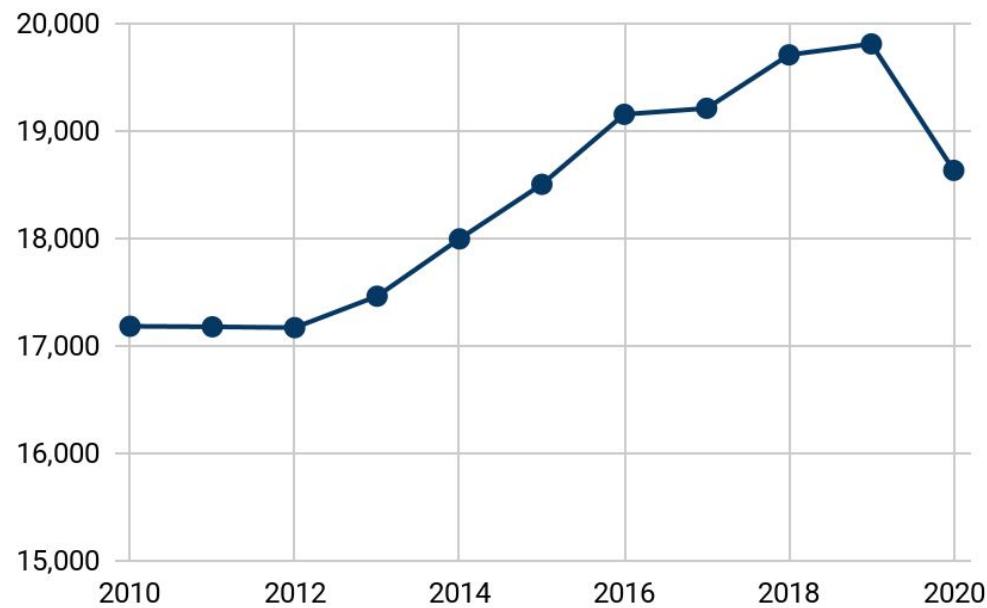
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

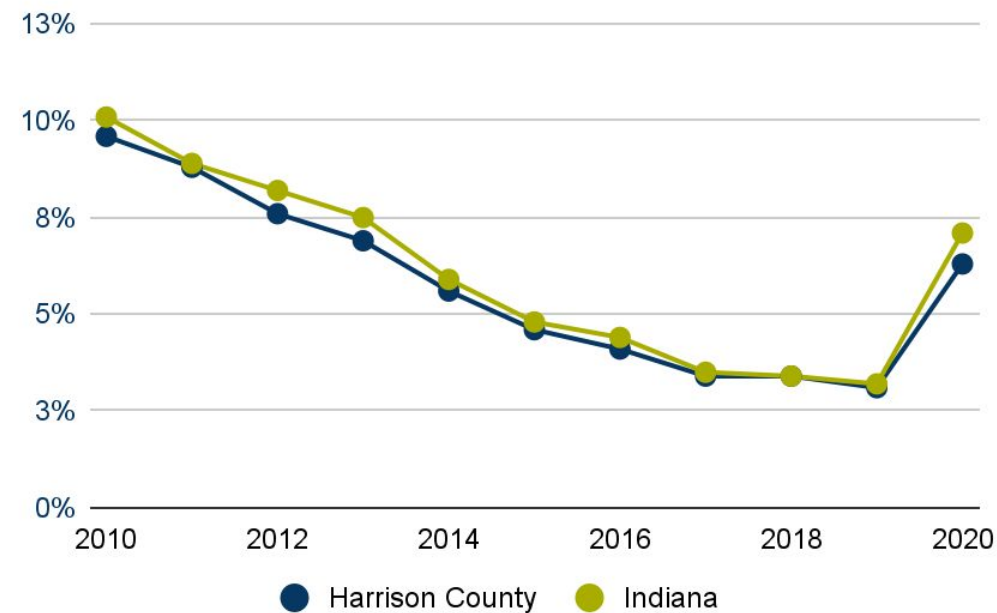
EMPLOYMENT BASE | There are currently 19,000 employed persons in Harrison County, up by 8% since 2010. The unemployment rate in 2020 was 6.30%, up 3.2 points from 2019.

Total Employment
Harrison County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Harrison County, Indiana | 2010-2019

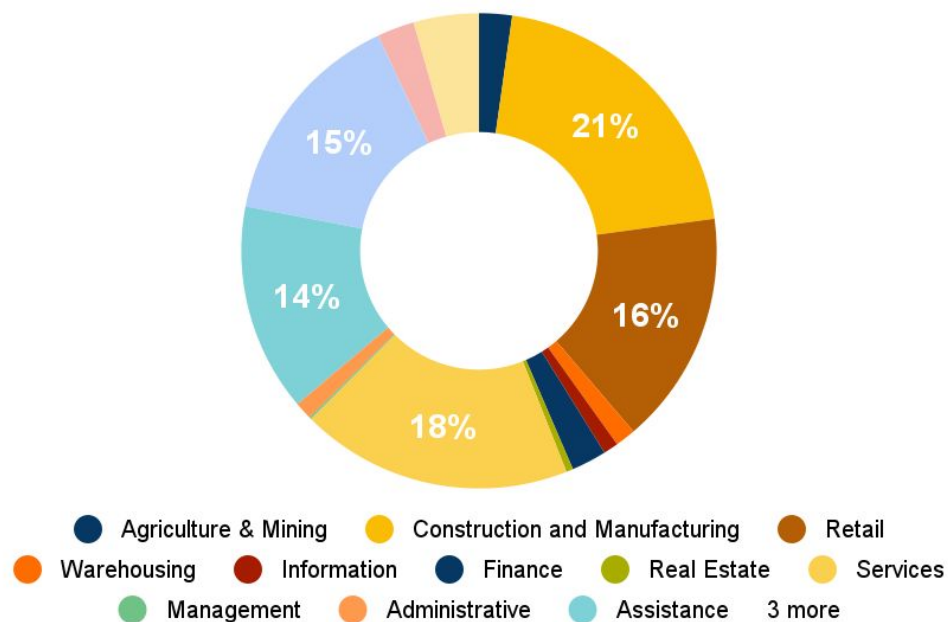


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Harrison County, accounting for 17% of all jobs, followed by Arts, Entertainment, and Recreation (15% of all jobs).

Total Jobs by All Industries
Harrison County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$38,091
- 2. Trade, transportation, and utilities | \$36,934
- 3. Goods-producing | \$49,468
- 4. Construction | \$42,834
- 5. Education and health services | \$41,274

Source: BLS

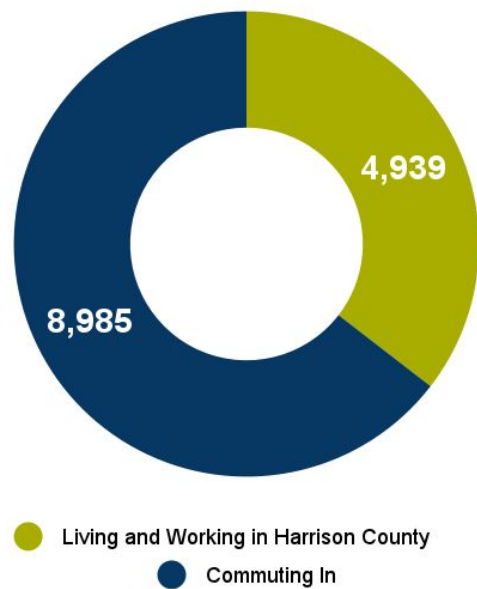
Top 5 Employers

- 1. Horseshoe Southern In Hotel (Elizabeth)
- 2. Tyson Foods Inc (Corydon)
- 3. North Harrison Cmnty Sch Corp (Ramsey)
- 4. Physician Referral Svc (Corydon)
- 5. Walmart Supercenter (Corydon)

Source: BLS

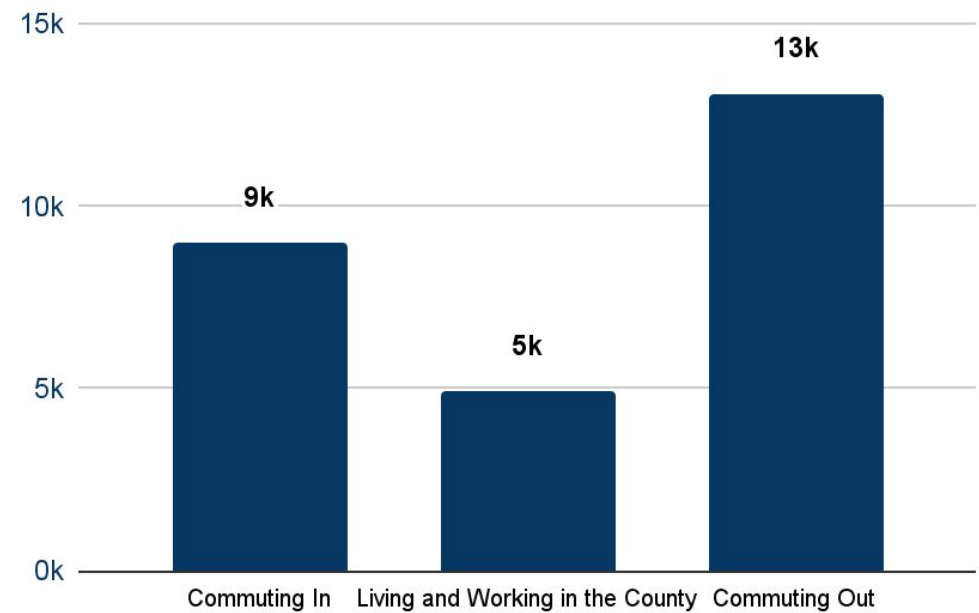
COMMUTER INFLOW / OUTFLOW | 9,000 commuters come into Harrison County for their jobs, while 13,000 employees travel outside for their jobs.

Employment Inflow
Harrison County | 2018



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

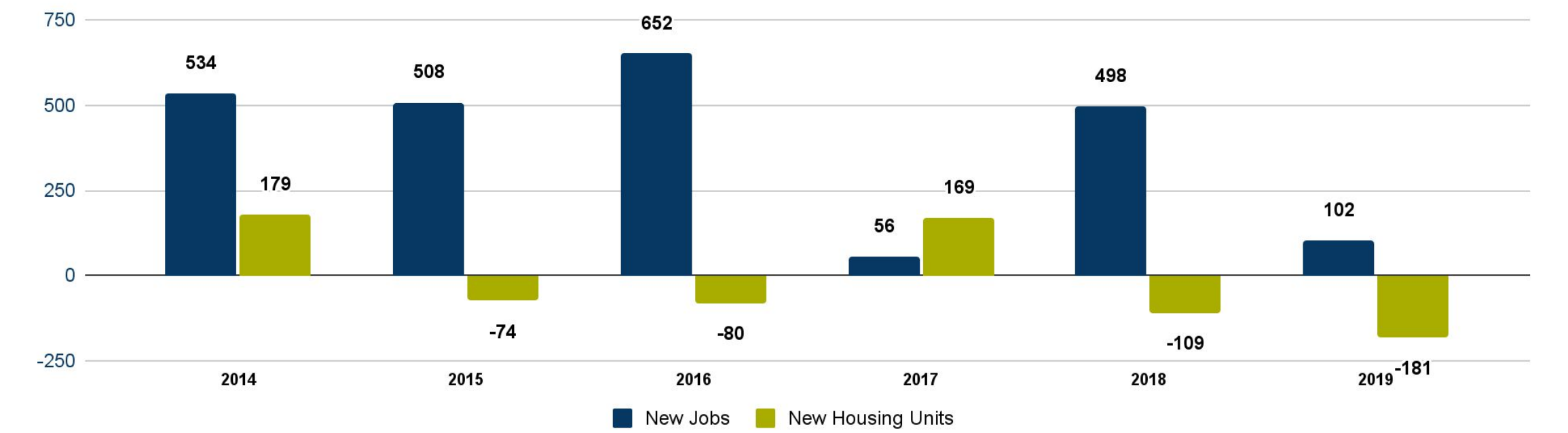
Commuting Patterns
Harrison County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2350 between 2014-2019 and -96, or -4 units for every 100 jobs created.

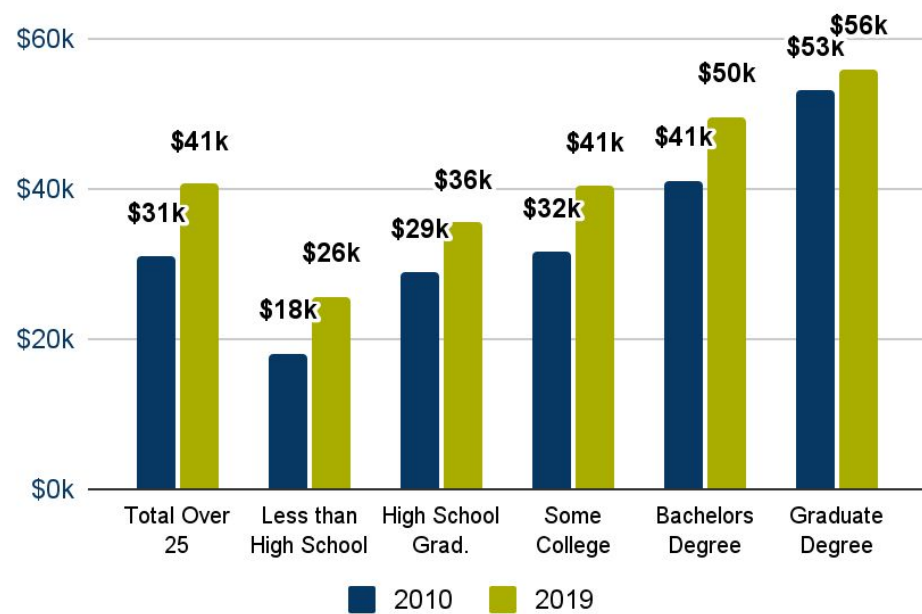
Job Growth and Housing Production
Harrison County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

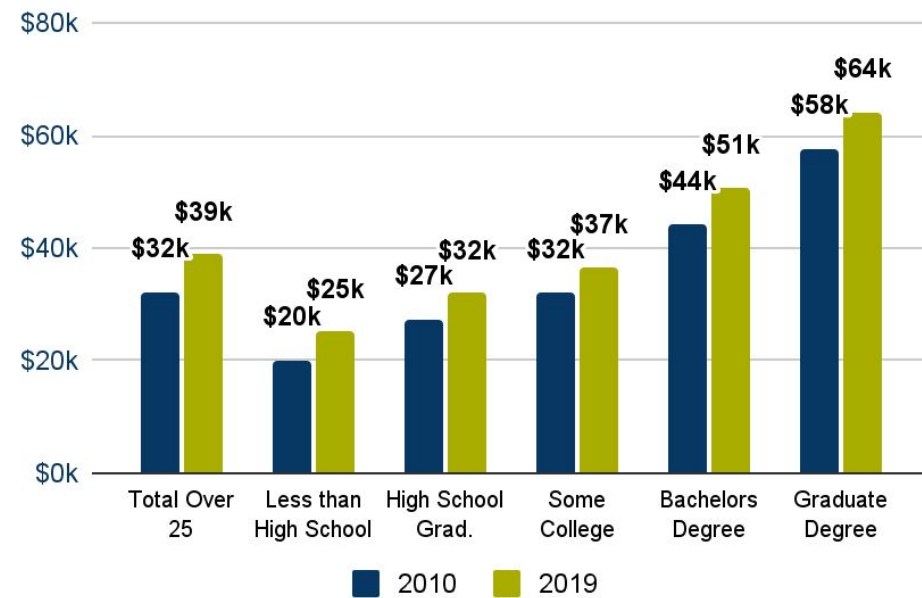
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 31% since 2010 for the total population and increased 23% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Harrison County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

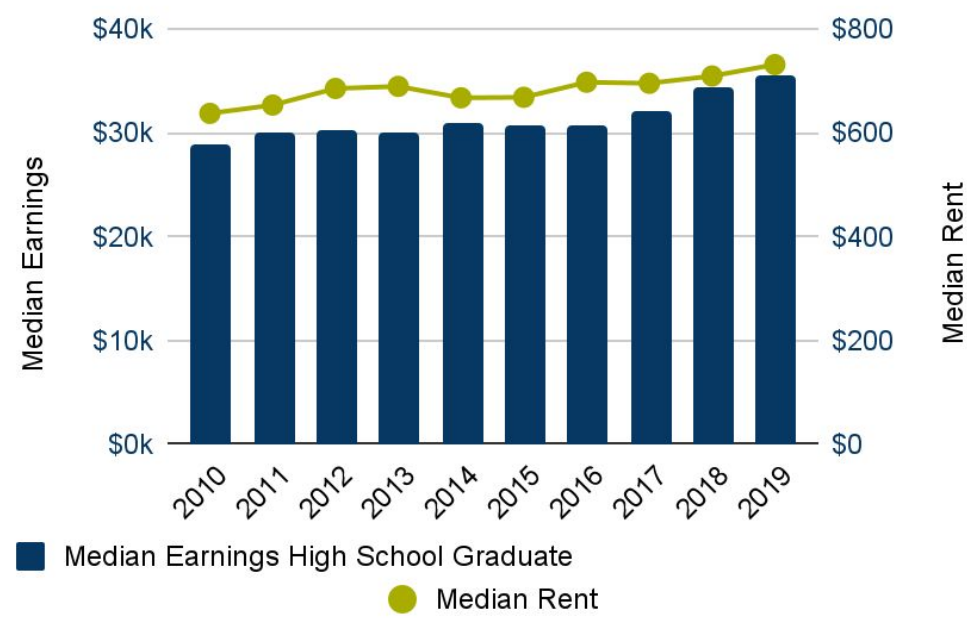
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

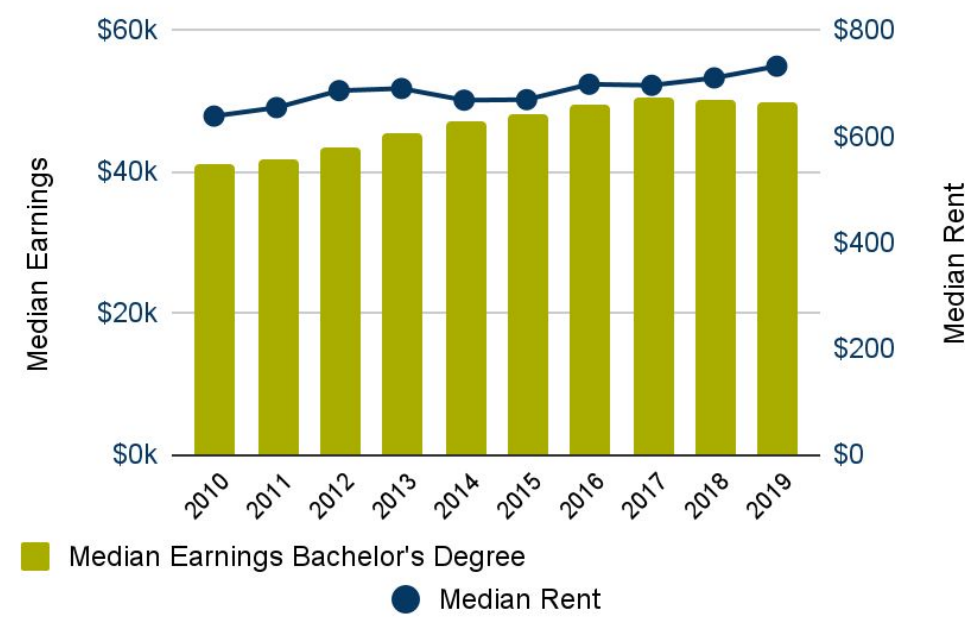
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 14.7% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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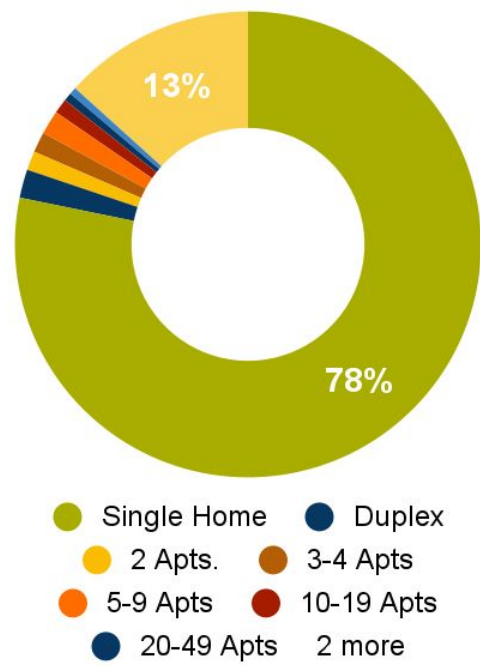
HOUSING TRENDS

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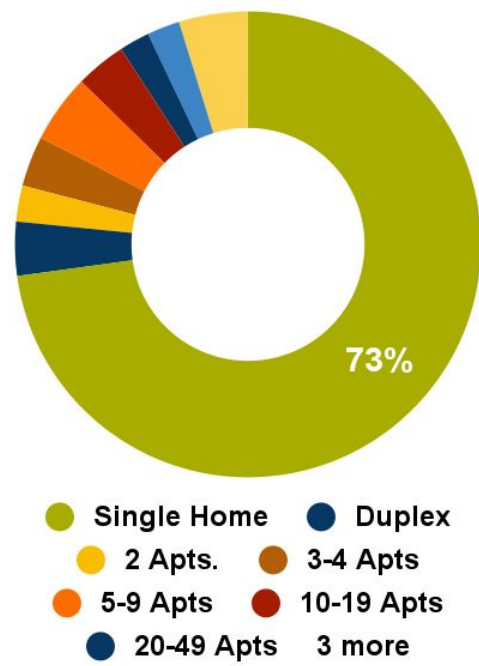
HOUSING TYPOLOGY | 78% of homes in Harrison County are single-family, while 8% are multifamily. The share of multifamily housing has increased by 99 homes since 2010.

Housing Typology

Harrison County | 2019



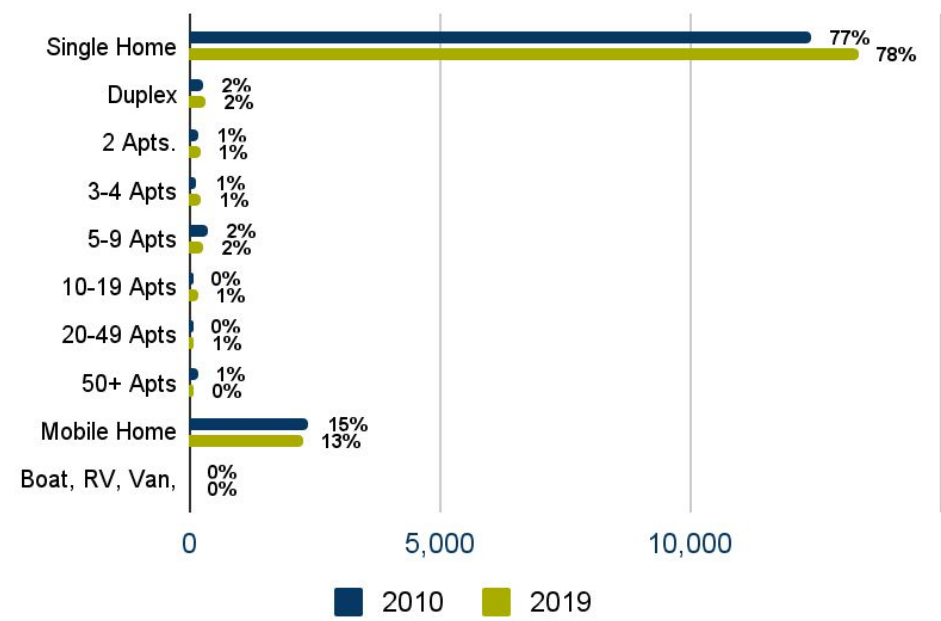
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Harrison County | 2010, 2019

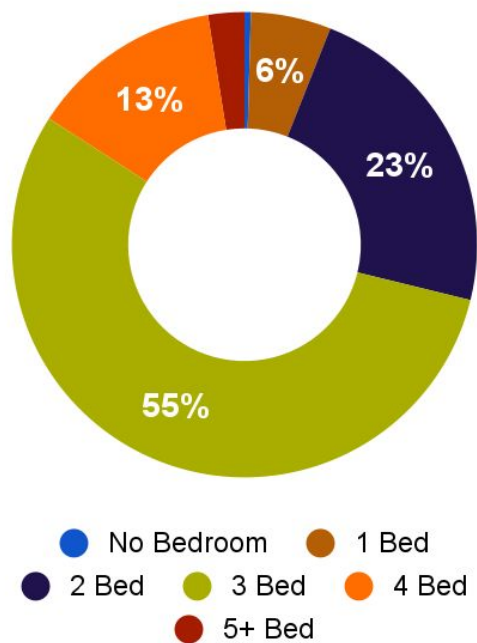


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Harrison County are 2.75, with 71% of units 3 bedroom or more.

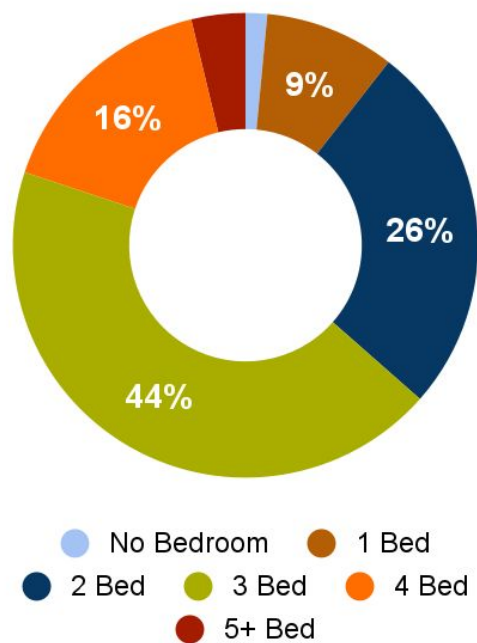
Housing Stock by Bedrooms

Harrison County | 2019



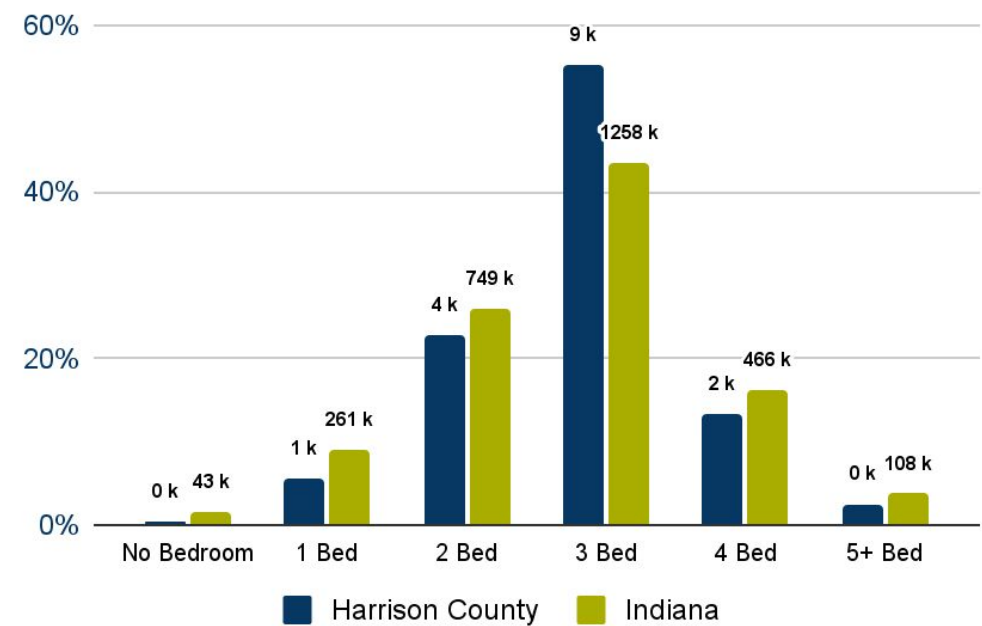
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

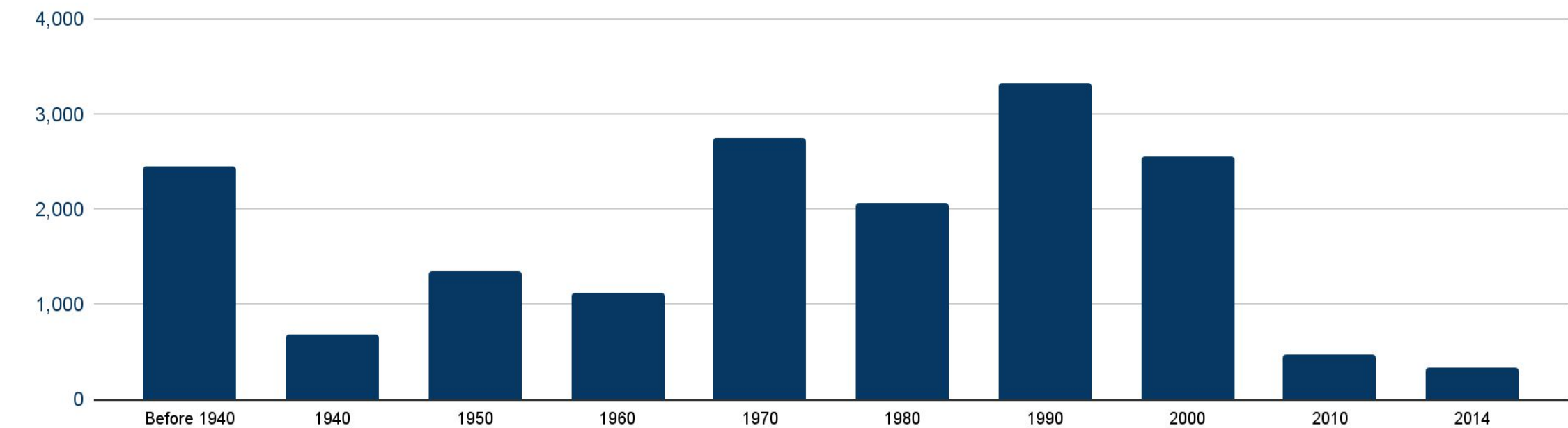
Harrison County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 80% of homes were built before 1990, with most homes built in 2014.

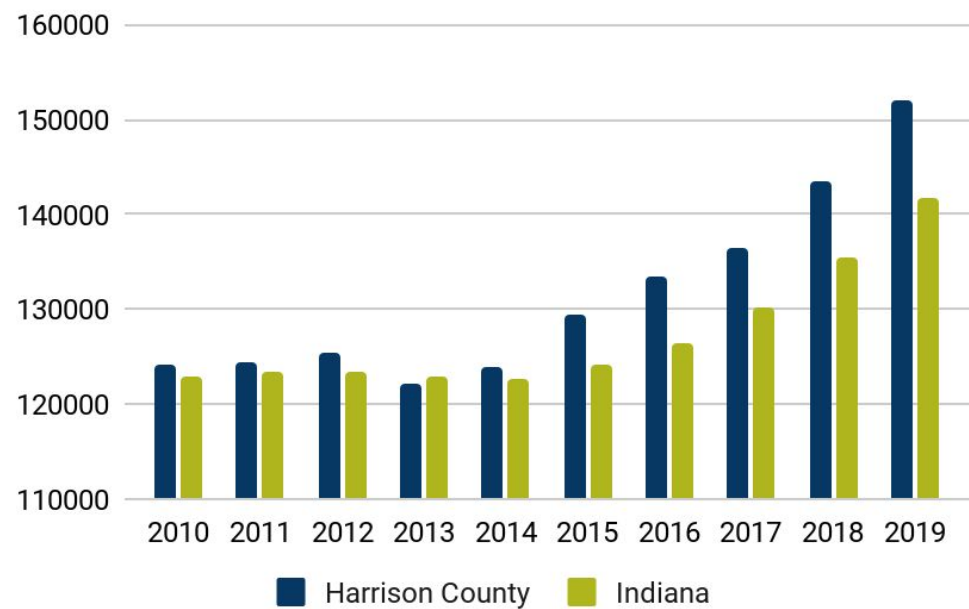
Homes by Year Built
Harrison County | 2019



Source: ACS 2010-2019 5-year estimates

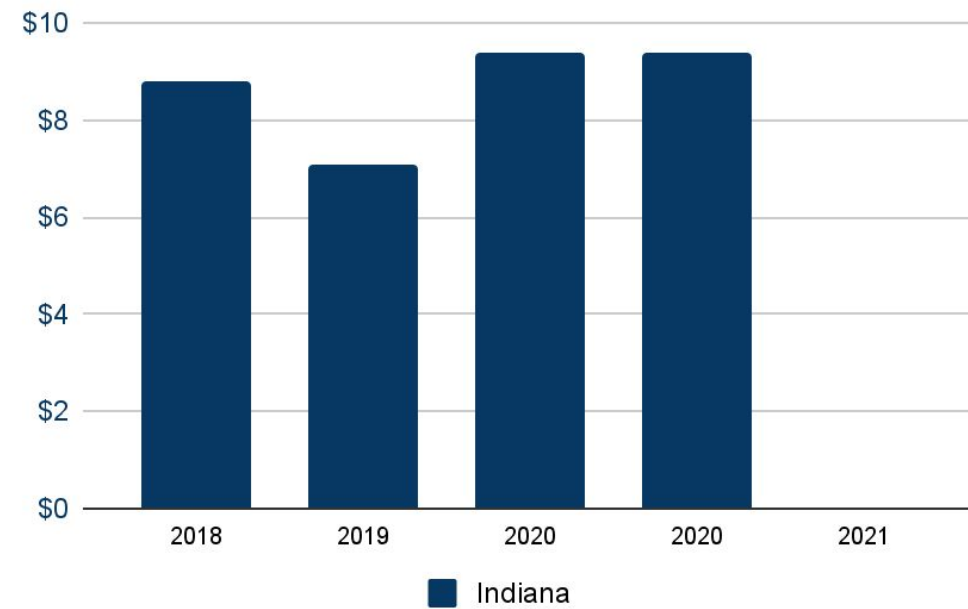
MEDIAN LISTING PRICE | Homes in Harrison County have a median listing price of \$151,900, compared to \$141,700 statewide. Home prices have increased by 22% since 2010.

Median Listing Price
Harrison County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

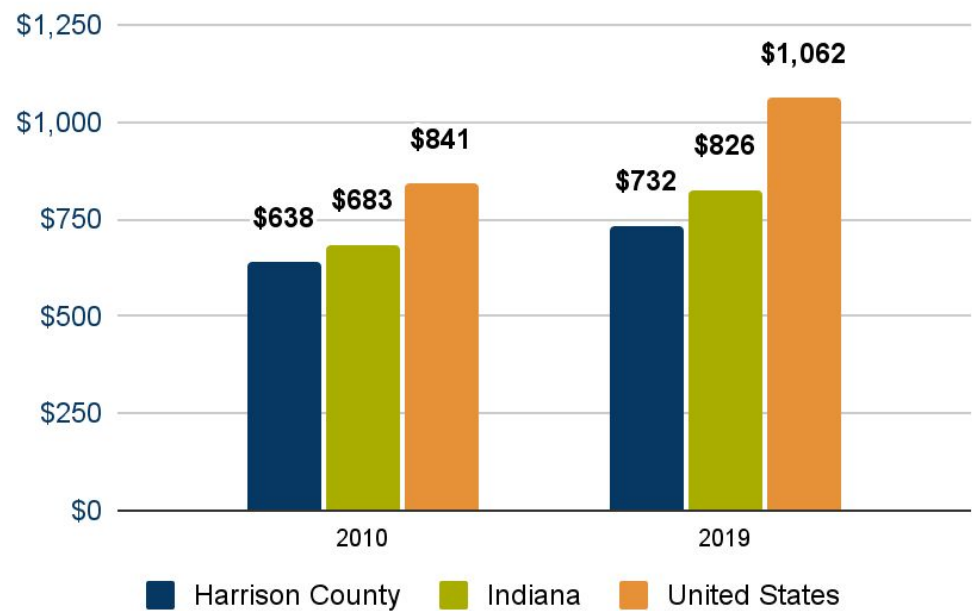
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 15% since 2010, with average rents at \$732.

Median Rent

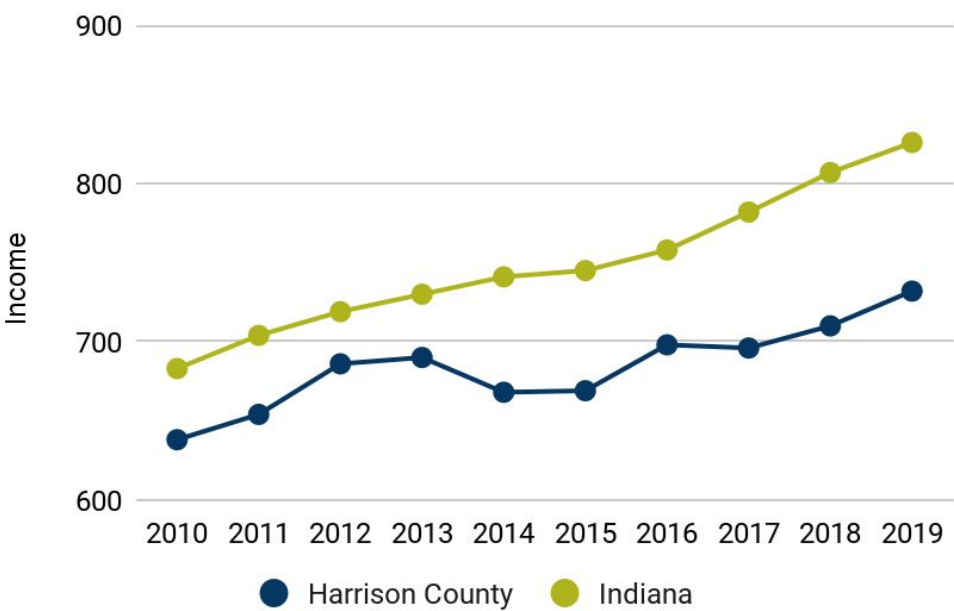
Harrison County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

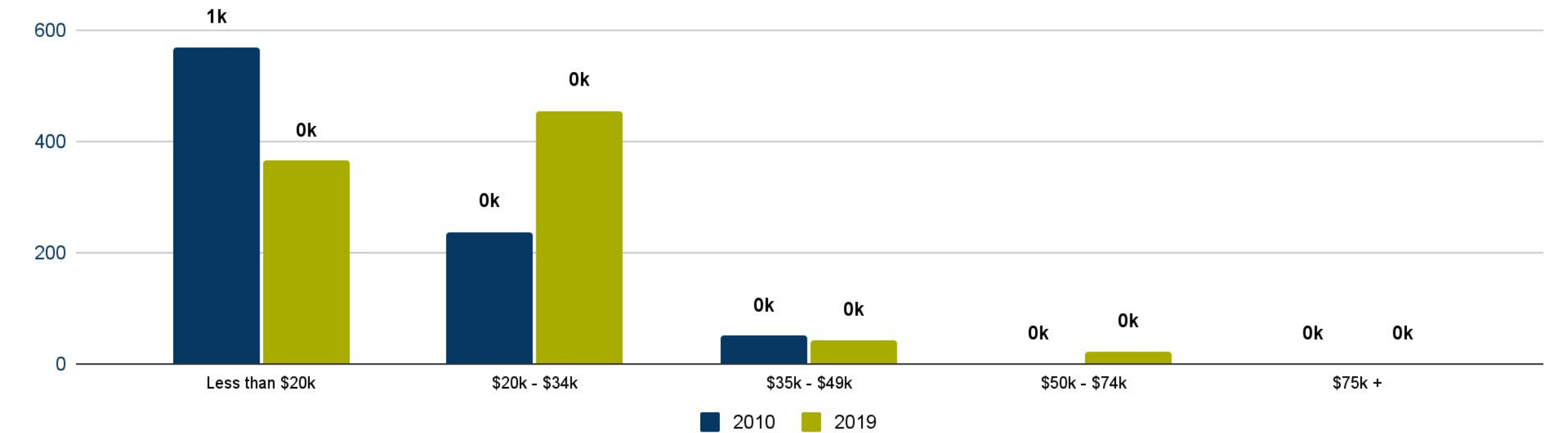
Harrison County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 47% of households are housing cost burdened in Harrison County, up 4% since 2010. 57% of households earning below \$50,000 are housing cost burdened.

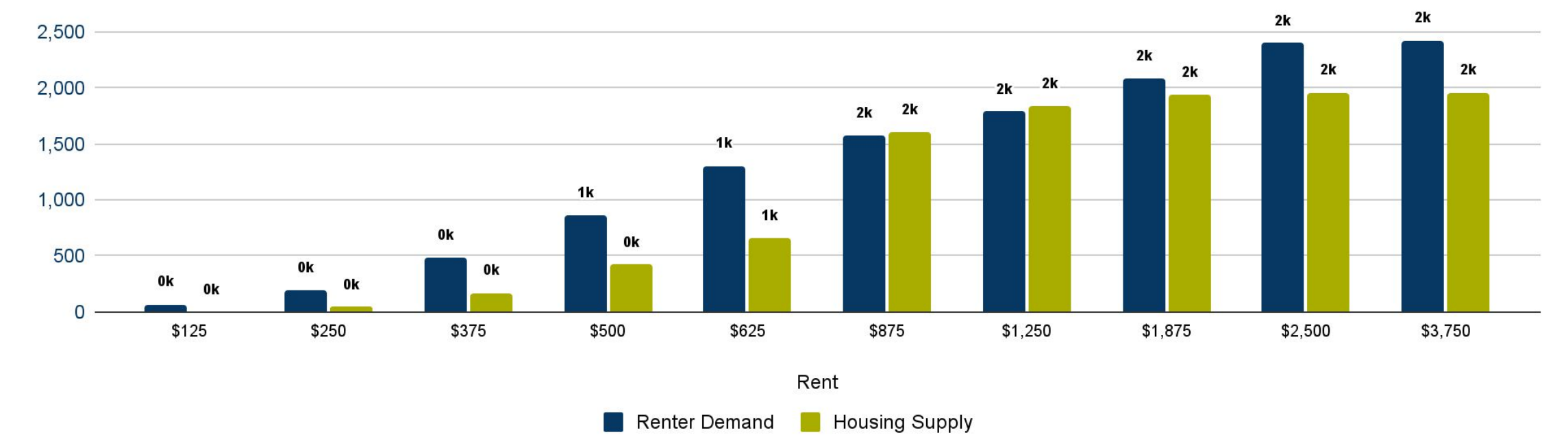
Renter Housing Cost Burden
Harrison County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

Cumulative Housing Gap
Harrison County, Indiana | 2010-2019

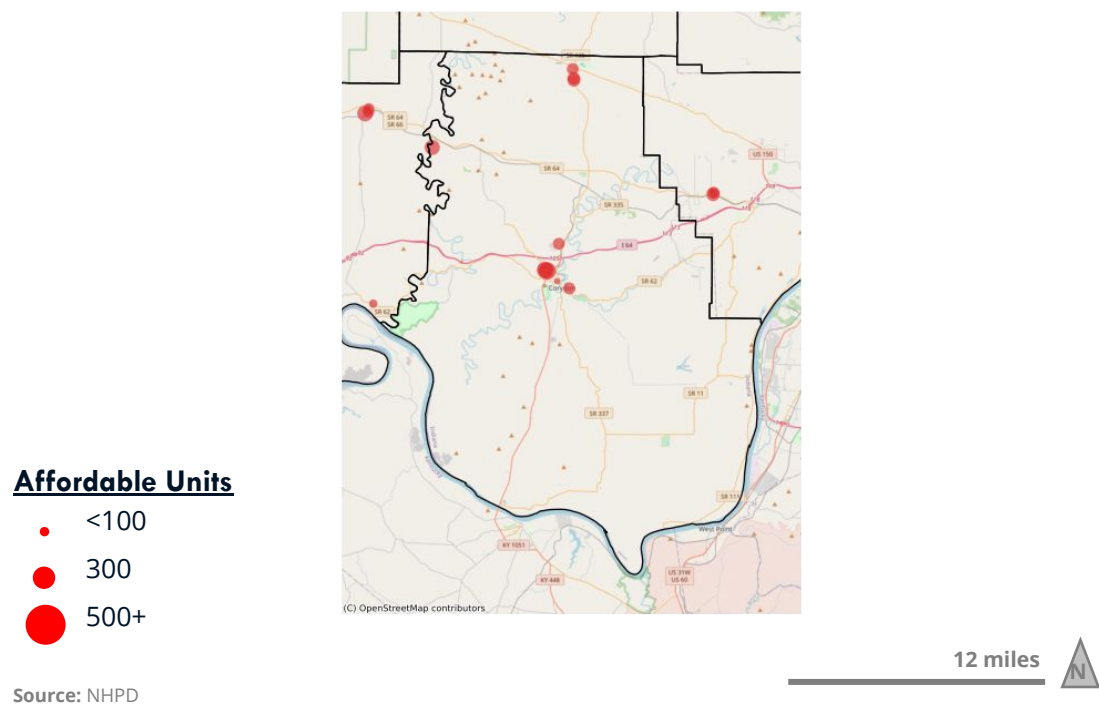


Source: ACS 2010-2019 5-year estimates

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

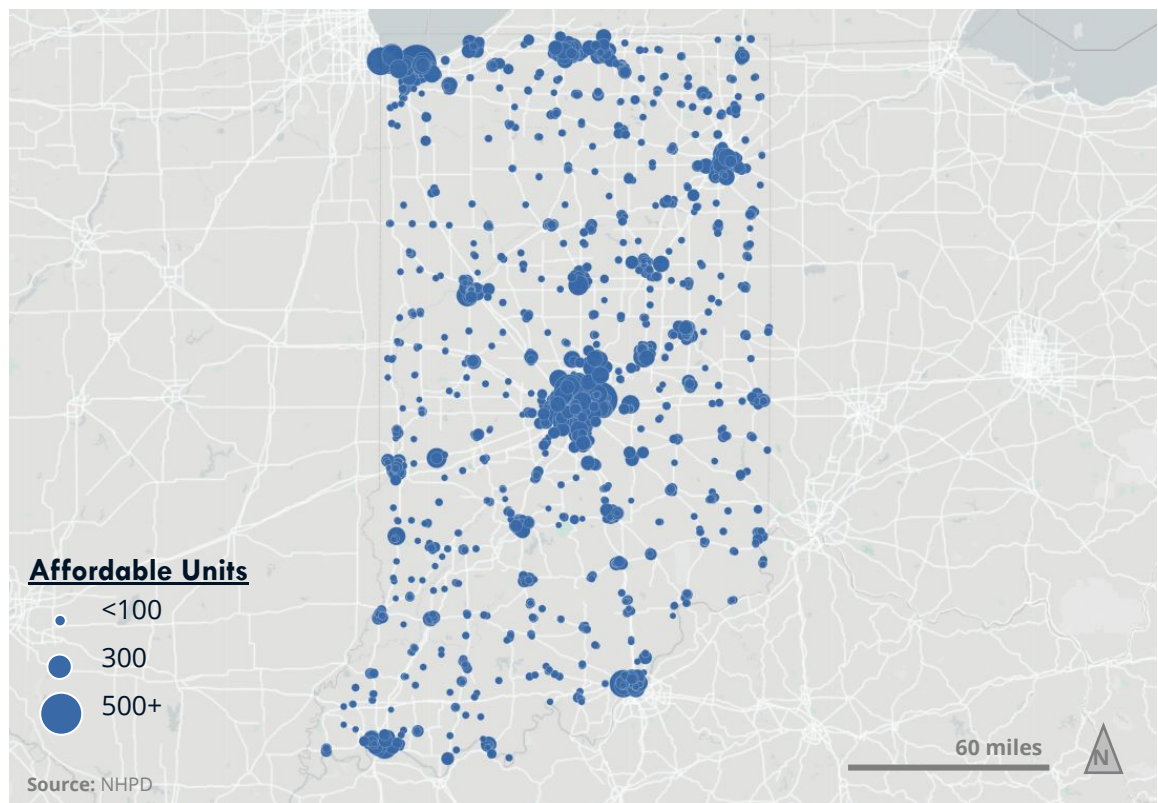
Affordable Housing Inventory

Harrison County | 2020



Affordable Housing Inventory

State of Indiana | 2020

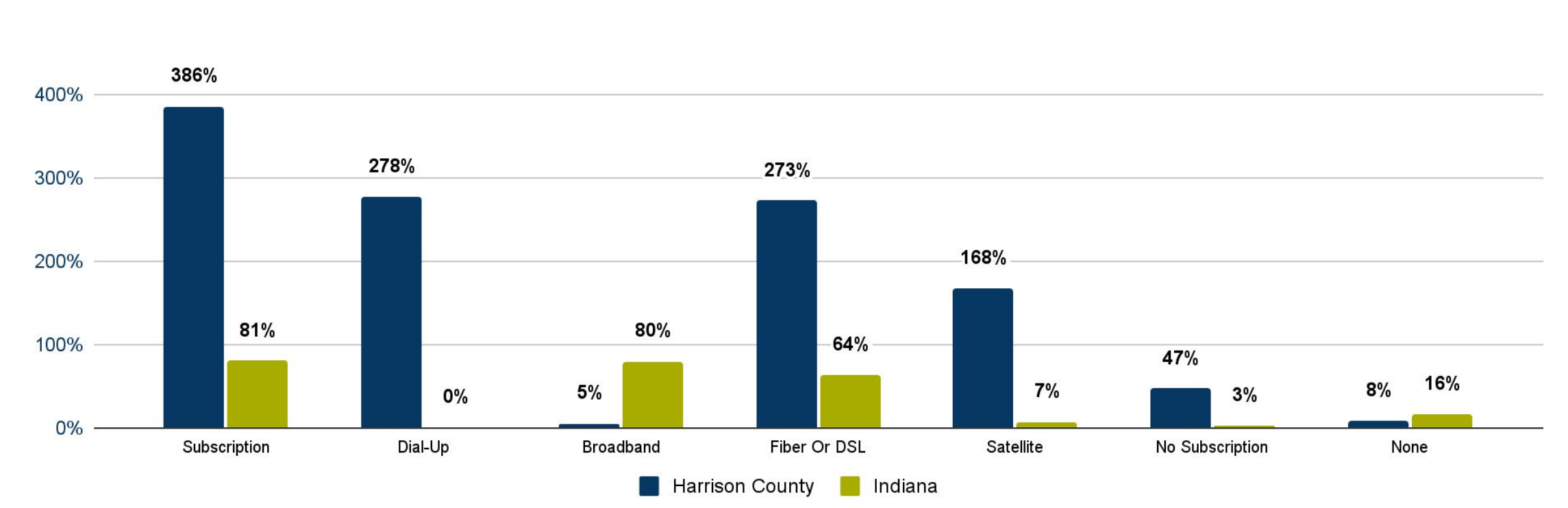


WORKING DRAFT

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HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access
Harrison County | 2017-2020



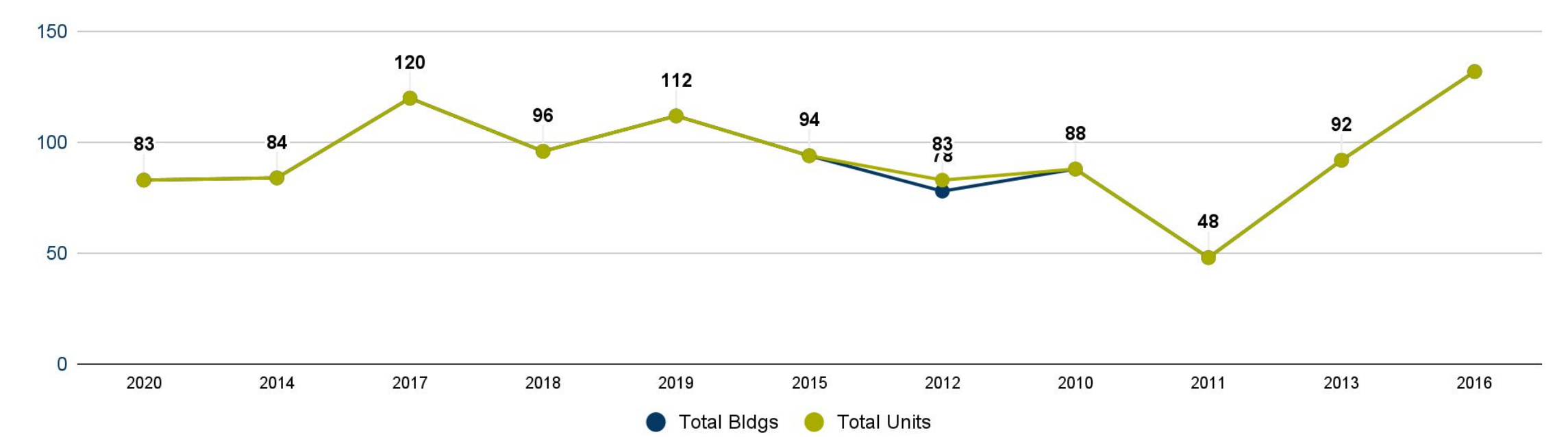
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 132 new housing starts in 2016 in Harrison County, with 1,027 total building permits authorized since 2020.

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



Source: St. Louis Fed.

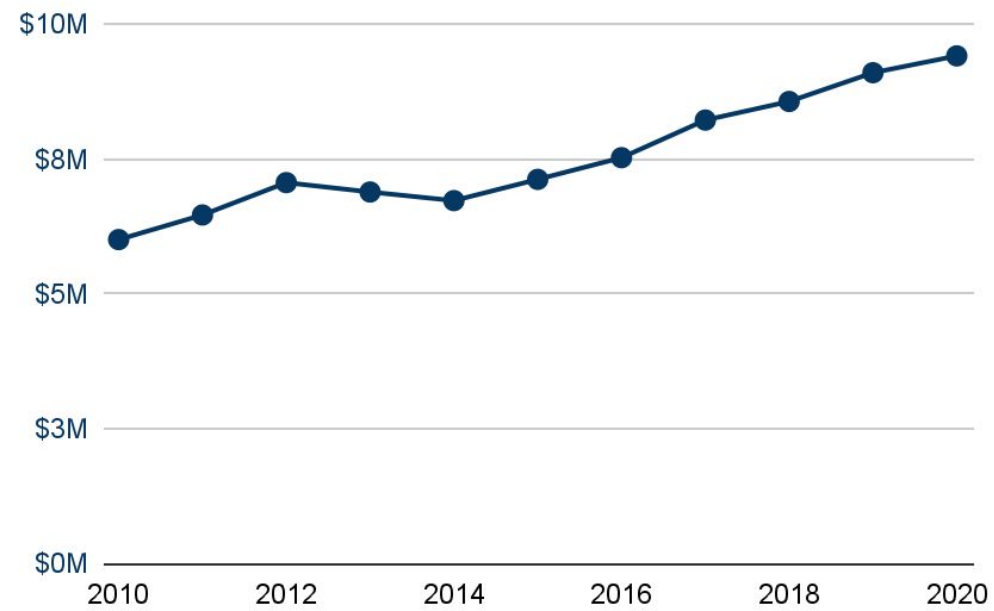
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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