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Indiana Housing & Community Development Authority

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Analyze. Advise. Act.

INDIANA HOUSING DASHBOARD DRAFT REPORT

SAMPLE DATA FOR OHIO COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT
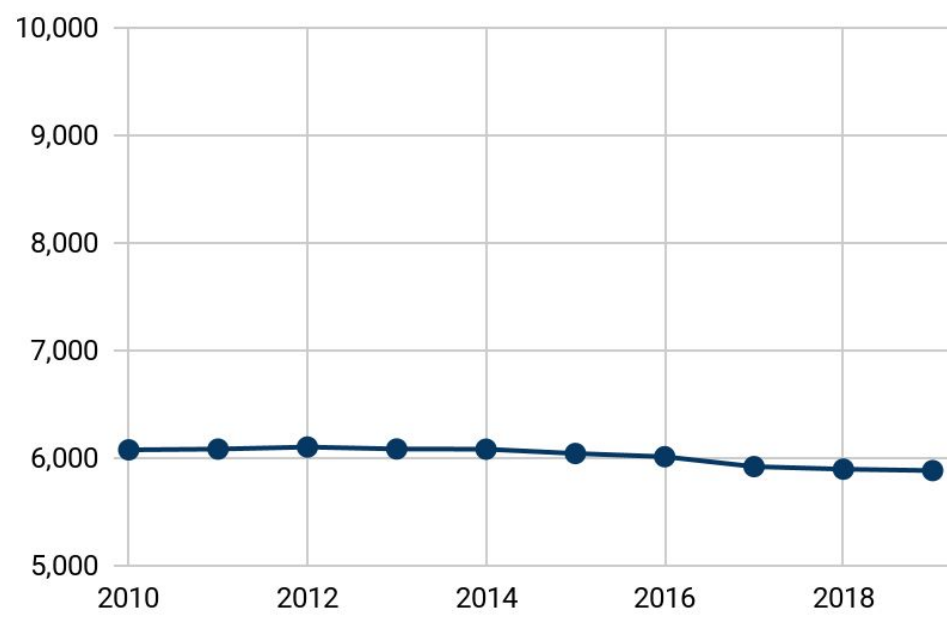Note: Some data are placeholders, and not representative of actual conditions.
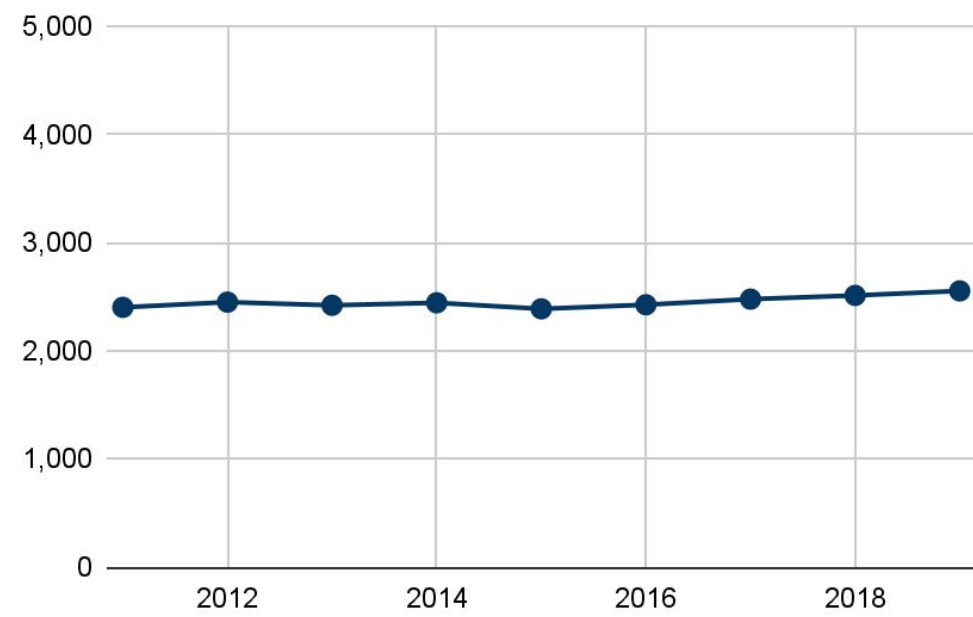
DEMOGRAPHIC TRENDS

POPULATION | Ohio County's population has decreased by 3.18% (0 people) between 2010-2019. In the same time period, the total number of households increased by 2% (0 households).

Resident Population
Ohio County | 2010-2019

Households
Ohio County | 2010-2019

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
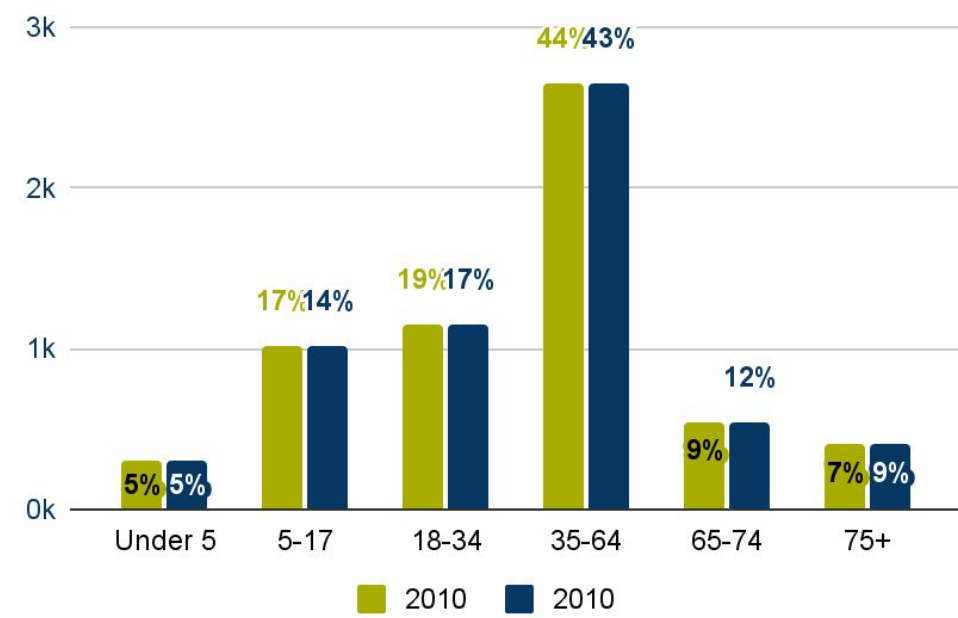
AGE| 21% of people in Ohio County are above the age of 65, while 19% are below 18.

Population by Age
Ohio County | 2019
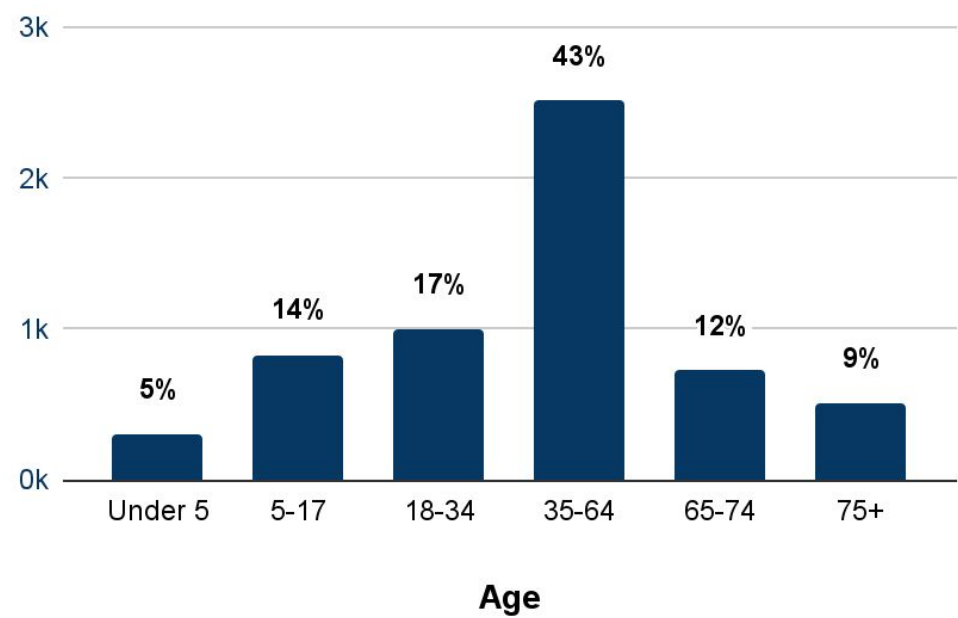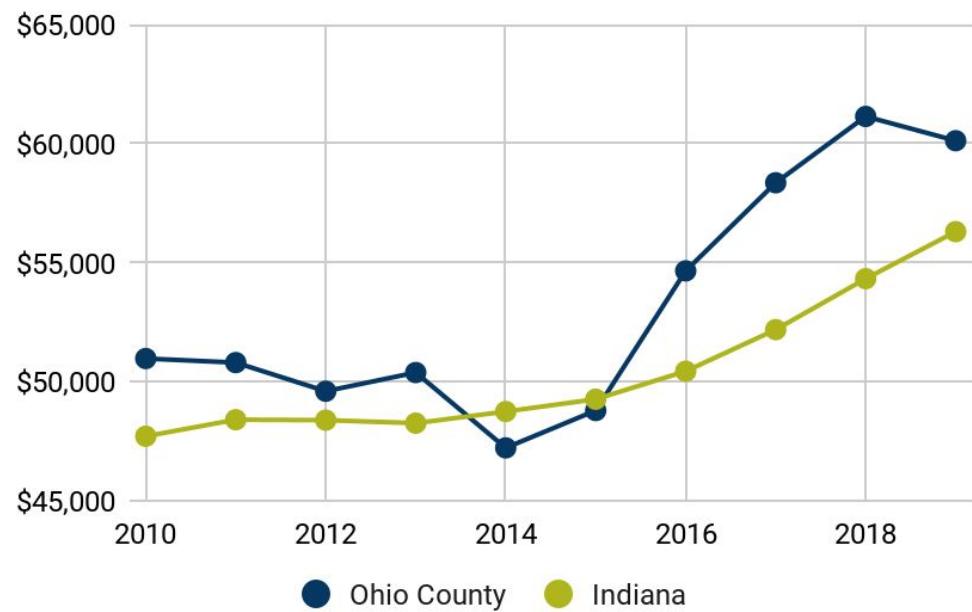

Source: ACS 2019 5-year estimates

Change in Share of Population
Ohio County | 2010, 2019

Source: ACS 2010-2019 1-year estimates

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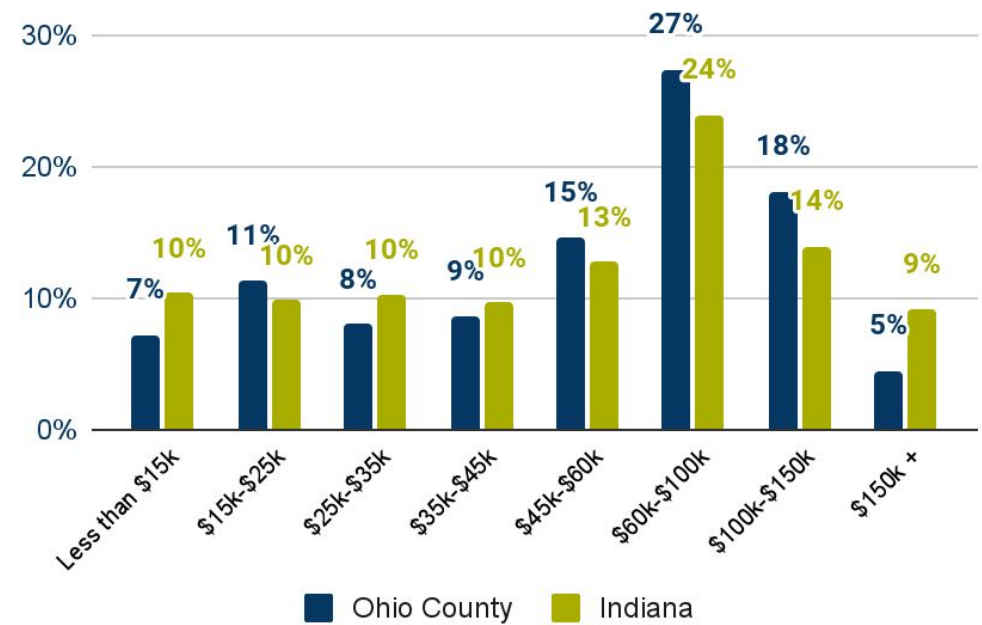Note: Some data are placeholders, and not representative of actual conditions.

HOUSEHOLD INCOMES | Ohio County had a median income of $60,128 in 2019, up 18% since 2010. 27% of households have incomes below $35,000, while 23% have incomes above $100,000.

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

Source: ACS 2010-2019 5-year estimates

Household Income Distribution
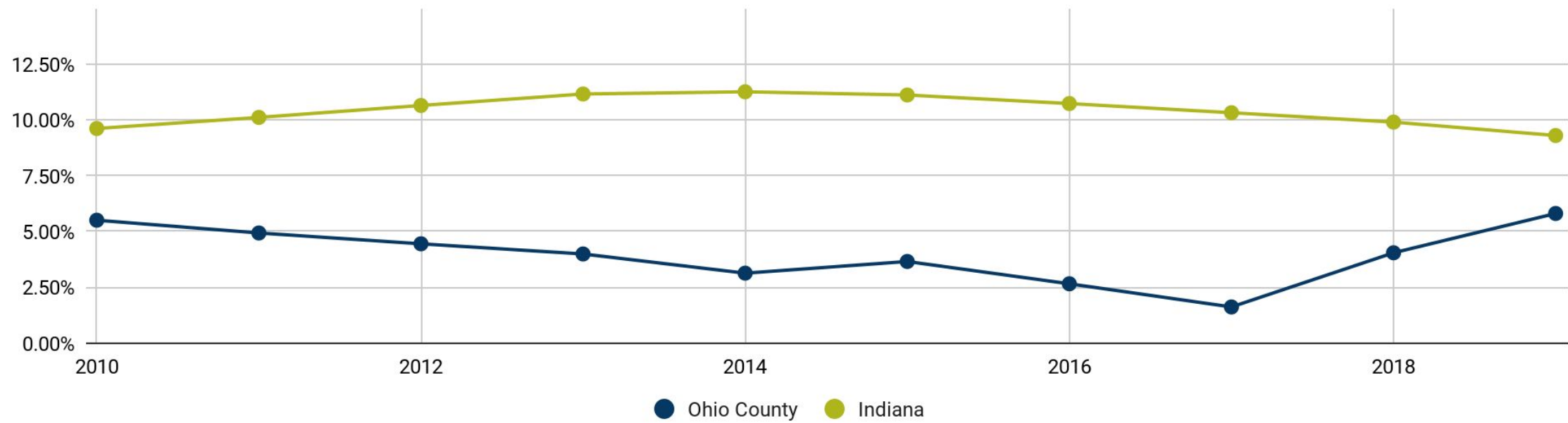**Ohio County, State of Indiana | 2019**

Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 5.8% of families live in poverty conditions in Ohio County, up 0.3 points from 5.5% in 2010.

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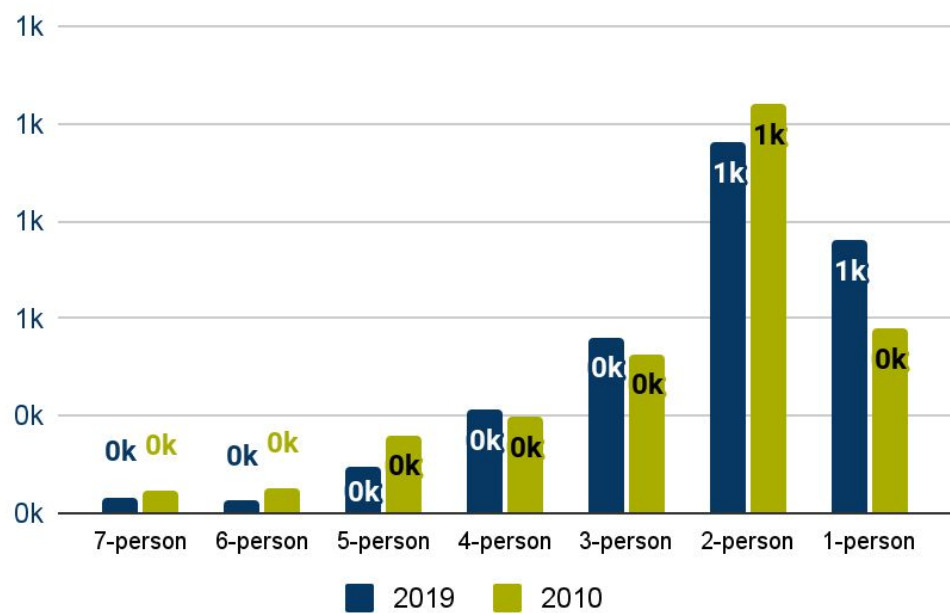**Ohio County, State of Indiana | 2010-2019**

● Ohio County   ● Indiana

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 2.28, compared to 2.52 statewide. The Ohio County average household has shrunk by 0.15 persons since 2010.

Household Size
Ohio County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

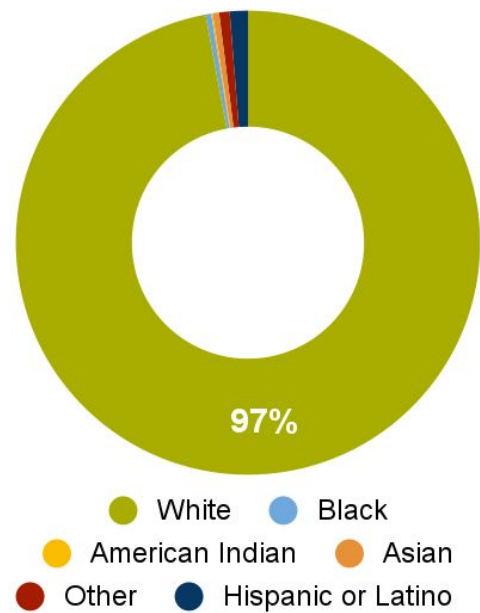Source: ACS 2010-2019 5-year estimates

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

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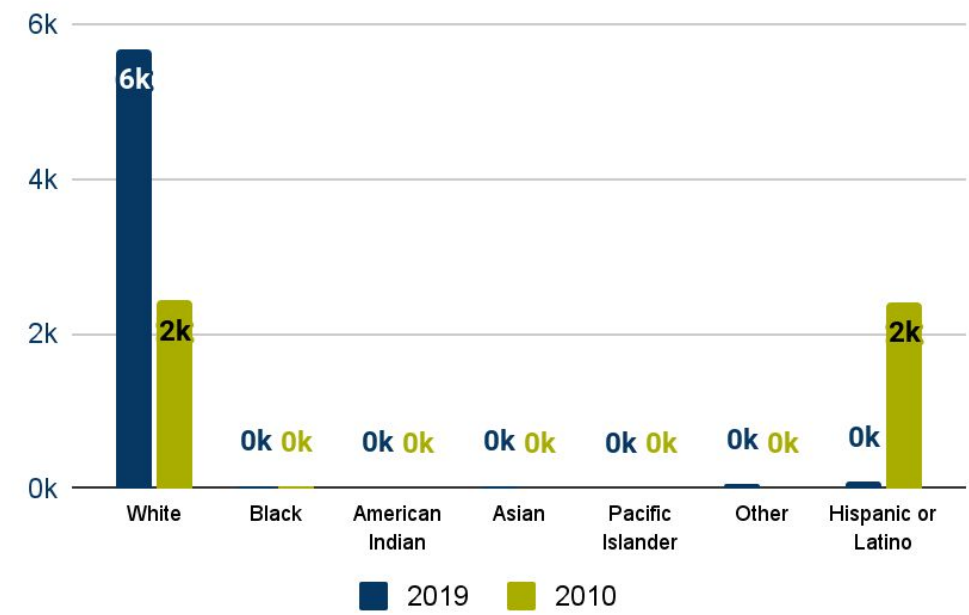
Racial Distribution

Ohio County | 2019

Indiana | 2019

97%

White   Black
American Indian   Asian
Other   Hispanic or Latino

9%   7%   83%

White   Black
American Indian   Asian
Pacific Islander   2 more

Source: ACS 2010-2019 5-year estimates

Household Racial Distribution

Ohio County | 2010, 2019

6k   2k   0k 0k   0k 0k   0k 0k   0k 0k   0k 0k   0k   2k

White   Black   American Indian   Asian   Pacific Islander   Other   Hispanic or Latino

2019   2010

Source: ACS 2010-2019 5-year estimates

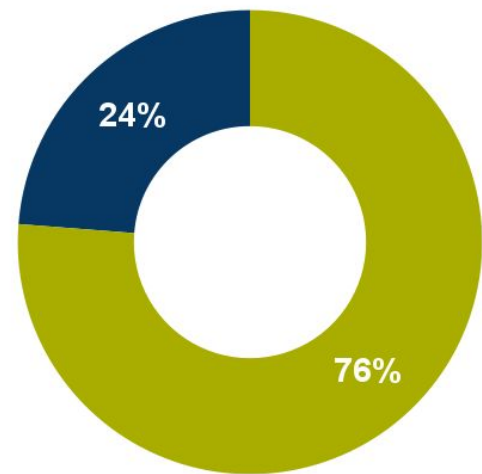**WORKING DRAFT**
Note: Some data are placeholders, and not representative of actual conditions.

HOUSING TENURE | In 2019, 24% of households (607 households) in Ohio County were renters, while 76% are (1,948 households) owner households. The share of renters has increased by 1% since 2010.
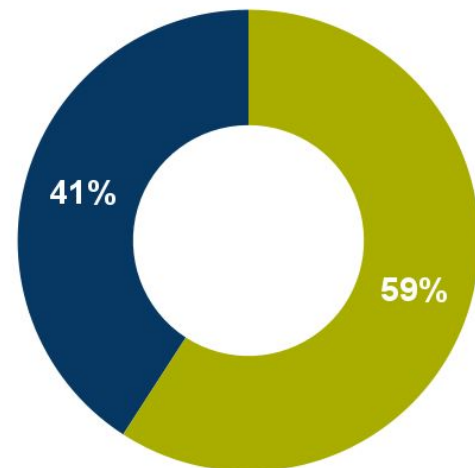
Housing Tenure

Ohio County | 2019

Indiana | 2019

24%

76%

● Owner Occupied
● Renter Occupied

41%

59%

● Owner Occupied
● Renter Occupied

Total Households by Tenure

Ohio County | 2010-2019
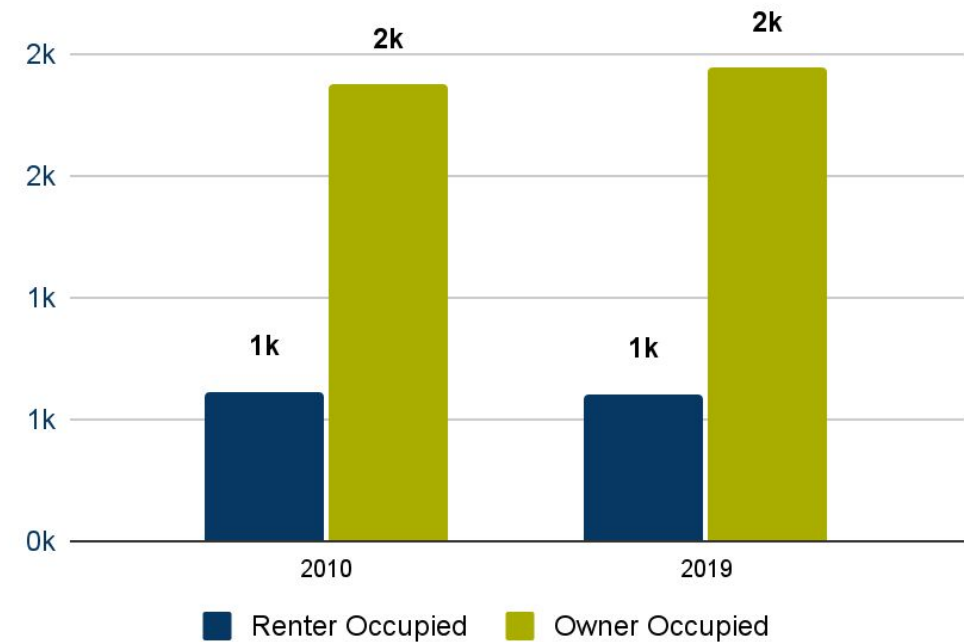
2k

1k

2010   2019

■ Renter Occupied   ■ Owner Occupied

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

TENURE BY RACE | While the overall homeownership rate is 76%, among non-Hispanic White households' homeownership is 76%, 100% for Black households, and 76% for Hispanic or Latino households.
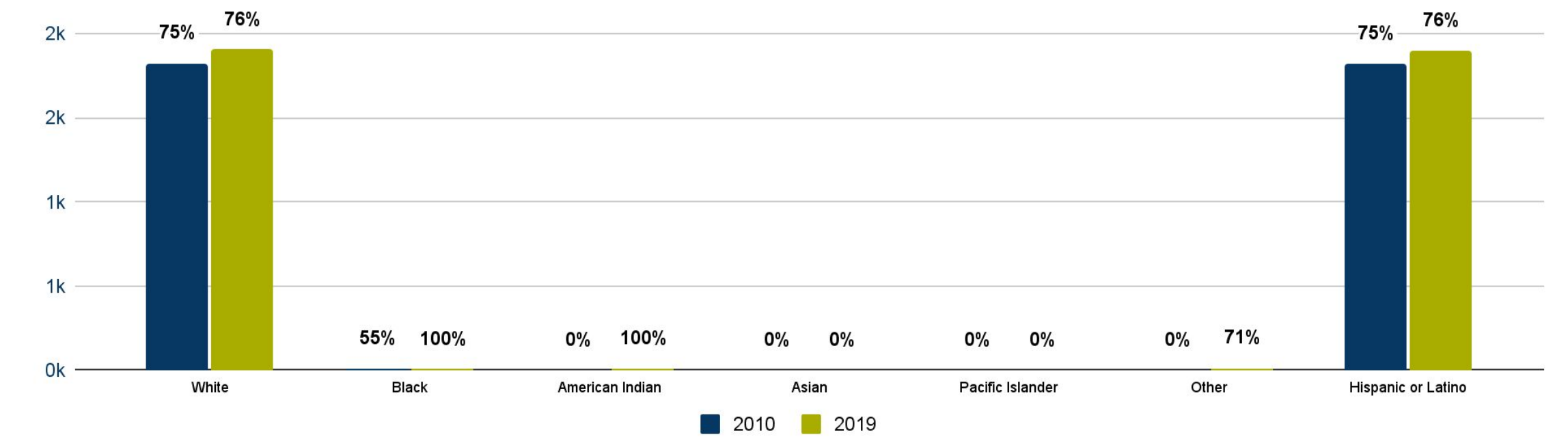
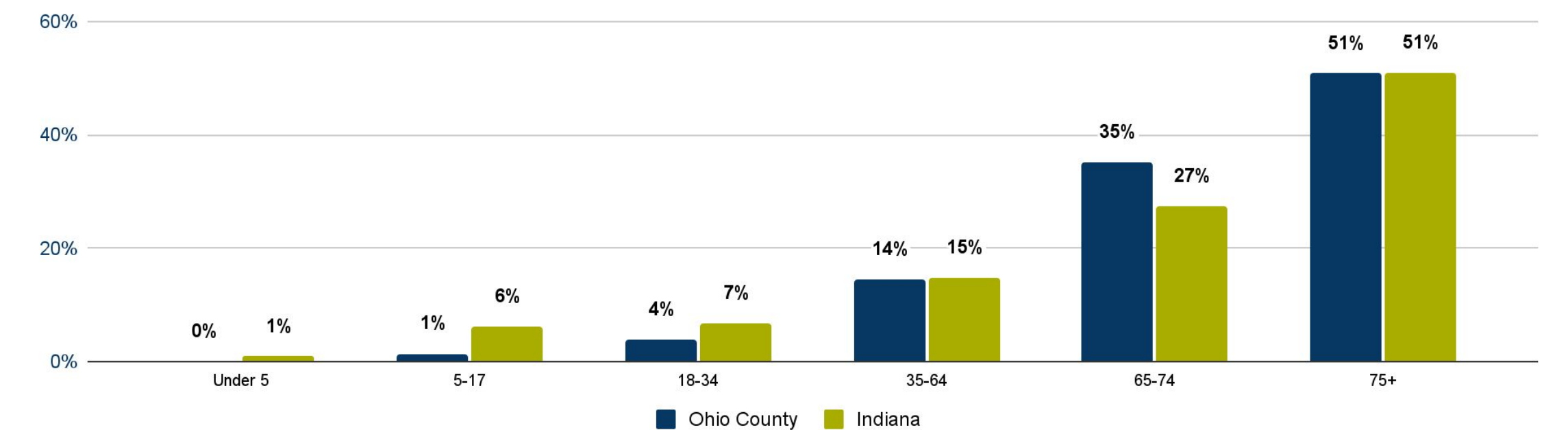**Homeownership by Race**
Ohio County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

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

DISABILITY | 15% of people in Ohio County live with a disability. For people above 65, the share increases to 41%.
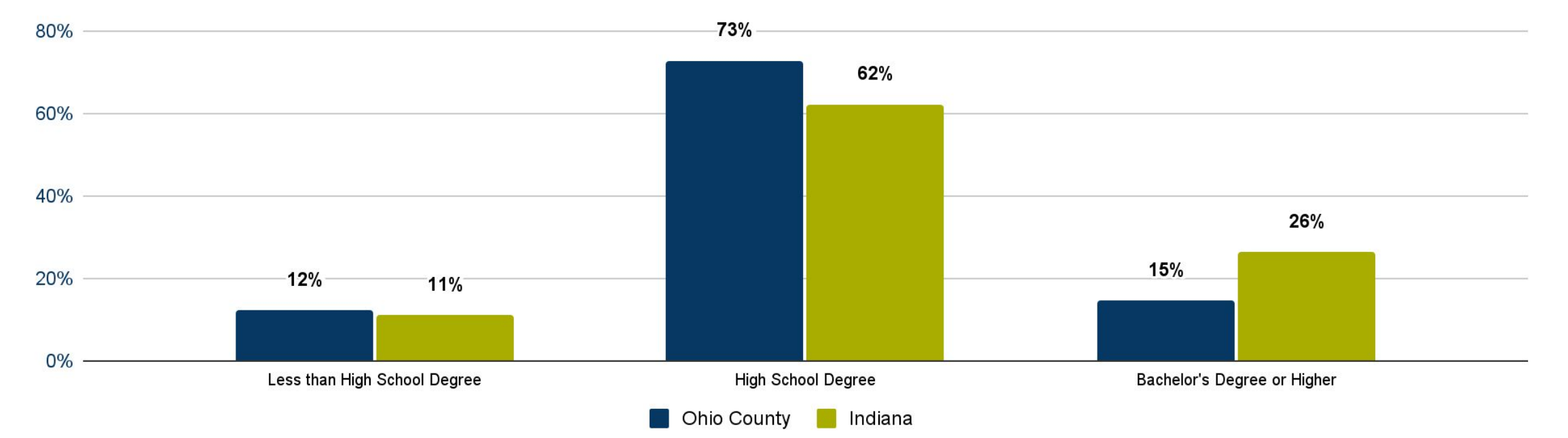
Share of the Population with a Disability by Age

Ohio County, Indiana | 2010, 2019

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

EDUCATIONAL ATTAINMENT | In Ohio County, 73% of the population has at least a high school degree and 15% of the population has at least a Bachelor's degree.

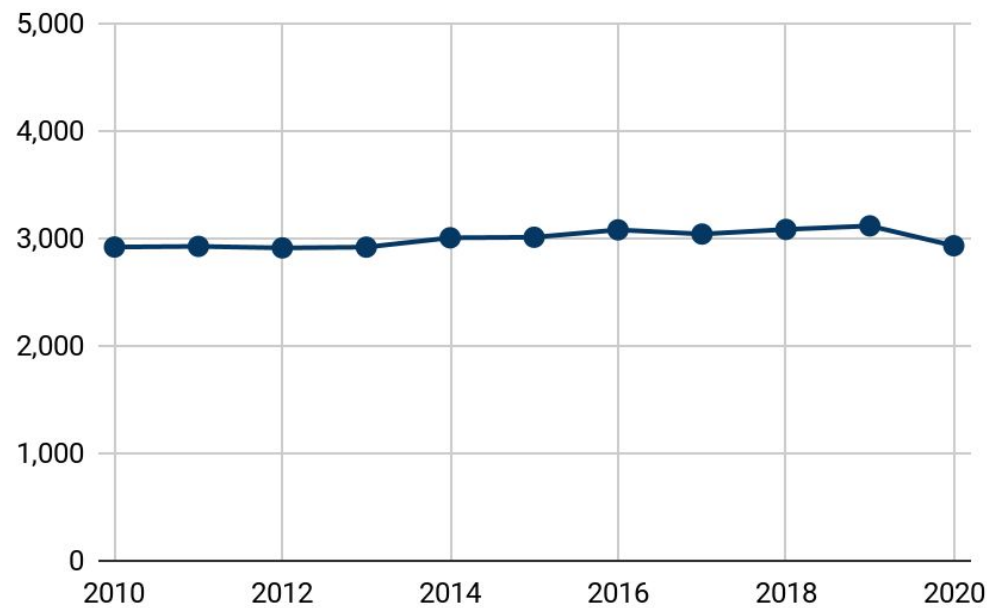**Educational Attainment**

Ohio County, Indiana | 2019

Source: ACS 2010-2019 5-year estimates

Less than High School Degree: Ohio County 12%, Indiana 11%
High School Degree: Ohio County 73%, Indiana 62%
Bachelor's Degree or Higher: Ohio County 15%, Indiana 26%

Ohio County | Indiana

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
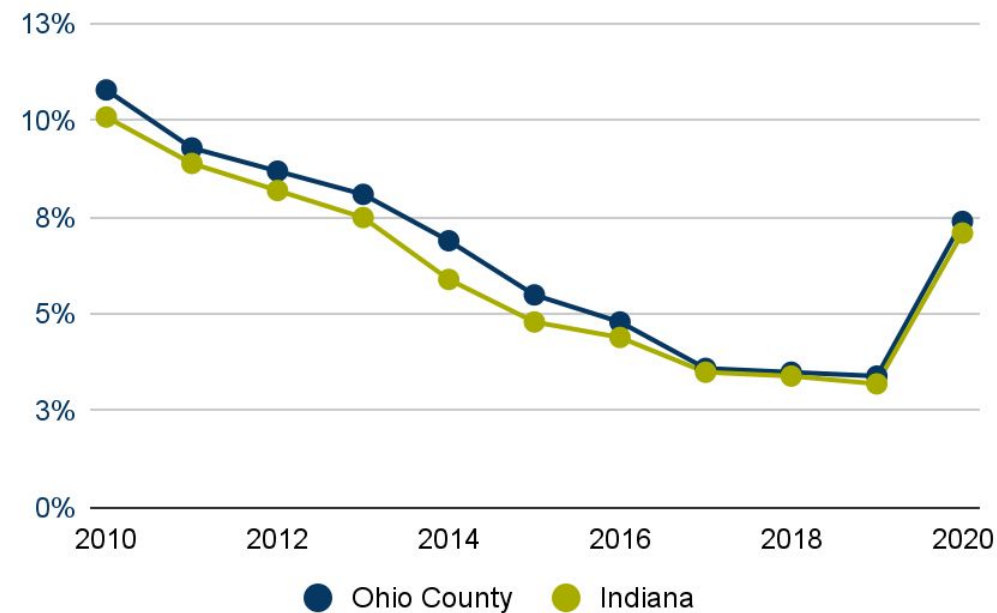
JOB / EMPLOYMENT TRENDS

EMPLOYMENT BASE| There are currently 3,000 employed persons in Ohio County, up by 0% since 2010. The unemployment rate in 2020 was 7.40%, up 4.0 points from 2019.

Total Employment
Ohio County | 2010-2019

Unemployment Rate
Ohio County, Indiana | 2010-2019

● Ohio County   ● Indiana

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

EMPLOYMENT BY INDUSTRY | Arts, Entertainment, and Recreation accounts for the plurality of jobs in Ohio County, accounting for 37% of all jobs, followed by Educational Services (15% of all jobs).

Total Jobs by All Industries

Ohio County | 2018

Legend:
- Agriculture & Mining
- Construction and Manufacturing
- Retail
- Warehousing
- Information
- Finance
- Real Estate
- Services
- Administrative
- Assistance
- Arts and Entertainment
- 2 more
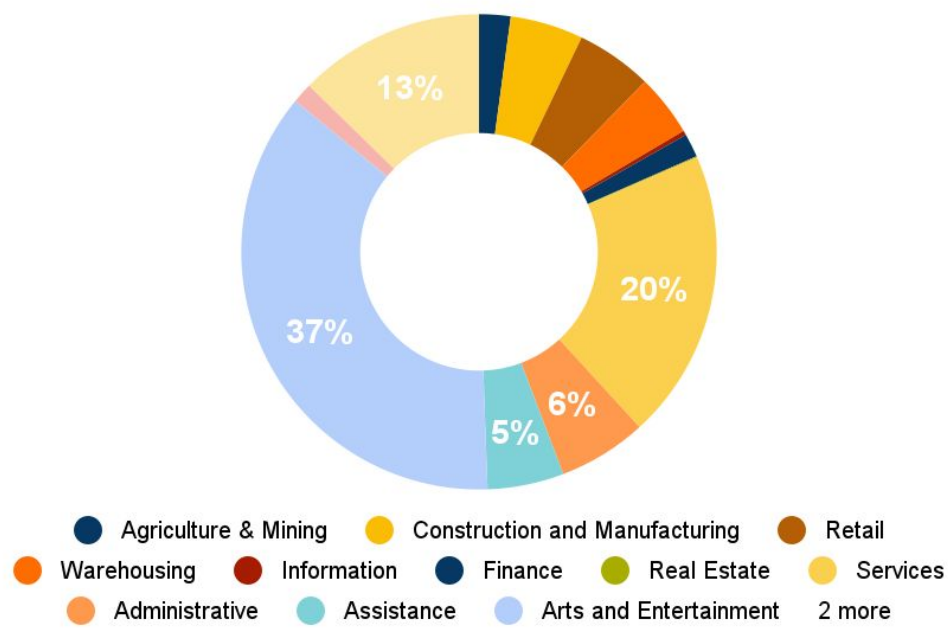
Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

Top 5 Industries and Median Annual Wages

1. **Service-providing** | **$33,510**
2. **Trade, transportation, and utilities** | **$34,092**
3. **Goods-producing** | **$41,760**
4. **Public administration** | **$69,918**
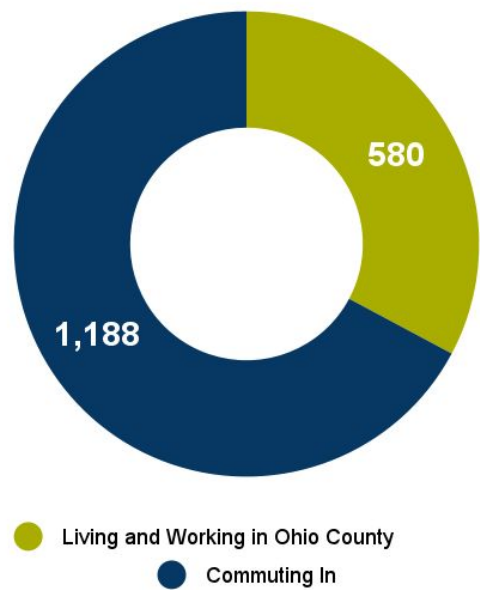5. **Construction** | **$42,011**

Source: BLS

Top 5 Employers

1. **Rising Star Casino Resort (Rising Sun)**
2. **Rising Star Casino (Rising Sun)**
3. **Rising Star Casino Resort (Rising Sun)**
4. **Ohio County Elem-middle School (Rising Sun)**
5. **Switzerland County Elementary (Rising Sun)**

Source: BLS

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
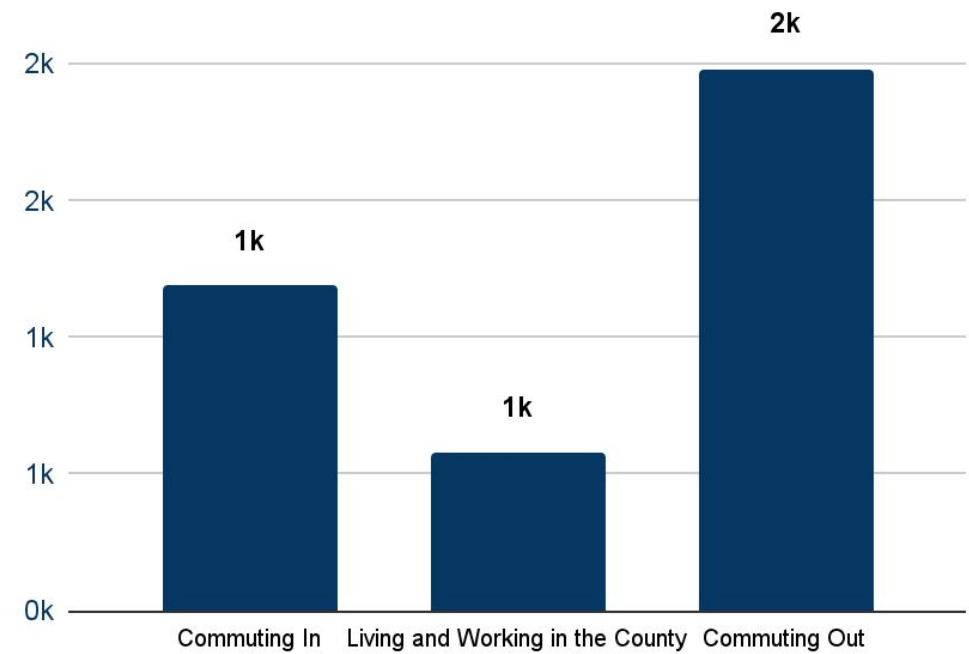
COMMUTER INFLOW / OUTFLOW | 1,000 commuters come into Ohio County for their jobs, while 2,000 employees travel outside for their jobs.

Employment Inflow
Ohio County | 2018

- Living and Working in Ohio County
- Commuting In

580
1,188

Commuting Patterns
Ohio County | 2018

2k, 1k, 1k, 2k

Commuting In   Living and Working in the County   Commuting Out

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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 198 between 2014-2019 and 133, or 67 units for every 100 jobs created.

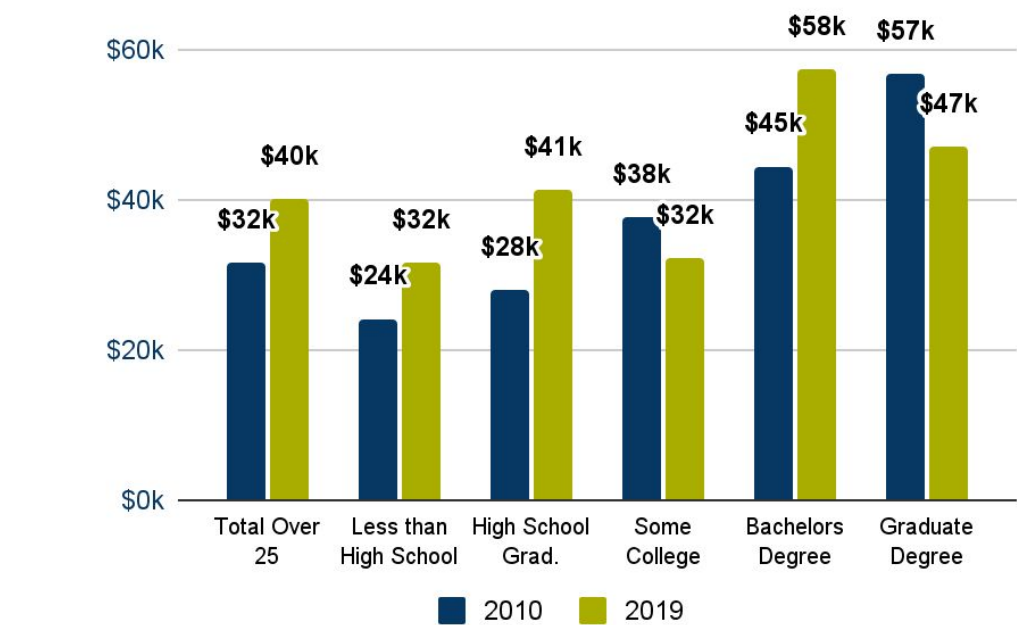## Job Growth and Housing Production
Ohio County | Total Jobs, New Jobs
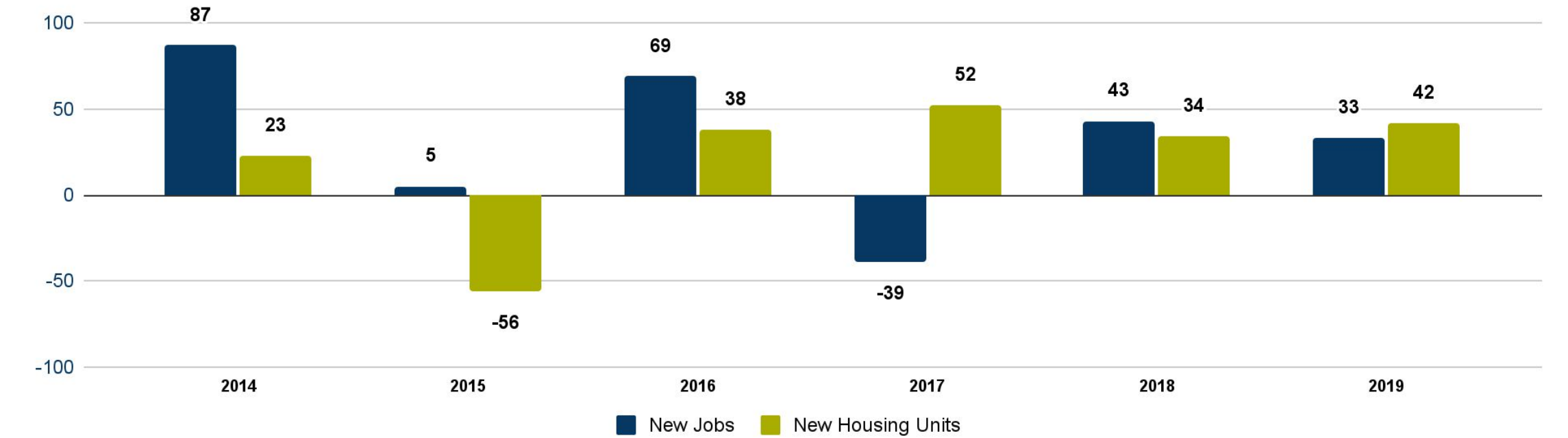
Legend: ■ New Jobs ■ New Housing Units

Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Ohio County | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
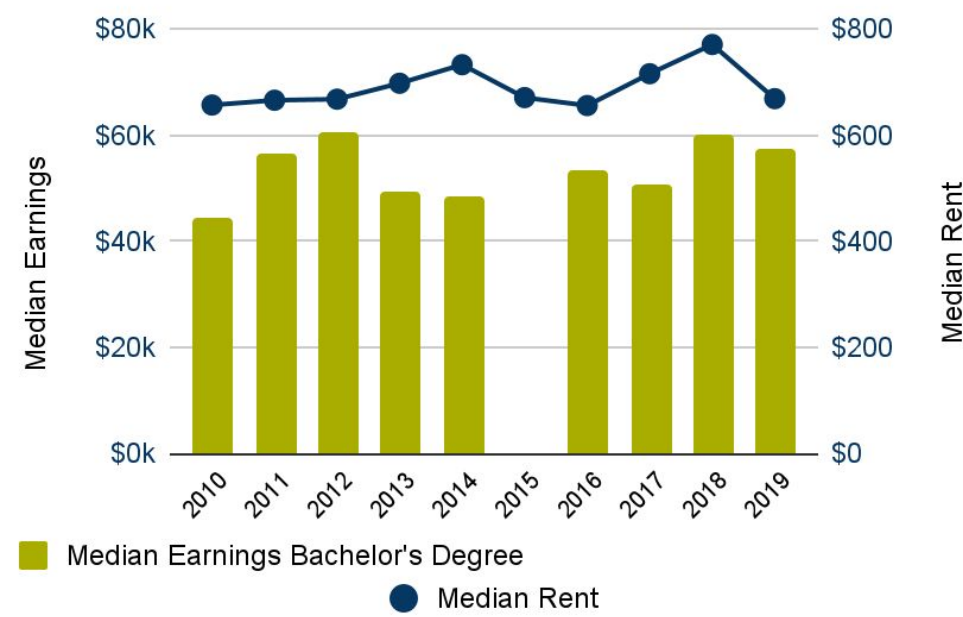**Indiana | 2010, 2019**
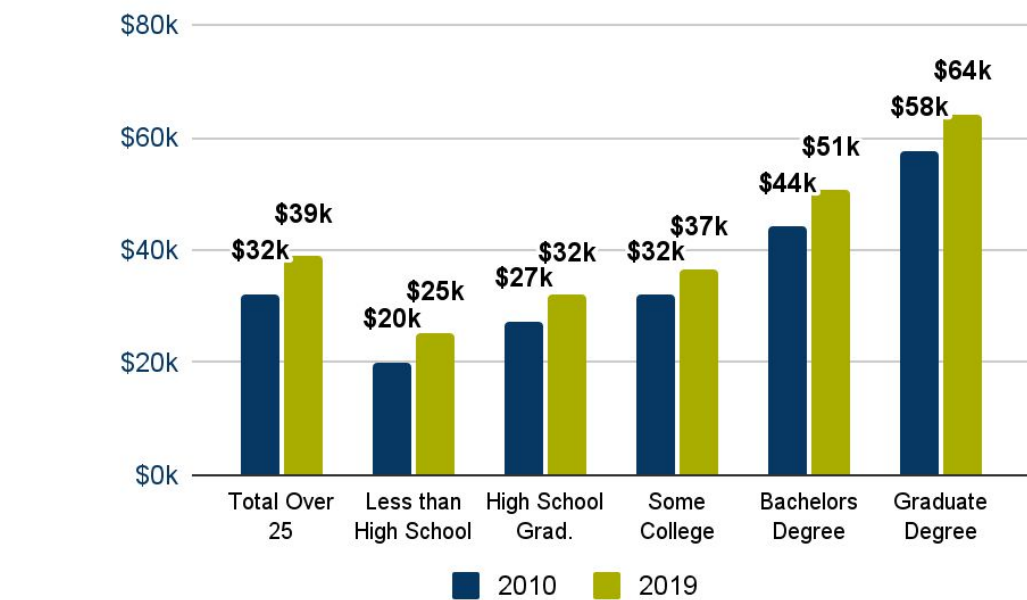
Source: ACS 2010-2019 5-year estimates

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

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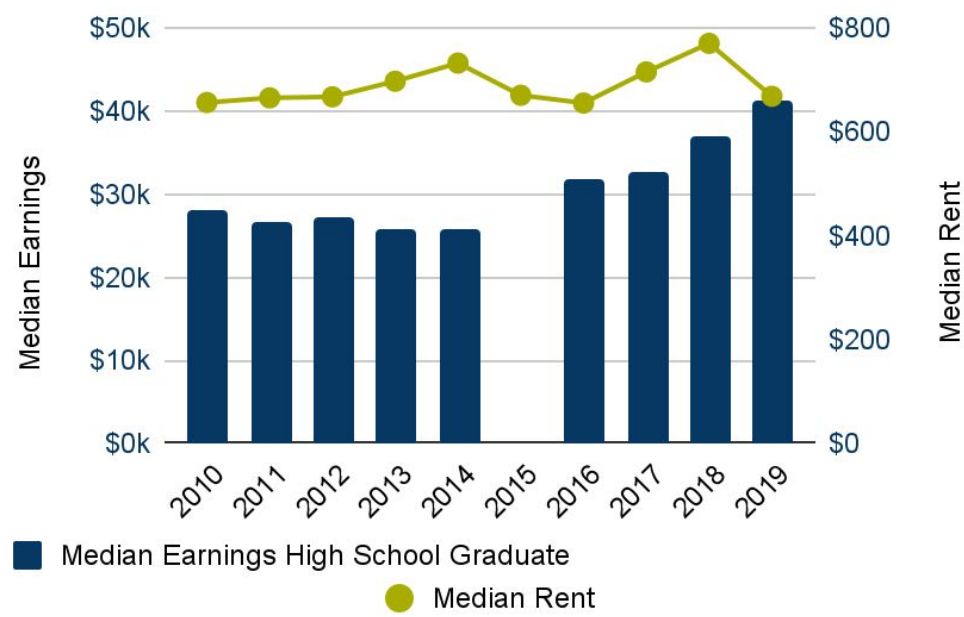
Income and Rent Growth, BS Degree
Ohio County | 2010-2019

Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

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

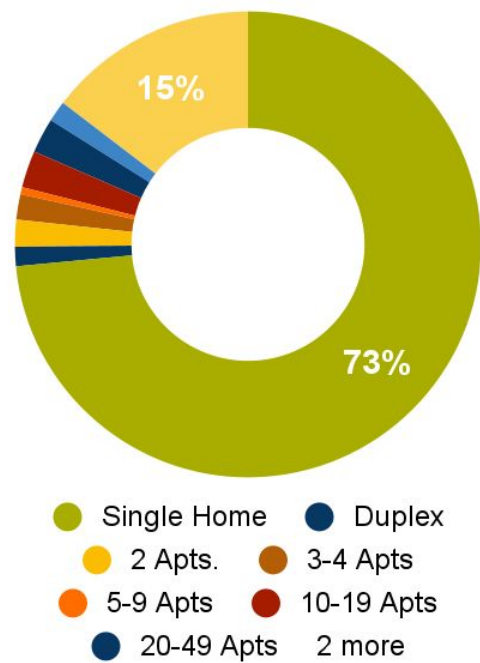# HOUSING TRENDS

HOUSING TYPOLOGY | 73% of homes in Ohio County are single-family, while 12% are multifamily. The share of multifamily housing has decreased by 46 homes since 2010.

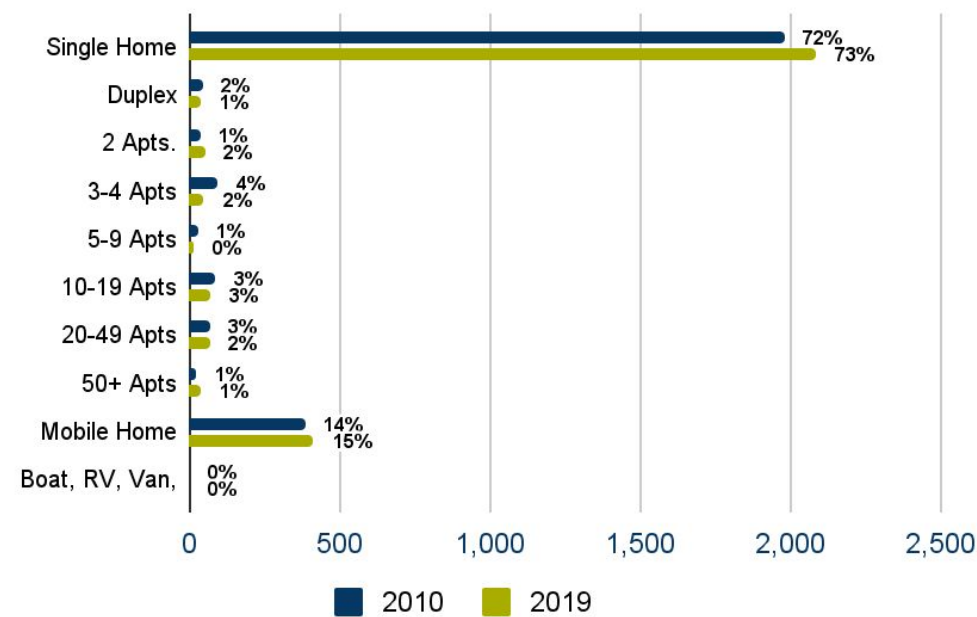## Housing Typology

Ohio County | 2019

Legend:
- Single Home
- Duplex
- 2 Apts.
- 3-4 Apts
- 5-9 Apts
- 10-19 Apts
- 20-49 Apts
- 2 more

Indiana | 2019

Legend:
- Single Home
- Duplex
- 2 Apts.
- 3-4 Apts
- 5-9 Apts
- 10-19 Apts
- 20-49 Apts
- 3 more

Share of Housing Typology

Ohio County | 2010, 2019

Category	2010	2019
Single Home	72%	73%
Duplex	2%	1%
2 Apts.	1%	2%
3-4 Apts	4%	2%
5-9 Apts	1%	0%
10-19 Apts	3%	3%
20-49 Apts	3%	2%
50+ Apts	1%	1%
Mobile Home	14%	15%
Boat, RV, Van,	0%	0%

Legend: 2010, 2019

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

Housing Stock by Bedrooms

Ohio County | 2019

No Bedroom • 1 Bed
2 Bed • 3 Bed • 4 Bed
5+ Bed

Indiana | 2019

No Bedroom • 1 Bed
2 Bed • 3 Bed • 4 Bed
5+ Bed
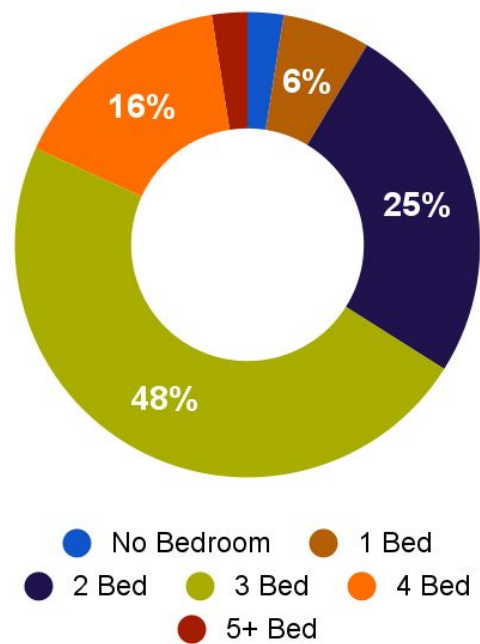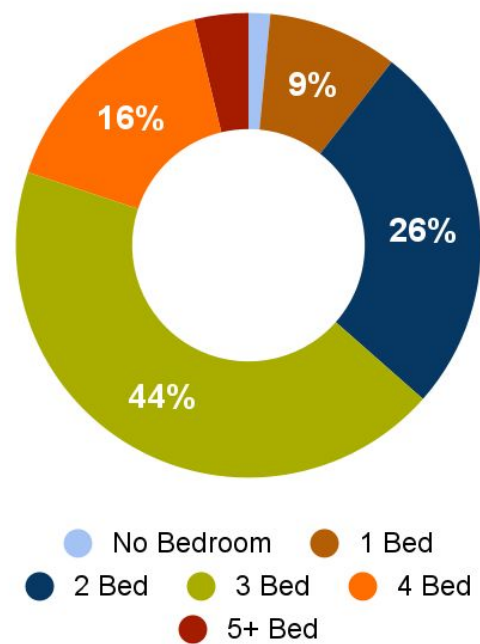
Share of Housing Stock by Bedroom

Ohio County, Indiana | 2019

■ Ohio County   ■ Indiana

Source: ACS 2010-2019 5-year estimates

Source: ACS 2010-2019 5-year estimates

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

Indiana Housing Dashboard **DRAFT** | 22
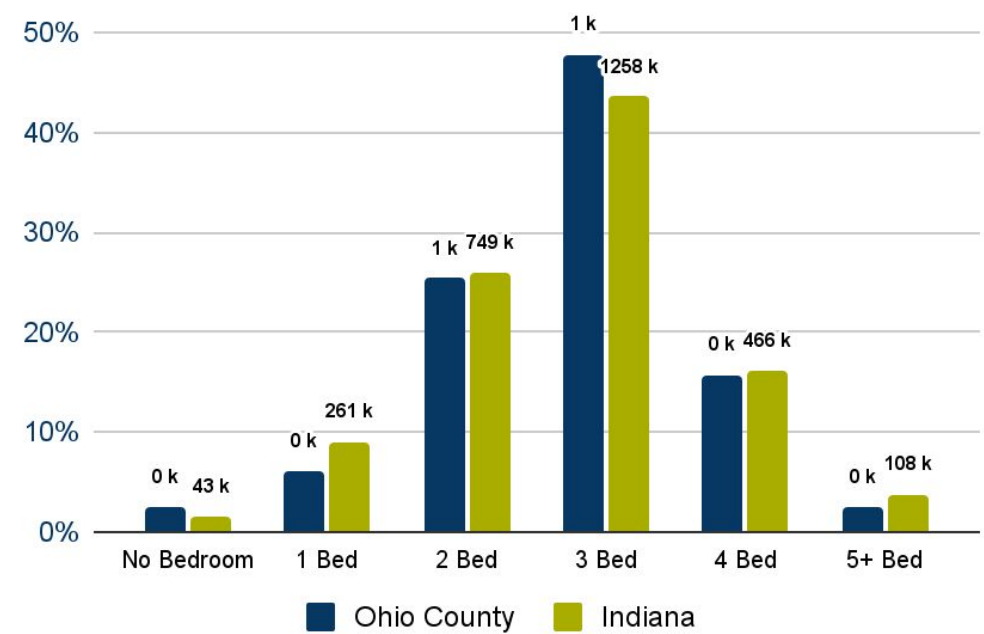
HOUSING AGE| 85% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Ohio County | 2019

Source: ACS 2010-2019 5-year estimates

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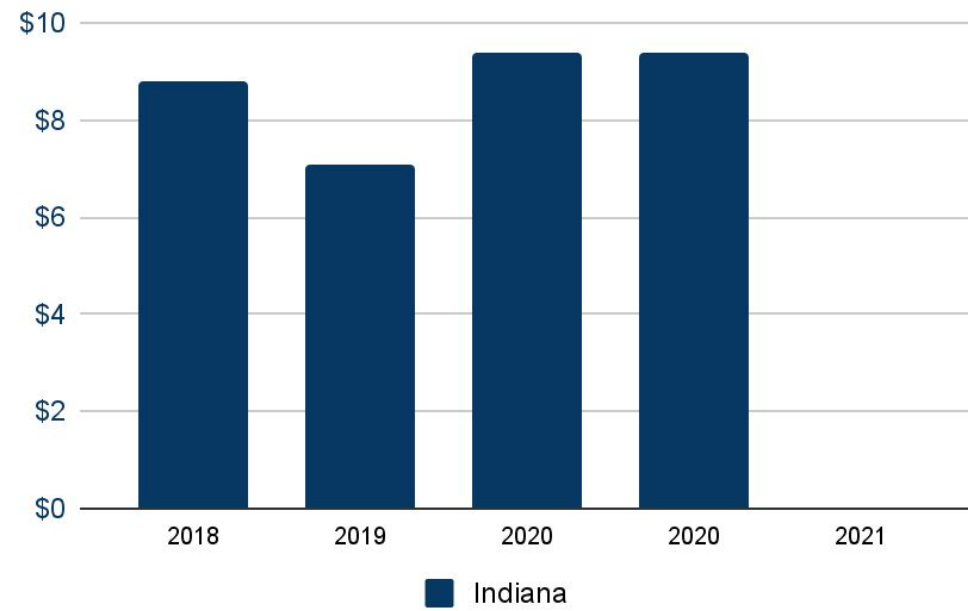**Note: Some data are placeholders, and not representative of actual conditions.**

MEDIAN LISTING PRICE | Homes in Ohio County have a median listing price of $151,200, compared to $141,700 statewide. Home prices have increased by 13% since 2010.

Median Listing Price
Ohio County, Indiana | 2016-2020
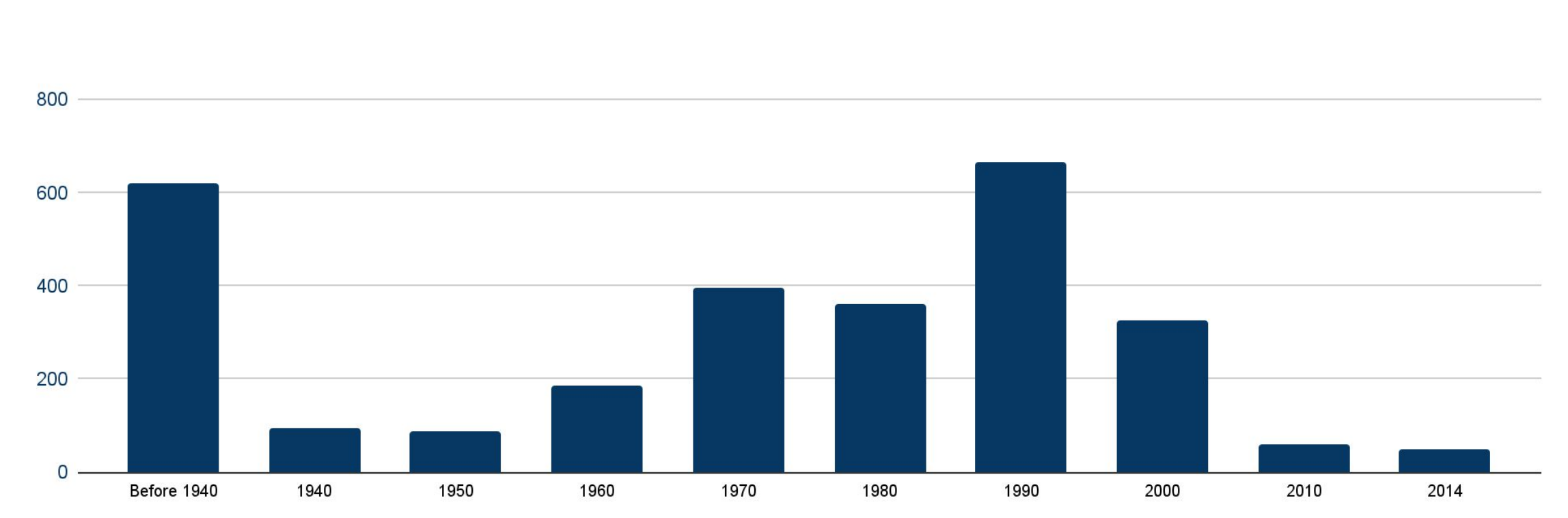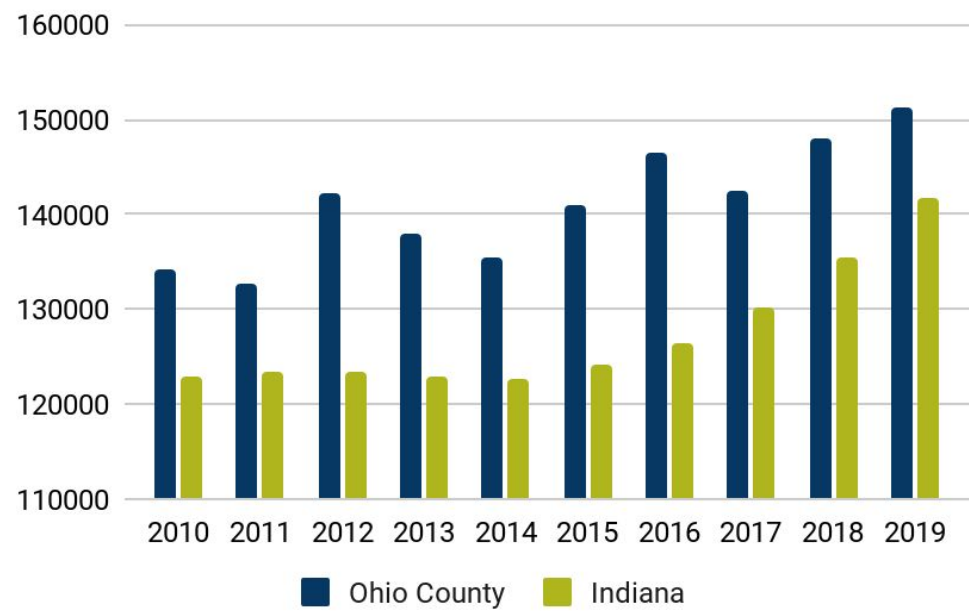
Source: ACS 2010-2019 5-year estimates

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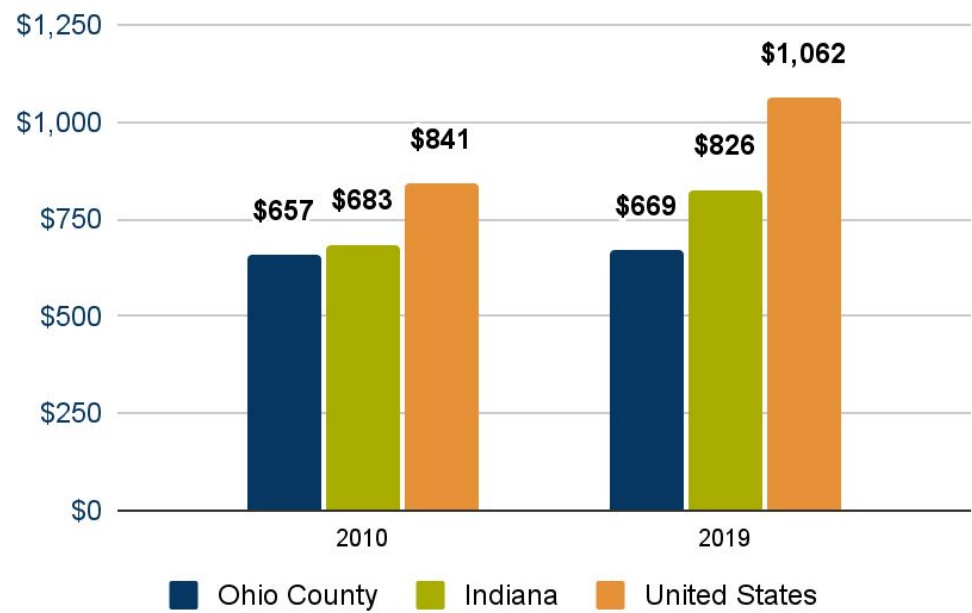**Ohio County | 2017-2020**

Source: ACS 2010-2019 5-year estimates

WORKING DRAFT
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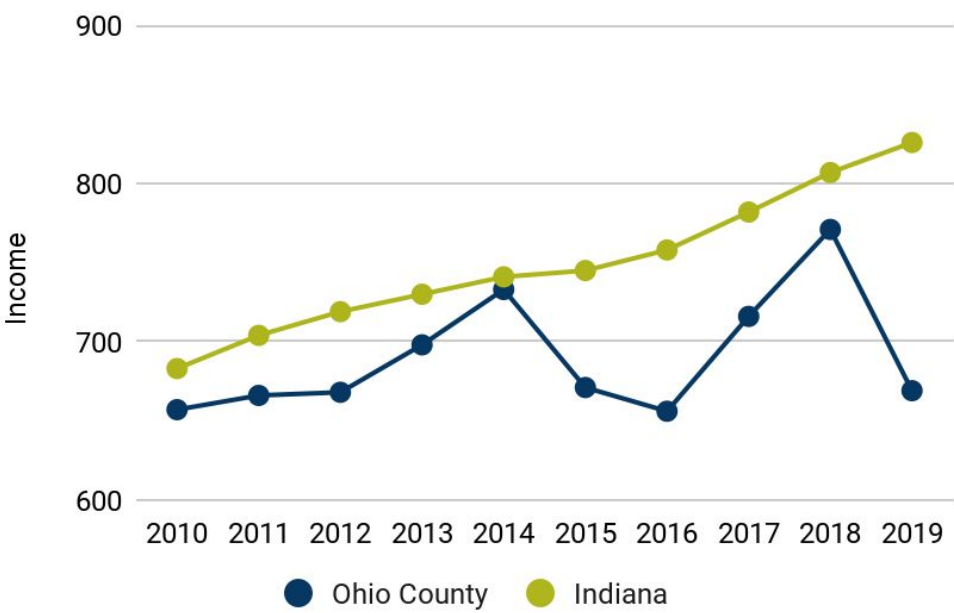
Median Rent
Ohio County, Indiana | 2010, 2019

Source: ACS 2010-2019 5-year estimates

Median Rent Over Time
Ohio County, Indiana | 2010 - 2019

Source: ACS 2010-2019 5-year estimates

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

Renter Housing Cost Burden
Ohio County, Indiana | 2010 - 2019
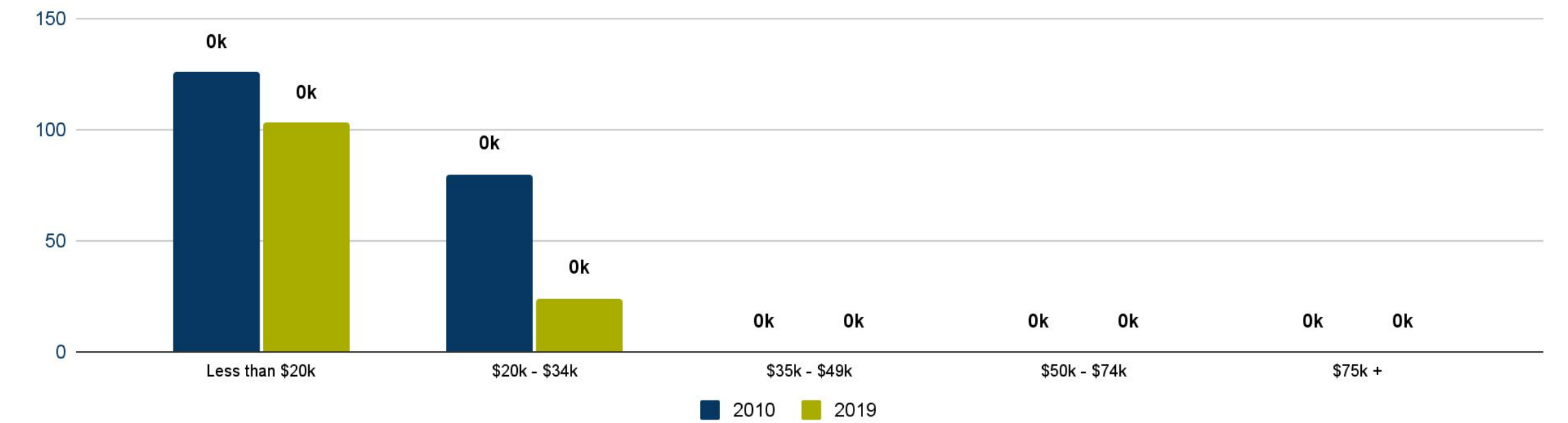
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

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

Ohio County, Indiana | 2010-2019
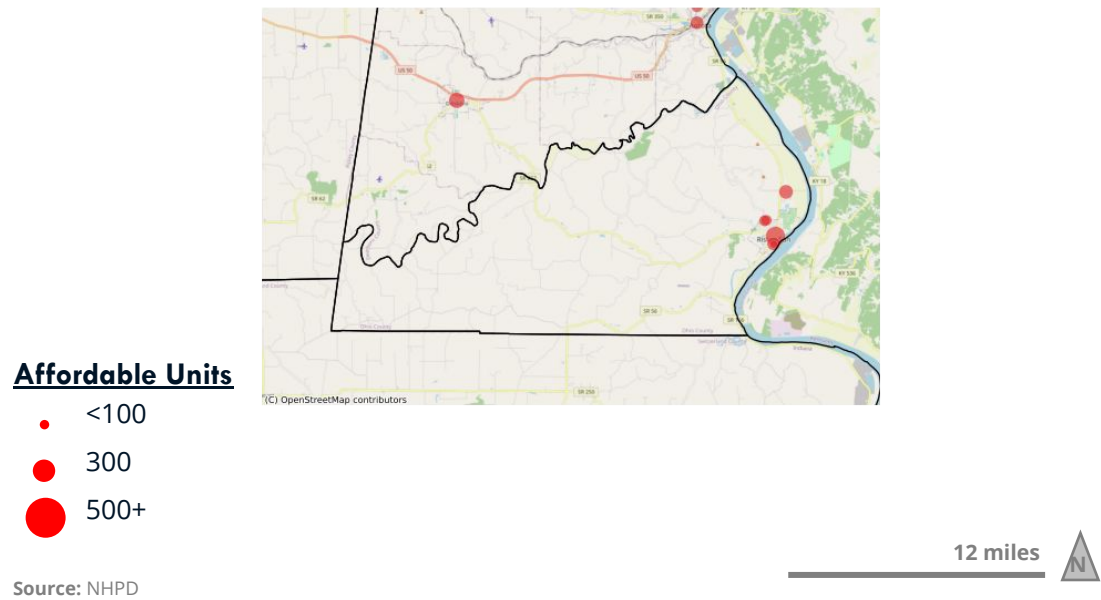

■ Renter Demand   ■ Housing Supply
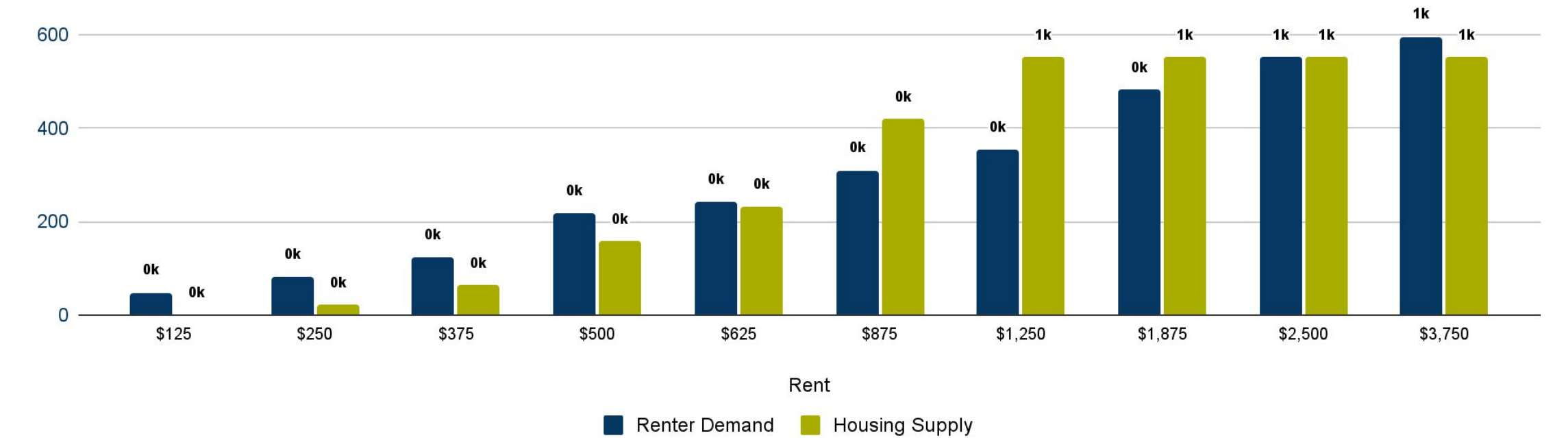
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Ohio County | 2020

Affordable Units
- <100
- 300
- 500+

12 miles

Source: NHPD

Affordable Housing Inventory
State of Indiana | 2020
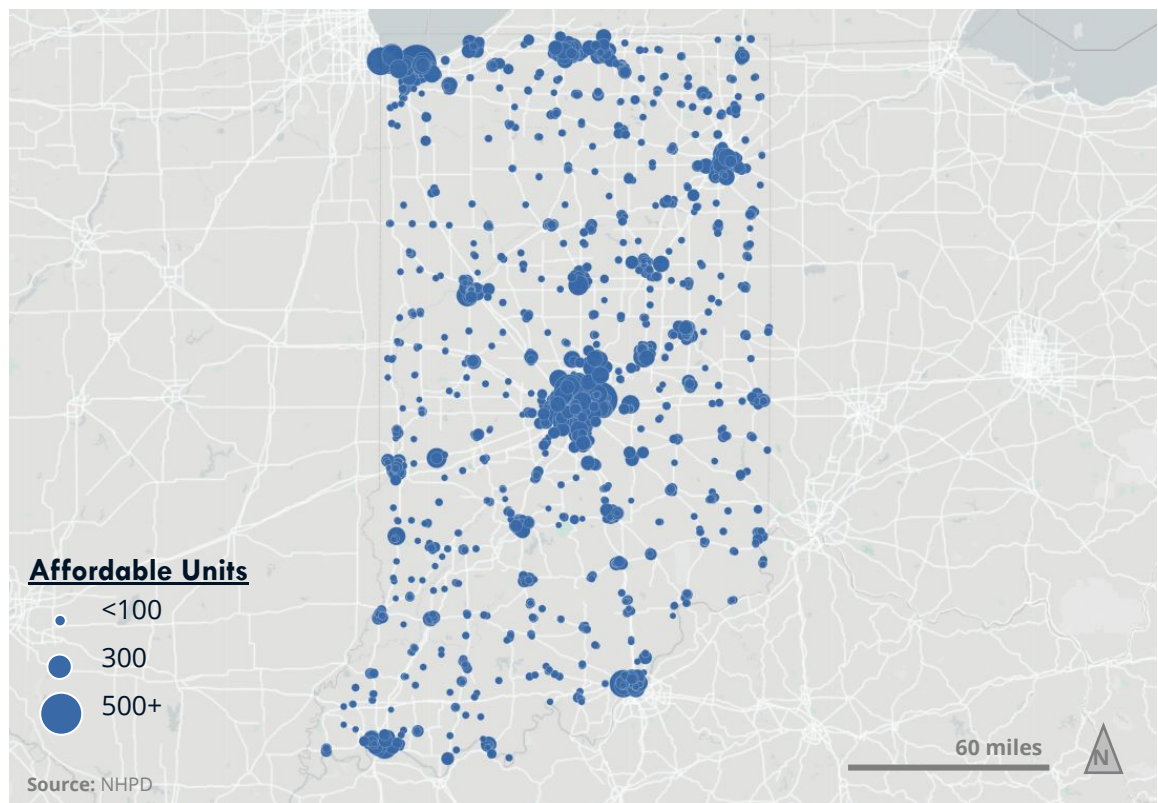
Affordable Units
- <100
- 300
- 500+

60 miles

Source: NHPD

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

Broadband Access

Ohio County | 2017-2020

Source: ACS 2010-2019 5-year estimates
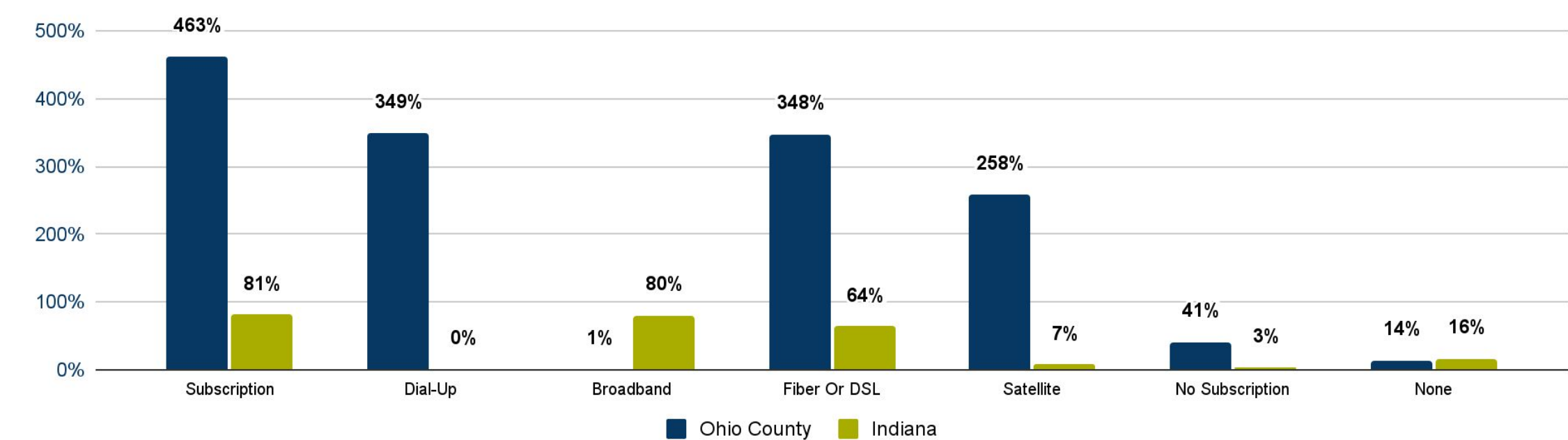
WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.

HOUSING CONSTRUCTION

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

HOUSING STARTS | There have been 11 new housing starts in 2016 in Ohio County, with 174 total building permits authorized since 2020.

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

Legend: ● Total Bldgs ● Total Units

Data points:
- 2020: 20
- 2014: 20
- 2017: 21
- 2018: 32
- 2019: 22
- 2015: 8
- 2012: 11
- 2010: 15
- 2011: 11
- 2013: 4
- 2016: 11

WORKING DRAFT
Note: Some data are placeholders, and not representative of actual conditions.
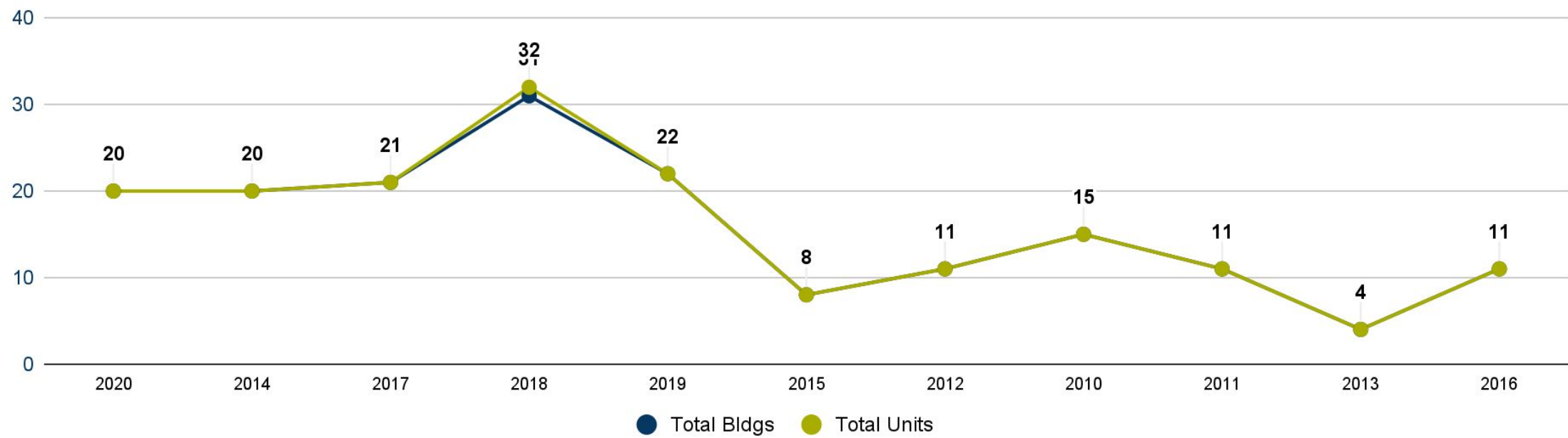
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

Construction Cost Indices
United States | 2010-2021

Lumber • Concrete • Metal

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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