

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR CLARK 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**:

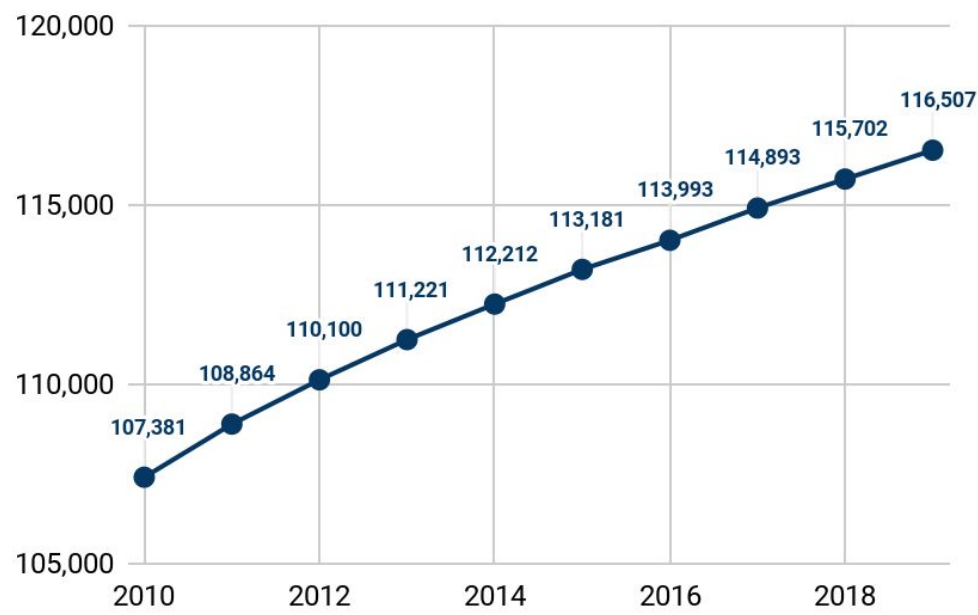
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

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

DEMOGRAPHIC TRENDS

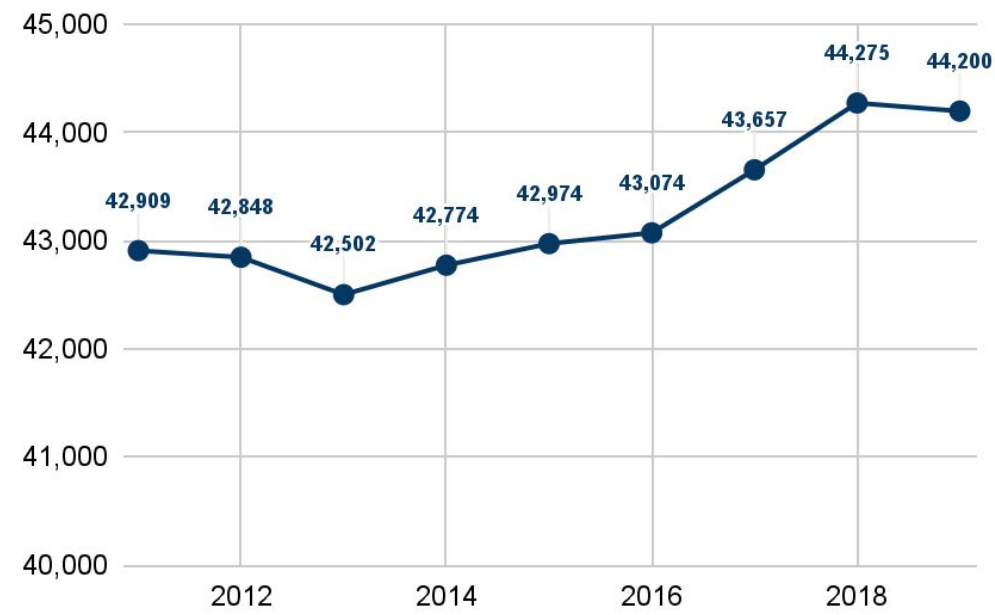
POPULATION | Clark County's population has increased by 8.50% (9,126 people) between 2010-2019. In the same time period, the total number of households increased by 2.18% (945 households).

Resident Population
Clark County | 2010-2019



Source: FRED, U.S. Census Bureau

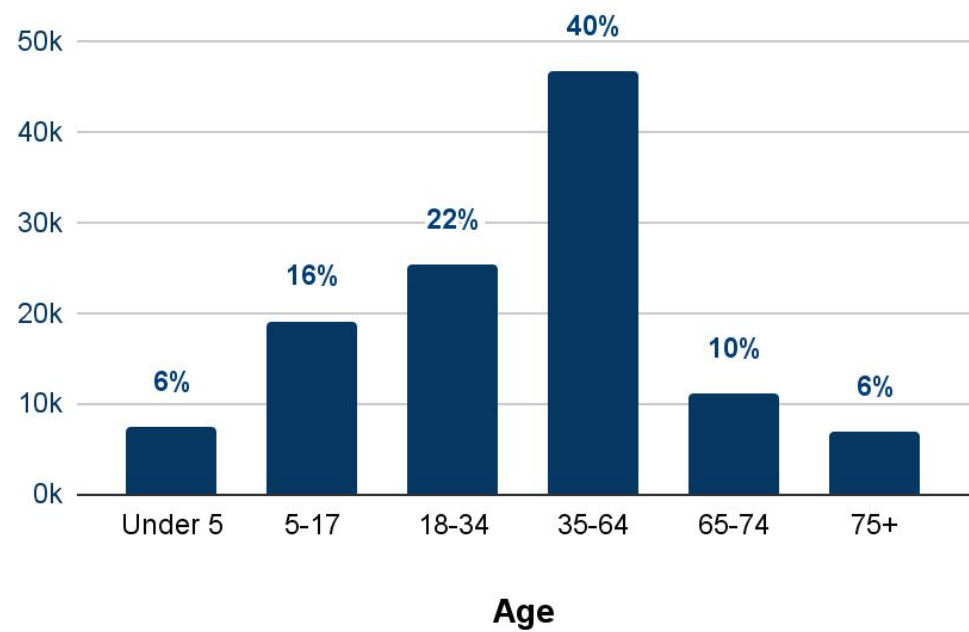
Households
Clark County | 2010-2019



Source: FRED, U.S. Census Bureau

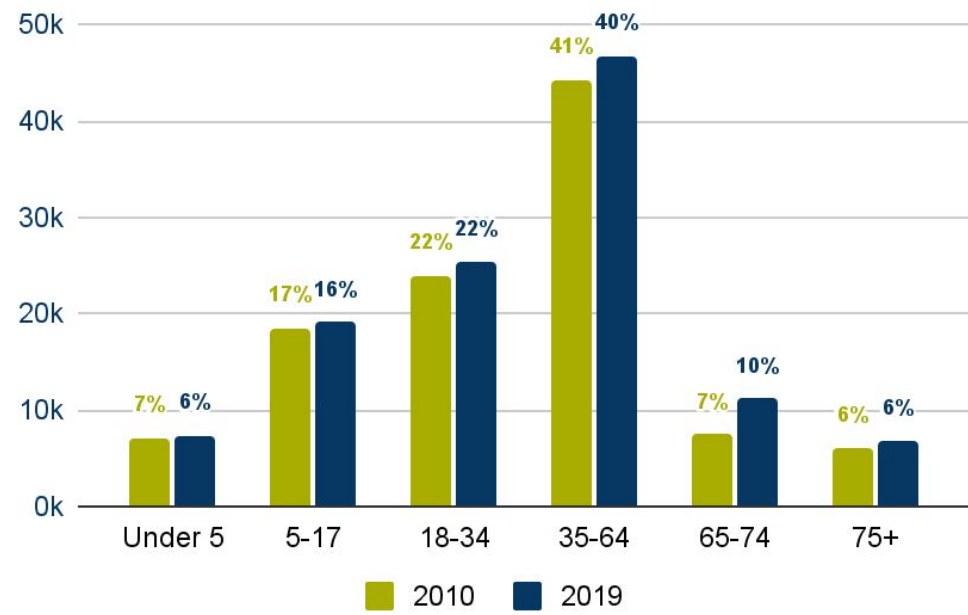
AGE | 15% of people in Clark County are above the age of 65, while 23% are below 18.

Population by Age
Clark County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Clark County | 2010, 2019

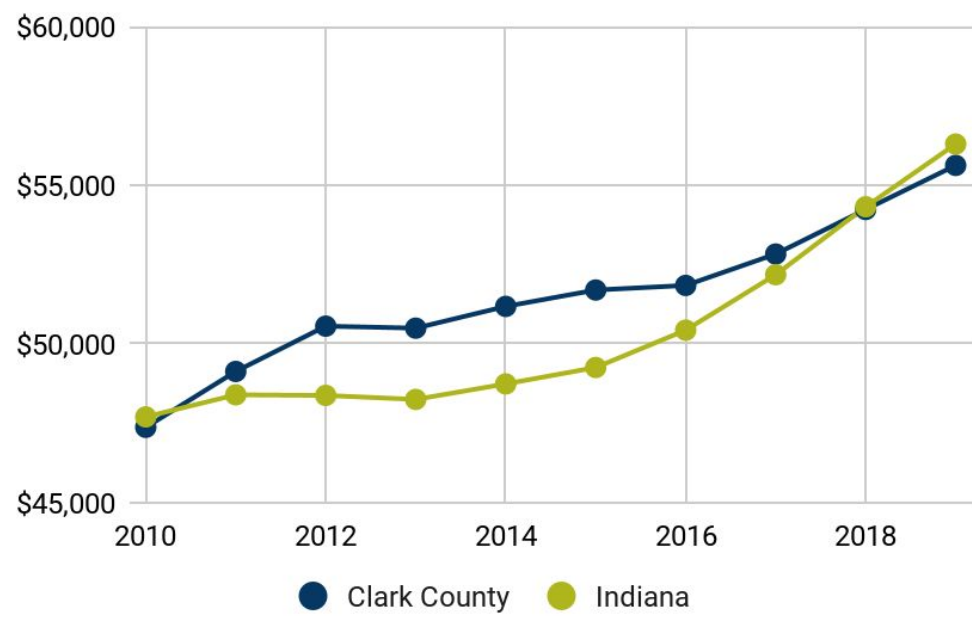


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Clark County had a median income of \$55,630 in 2019, up 17% since 2010. 28% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

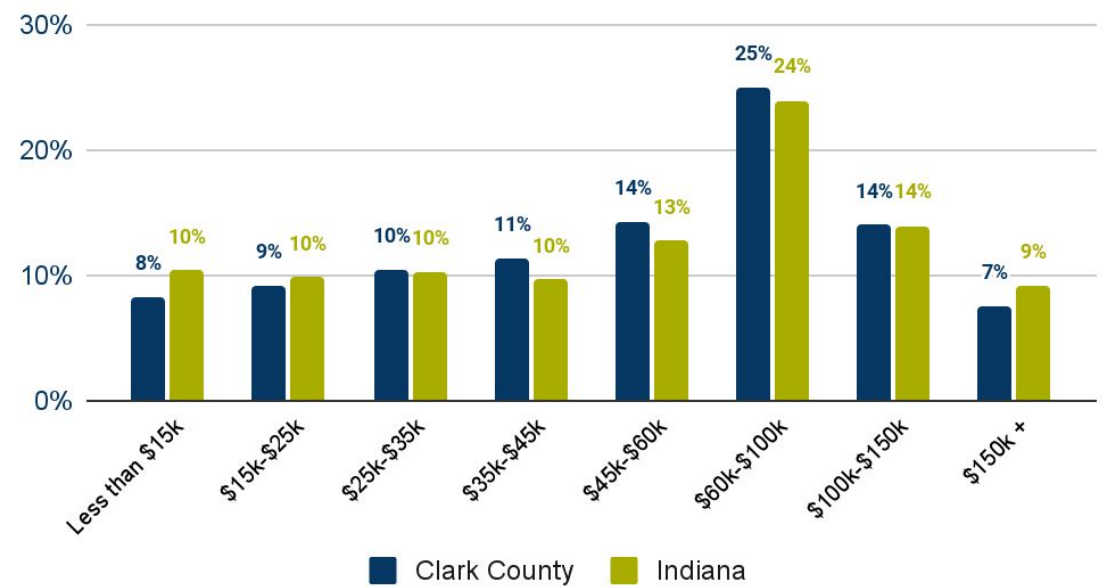
Clark County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

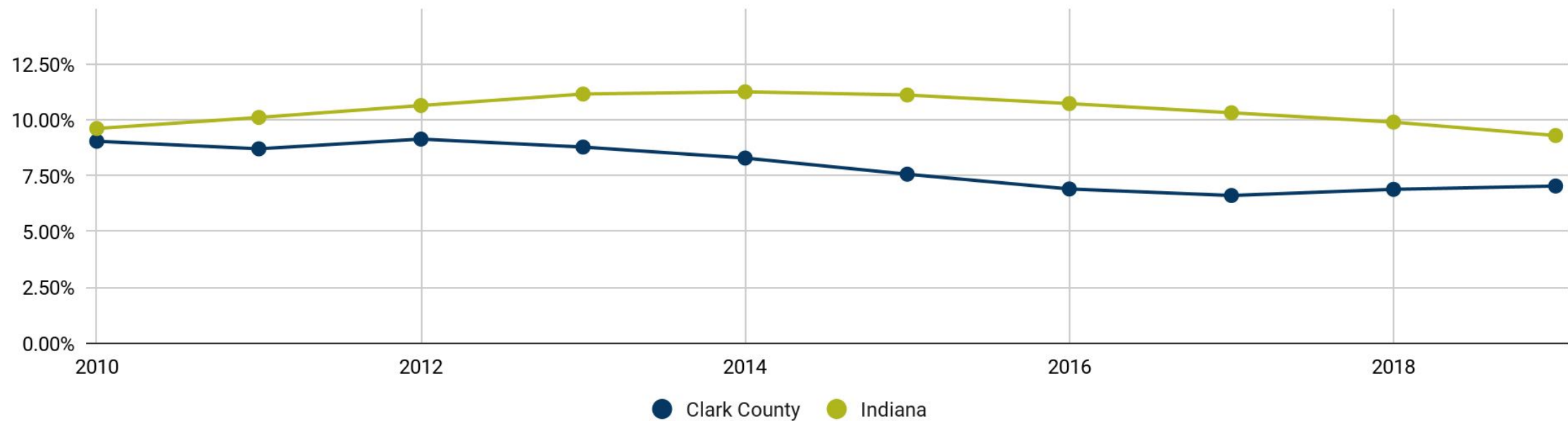
Clark County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 7.0% of families live in poverty conditions in Clark County, down 2.01 percentage points from 9.0% in 2010.

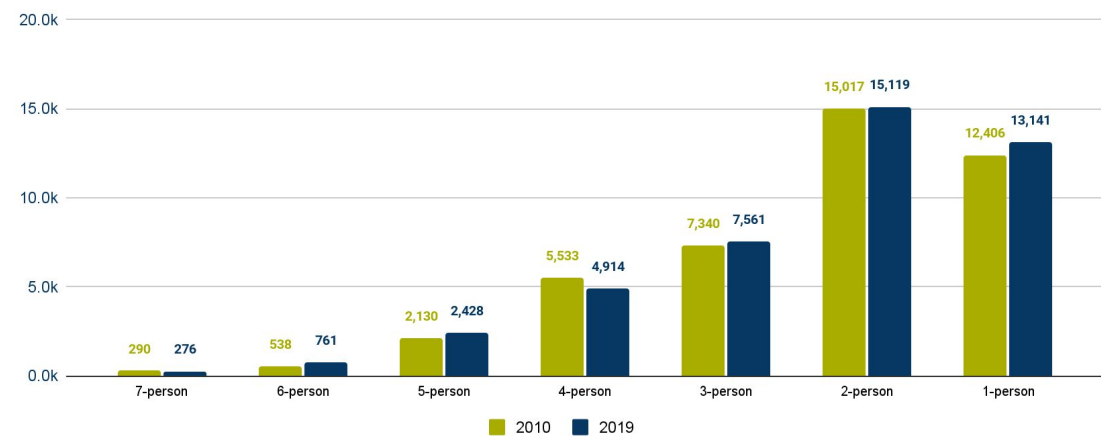
Family Poverty Rate
Clark County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.60 people, compared to 2.52 statewide. The Clark County average household has grown by 0.15 persons since 2010.

Household Size
Clark County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



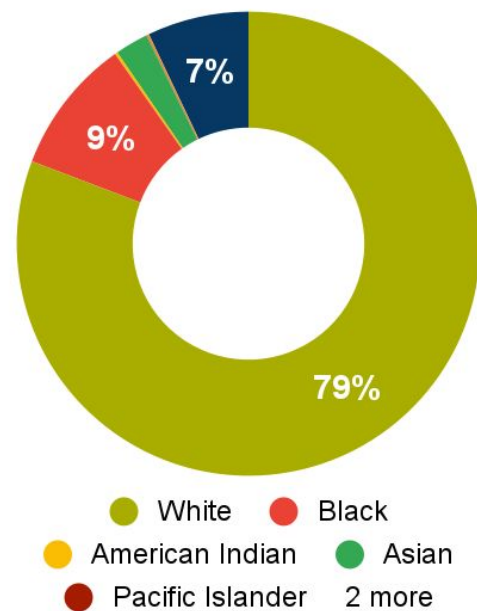
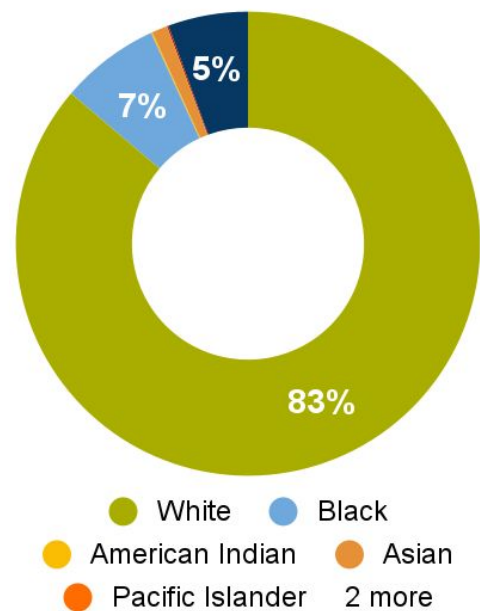
Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Clark County is 83% white, 7% Black, 5% Hispanic/Latino, 1% Asian, and 0% other.

Racial/Ethnic Distribution

Clark County | 2019

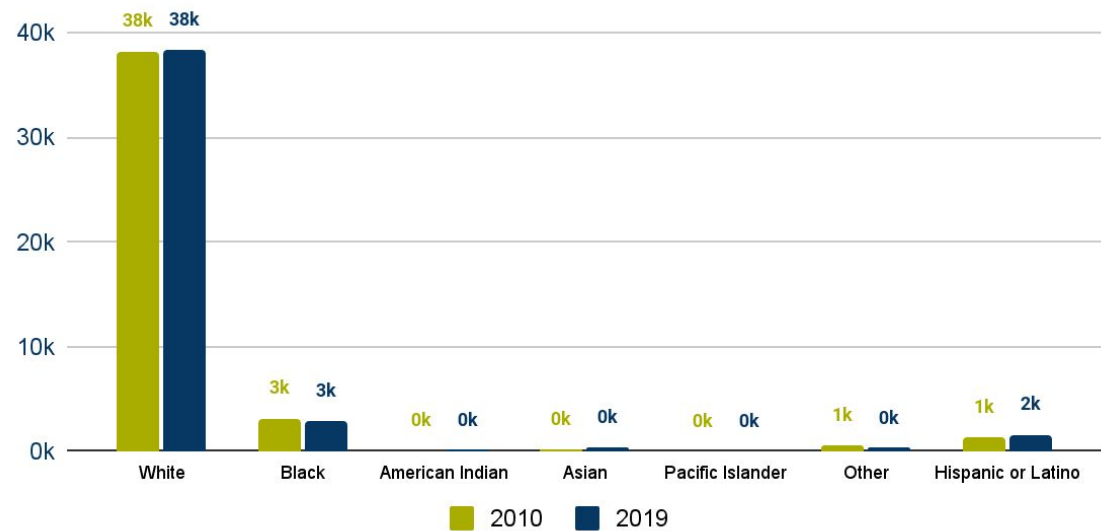
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Household Racial/Ethnic Distribution

Clark County | 2010, 2019



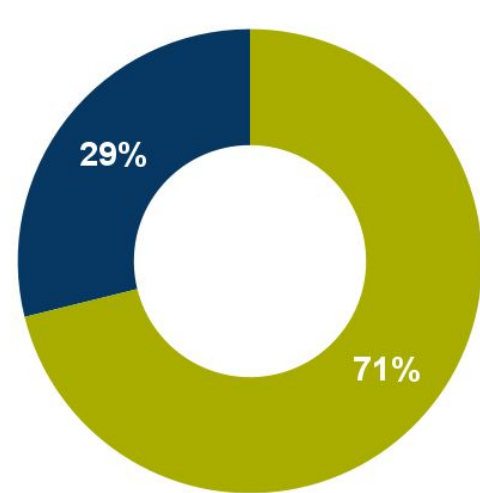
Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 29% of households (12,758 households) in Clark County were renters, while 71% (31,442 households) were owner households. The share of renters has increased by 0% since 2010.

Housing Tenure

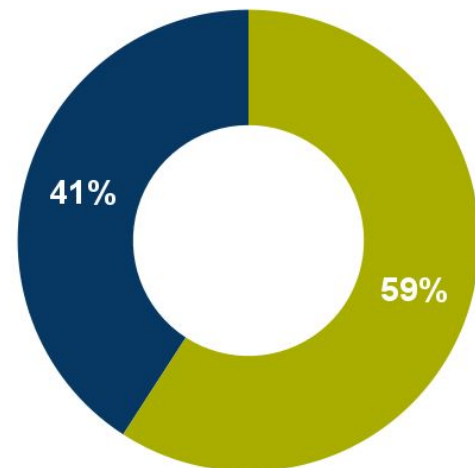
Clark County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

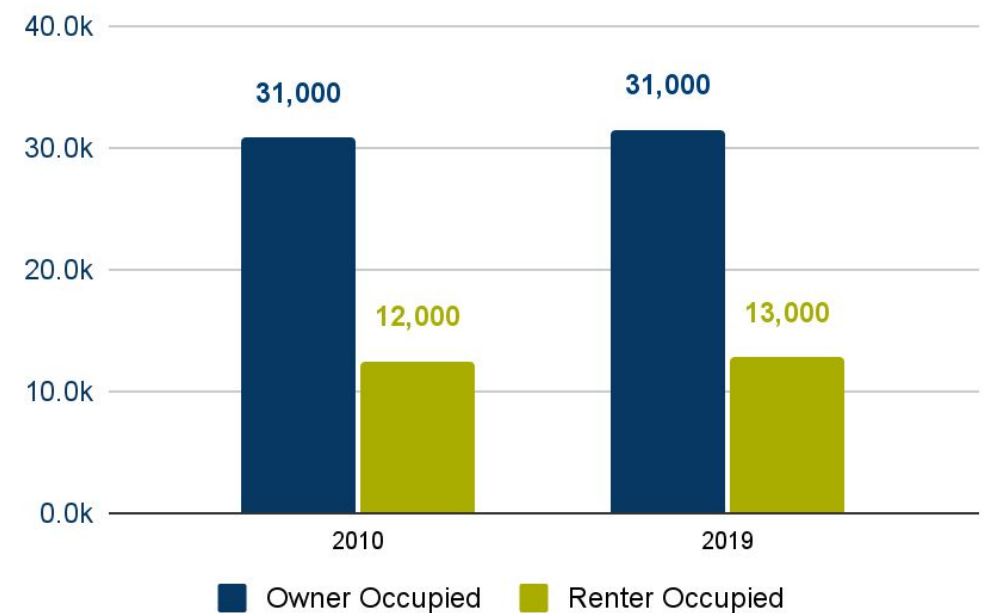
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

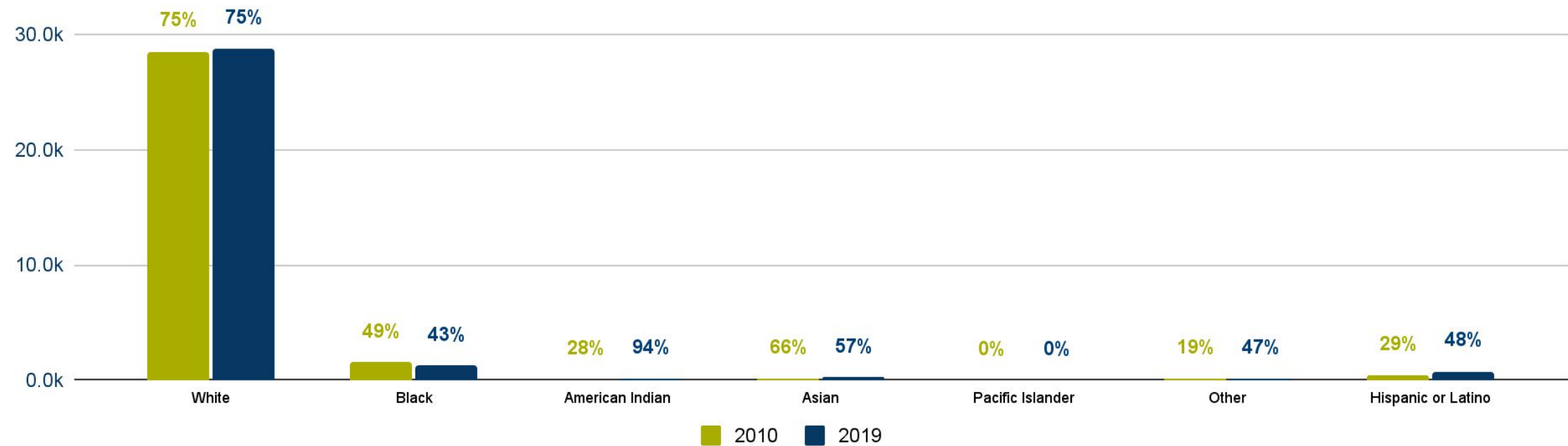
Clark County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 71%, homeownership is 75% among non-Hispanic White households, 43% for Black households, and 48% for Hispanic or Latino households.

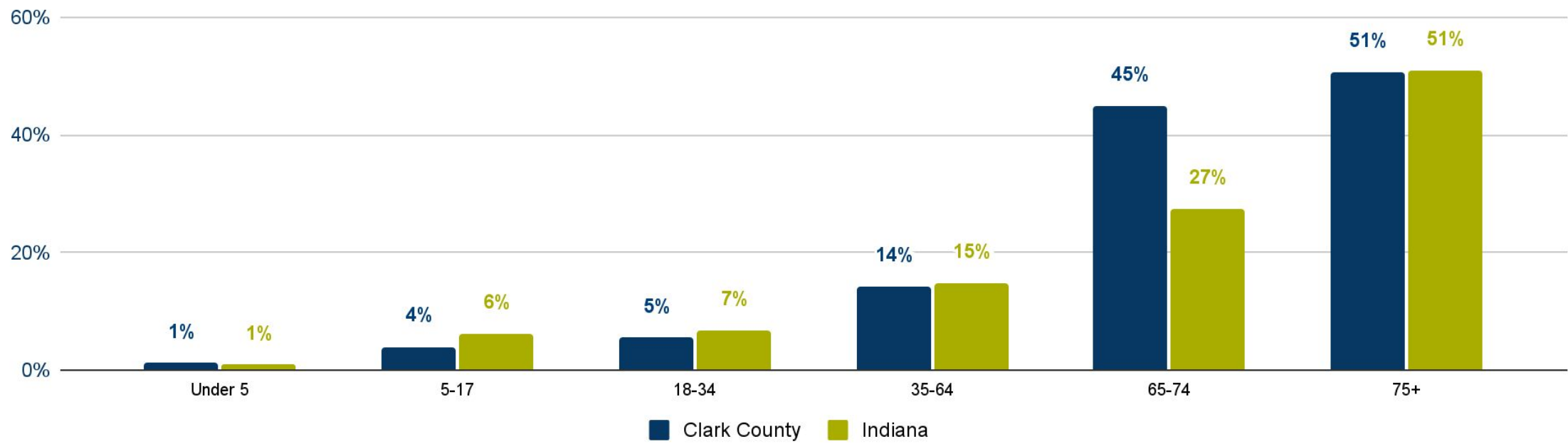
Homeownership by Race
Clark County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

DISABILITY | 15% of people in Clark County live with a disability. For people above 65, the share increases to 47%.

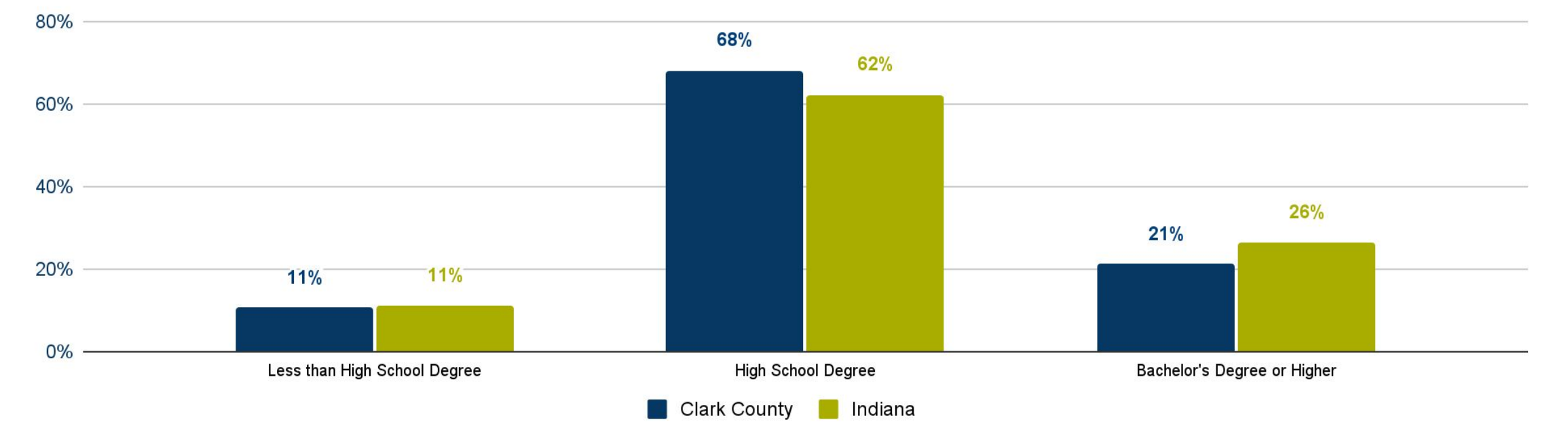
Share of the Population with a Disability by Age
Clark County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Clark County, 68% of the population has at least a high school degree and 21% of the population has at least a Bachelor's degree.

Educational Attainment
Clark County, Indiana | 2019

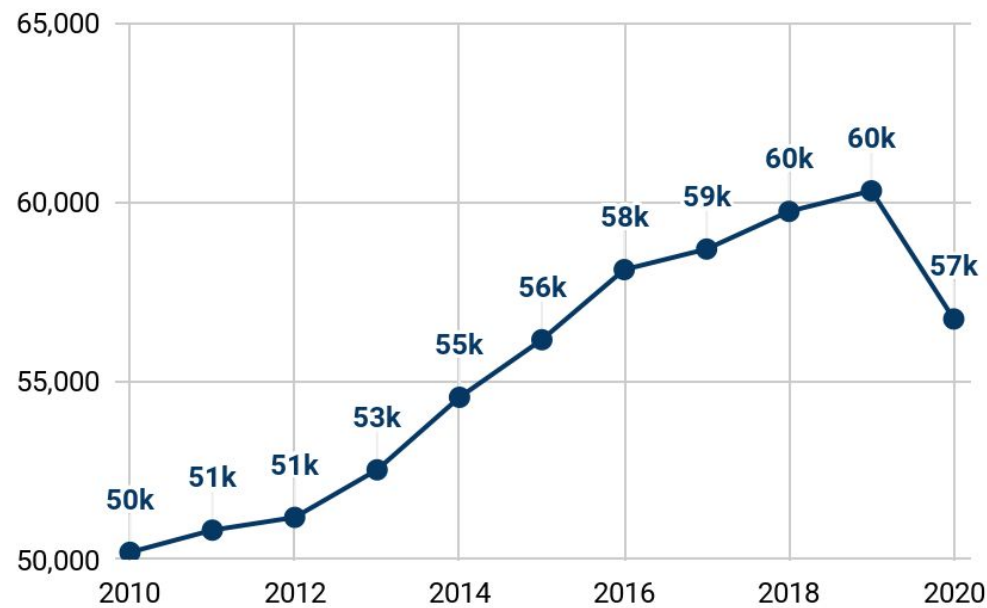


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

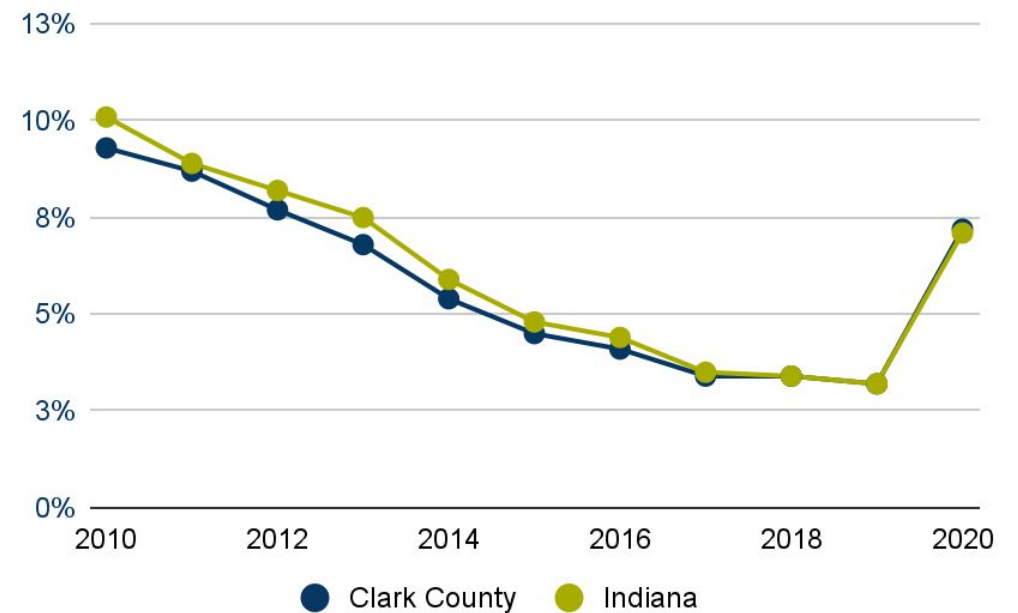
EMPLOYMENT BASE | There are currently 57,000 employed persons in Clark County, up by 12.99% since 2010. The unemployment rate in 2020 was 7.20%, up 4.00 points from 2019.

Total Employment
Clark County | 2010-2019



Source: ACS 2010-2019 5-year estimates

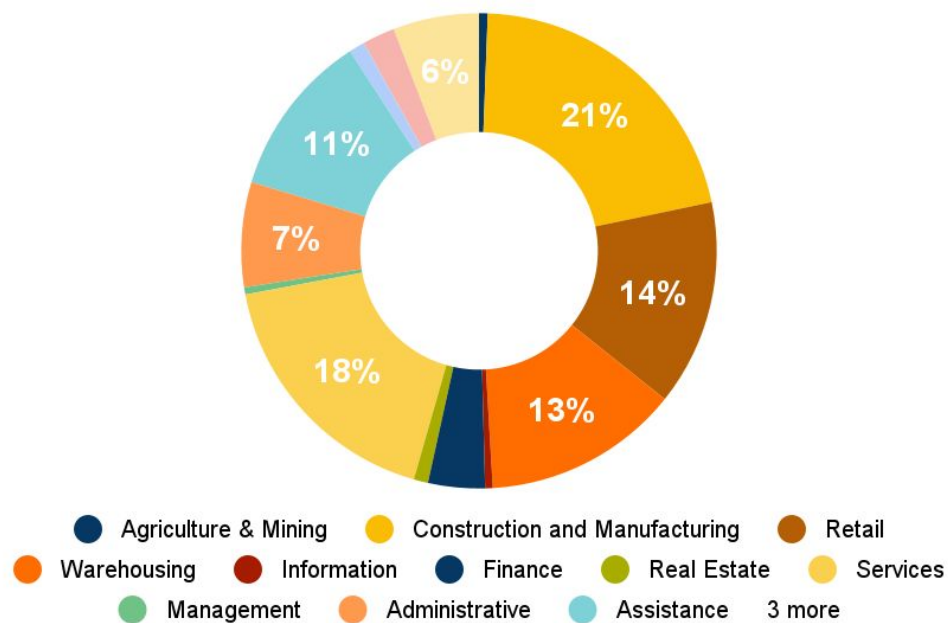
Unemployment Rate
Clark County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Clark County, accounting for 16% of all jobs, followed by Transportation and Warehousing (13% of all jobs).

Total Jobs by All Industries
Clark County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$44,064**
2. Trade, transportation, and utilities | **\$43,497**
3. Goods-producing | **\$52,456**
4. Professional and business services | **\$56,845**
5. Education and health services | **\$50,860**

Source: BLS

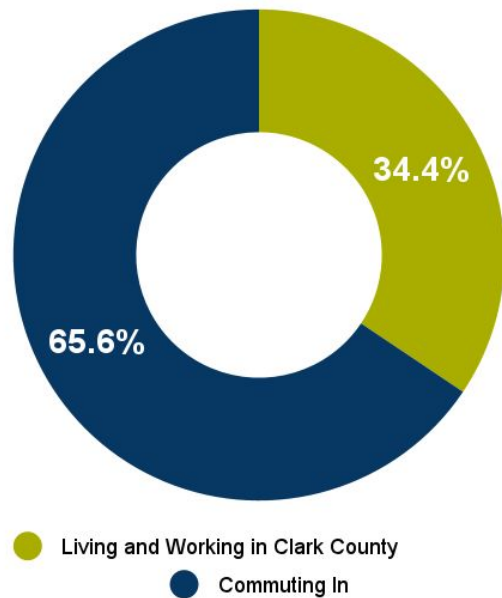
Top 5 Employers

1. Afge Local 1438 (Jeffersonville)
2. Clark Memorial Health (Jeffersonville)
3. Shoe Sensation Inc (Jeffersonville)
4. Directv Authorized Retailer (Jeffersonville)
5. Kroger (Jeffersonville)

Source: BLS

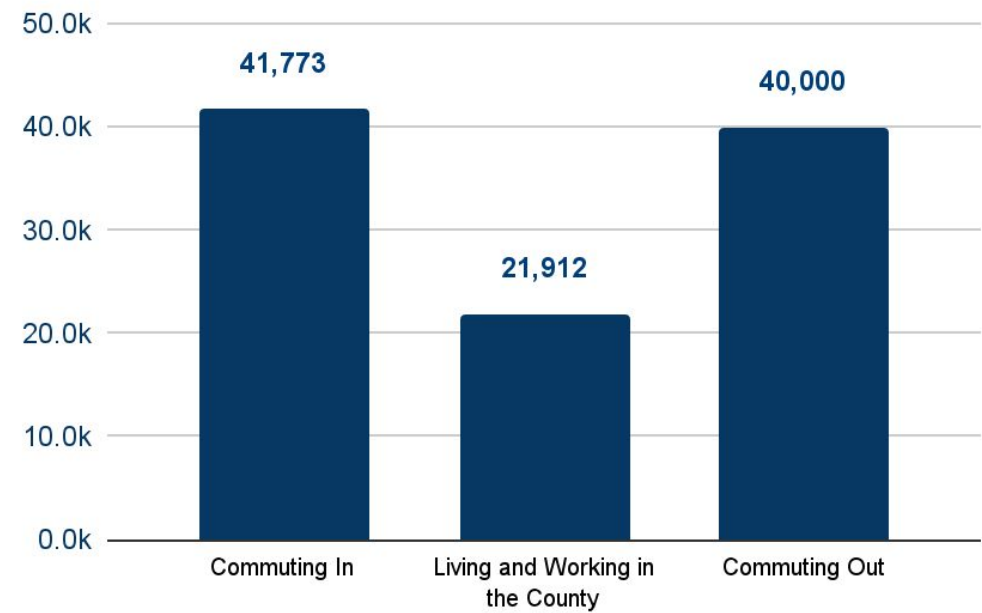
COMMUTER INFLOW / OUTFLOW | 42,000 commuters come into Clark County for their jobs, while 40,000 employees travel outside of Clark County for their jobs.

Employment Inflow
Clark County | 2018



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

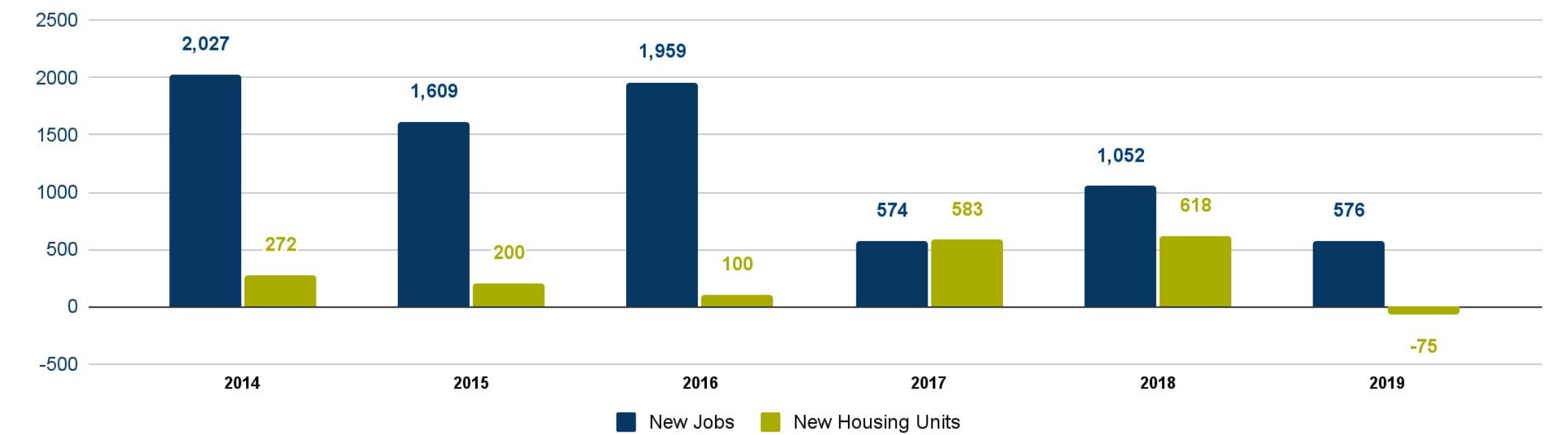
Commuting Patterns
Clark County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Clark County has created 7,797 jobs between 2014-2019 and 1,698 housing units, or 22 units for every 100 jobs created.

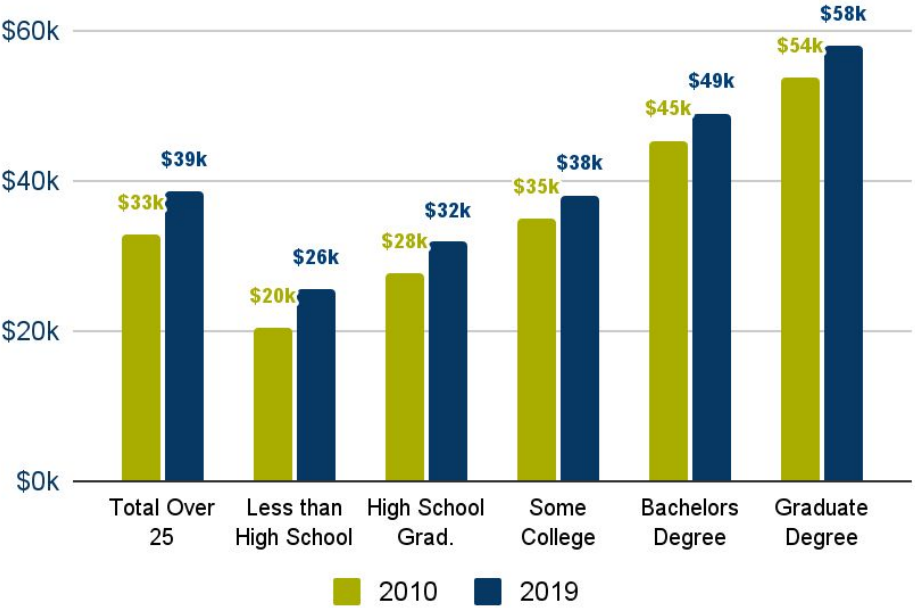
Job Growth and Housing Production
Clark County | Total Jobs, New Jobs



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

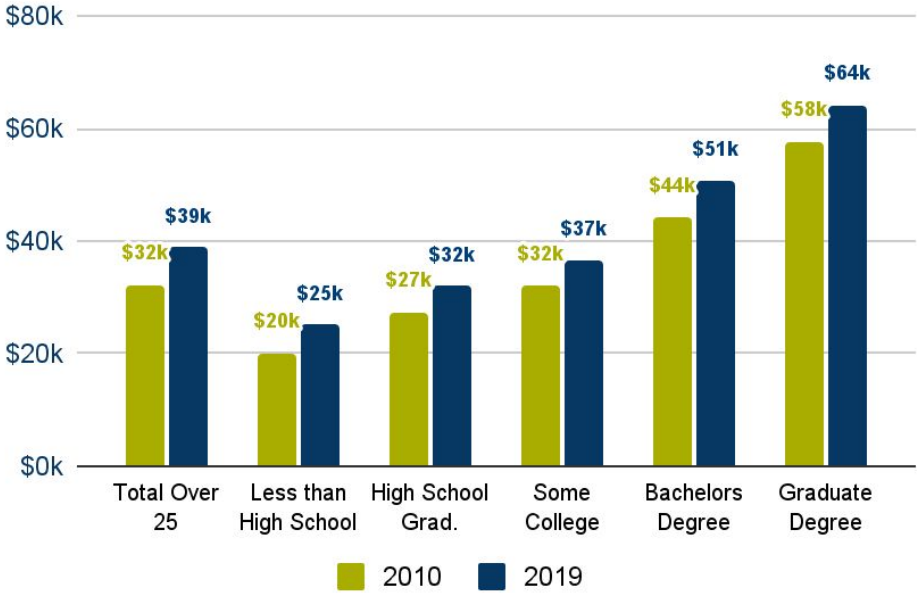
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 18% since 2010 for the total population and increased 15% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Clark County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

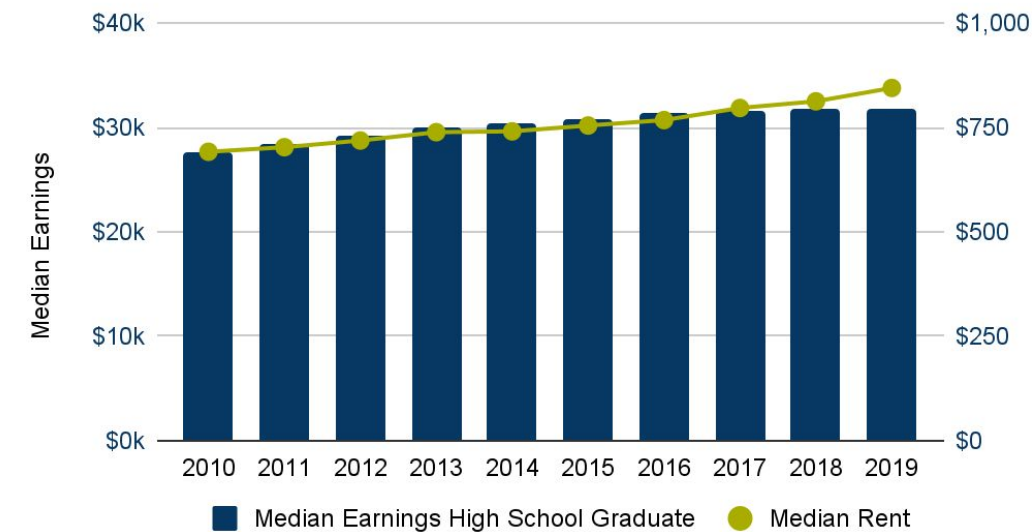
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

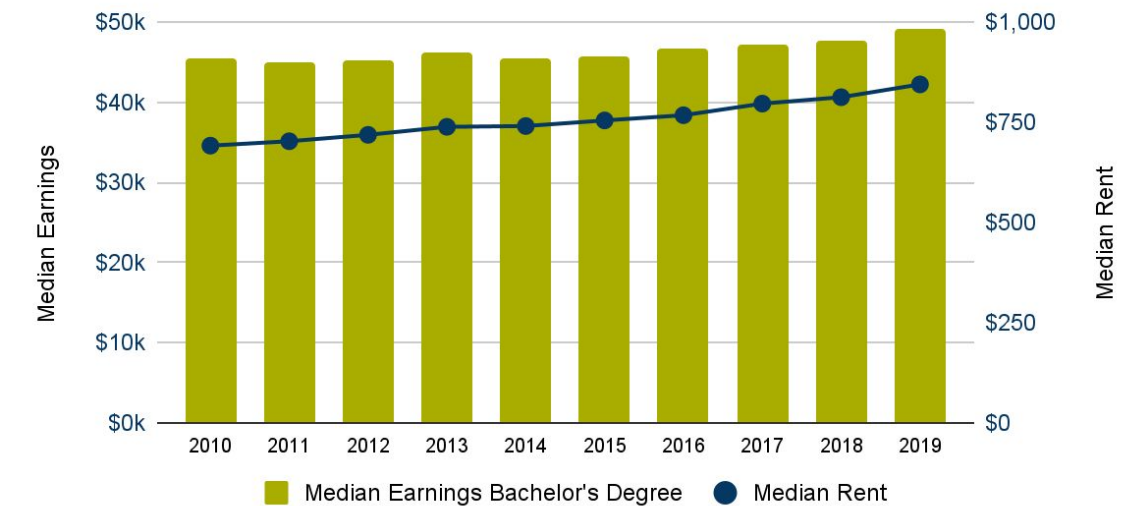
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 22.1%, or 22% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



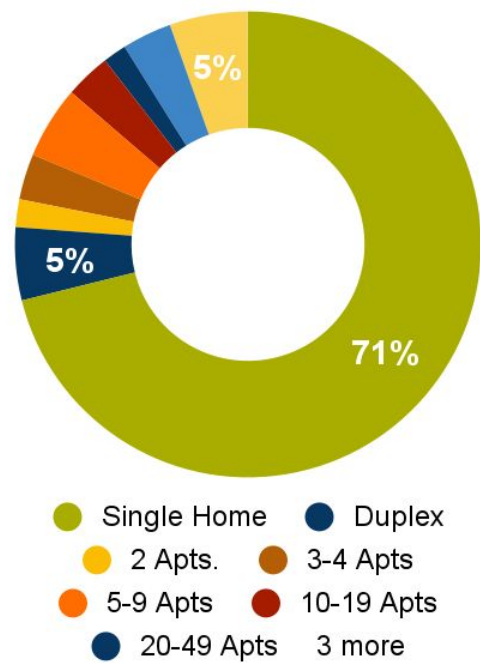
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

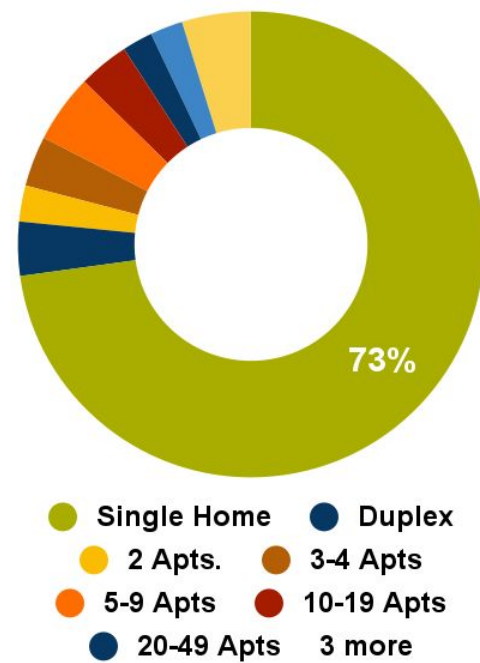
HOUSING TYPOLOGY | 71% of homes in Clark County are single-family, while 23% are multifamily. Multifamily housing has increased by 1006 homes since 2010.

Housing Typology

Clark County | 2019



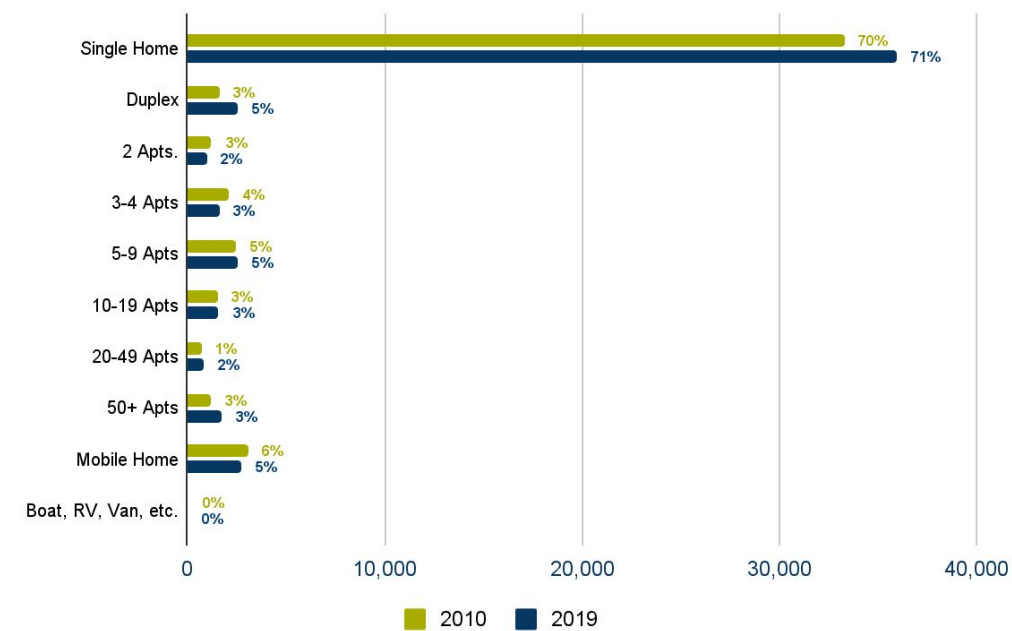
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Clark County | 2010-2019

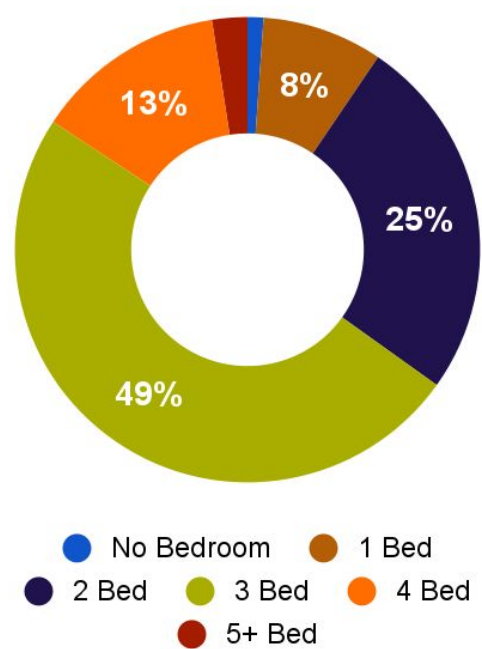


Source: ACS 2010-2019 5-year estimates

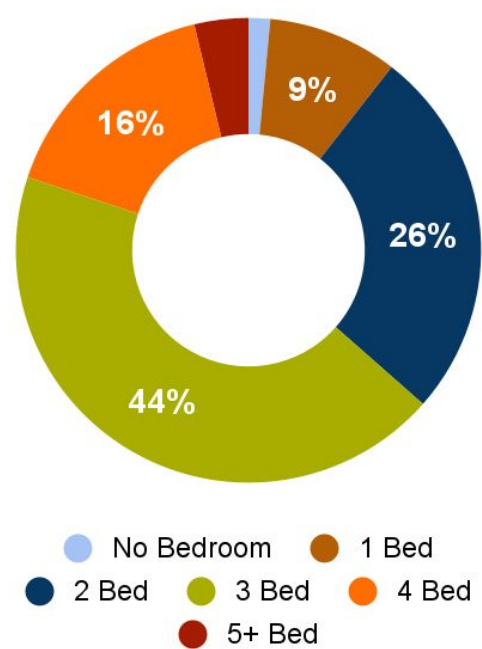
HOUSING TYPOLOGY | Most units in Clark County contain 2.6 bedrooms, with 65% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Clark County | 2019



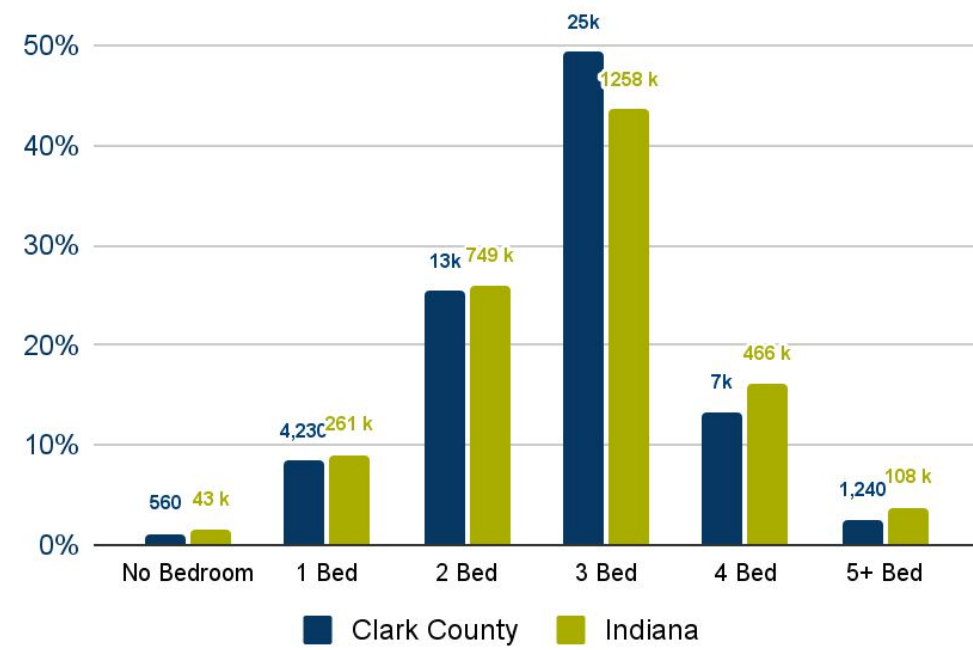
Indiana | 2019



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

Share of Housing Stock by Bedroom

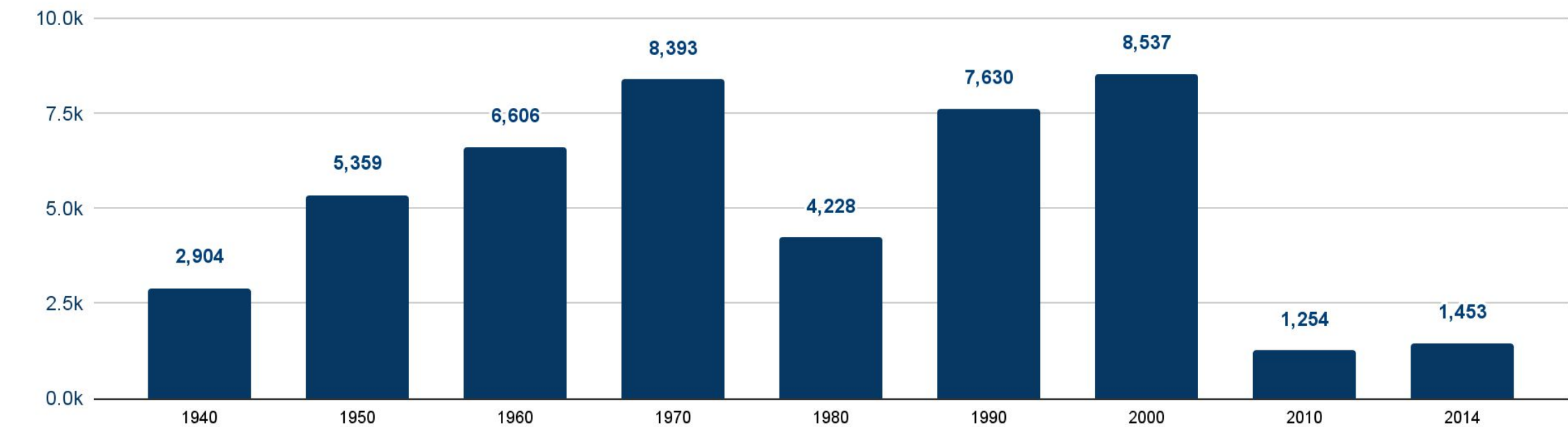
Clark County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 78% of homes were built before 1990, with a plurality of homes built in 2000.

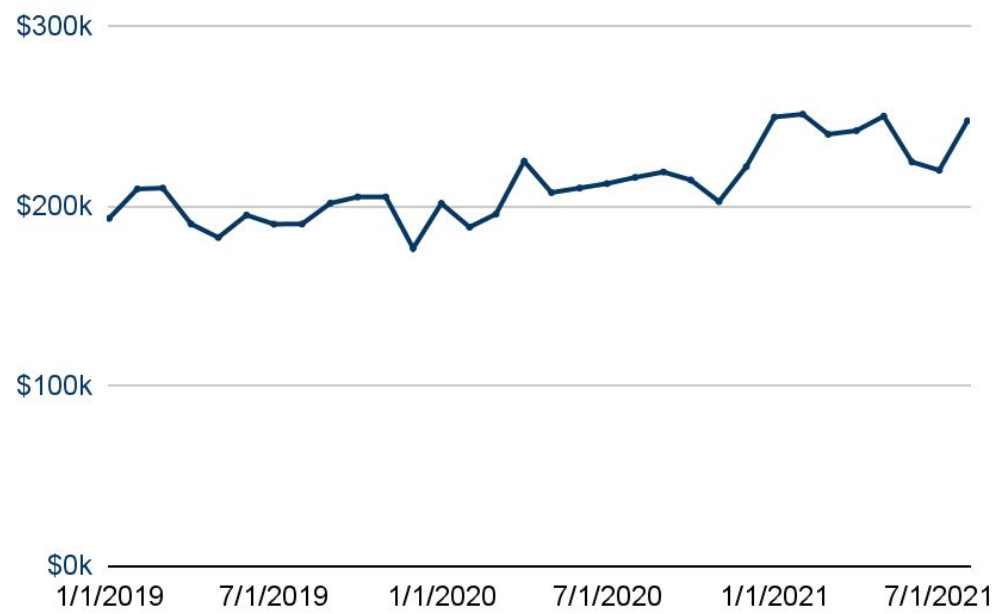
Homes by Year Built
Clark County | 2019



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

MEDIAN LISTING PRICE | Homes in Clark County have a median listing price of \$247,400. Home prices have increased by 28% since 2019.

Median Listing Price
Clark 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)
Clark County | 2021

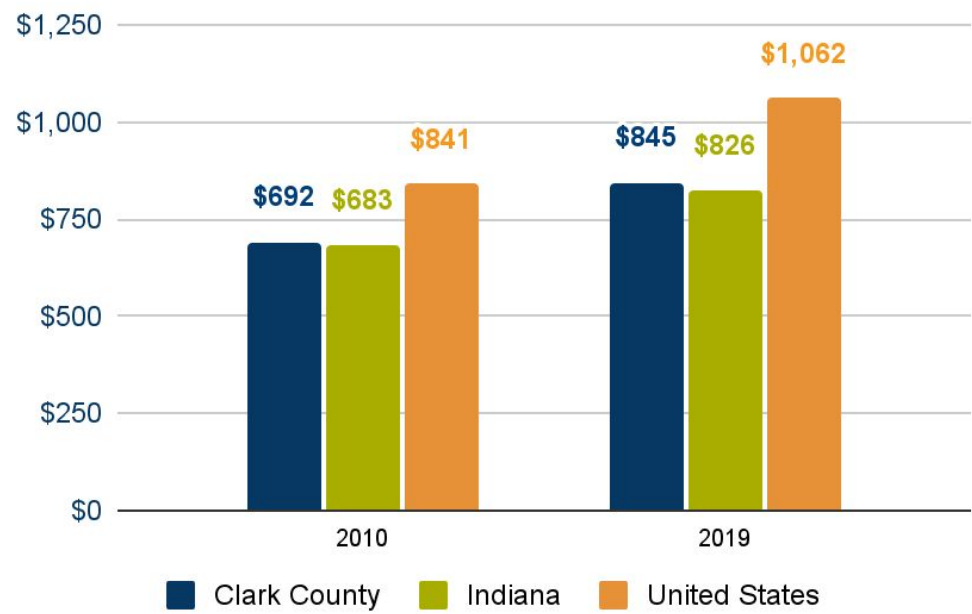


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 22% since 2010, with average rents at \$845 in 2019.

Median Rent

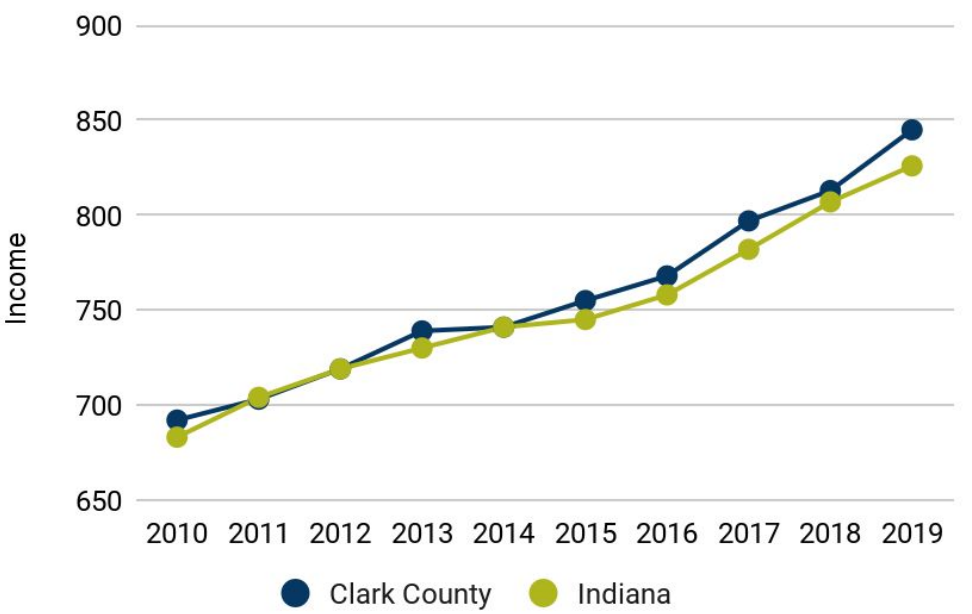
Clark County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

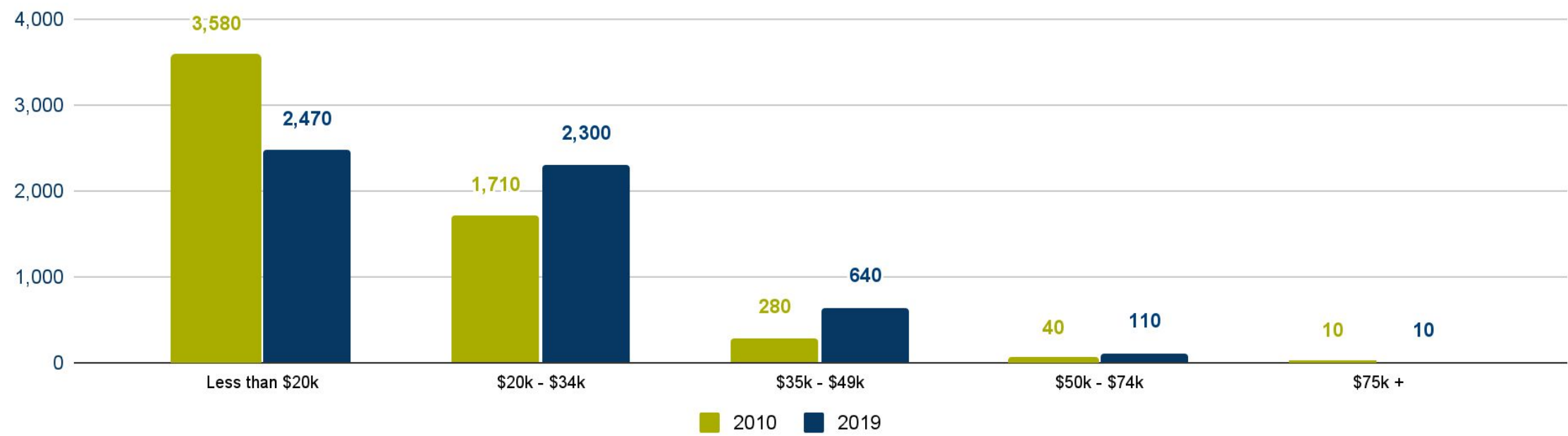
Clark County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 47% of renter households are housing cost burdened in Clark County, down -2% since 2010. 58% of households earning below \$50,000 are housing cost burdened.

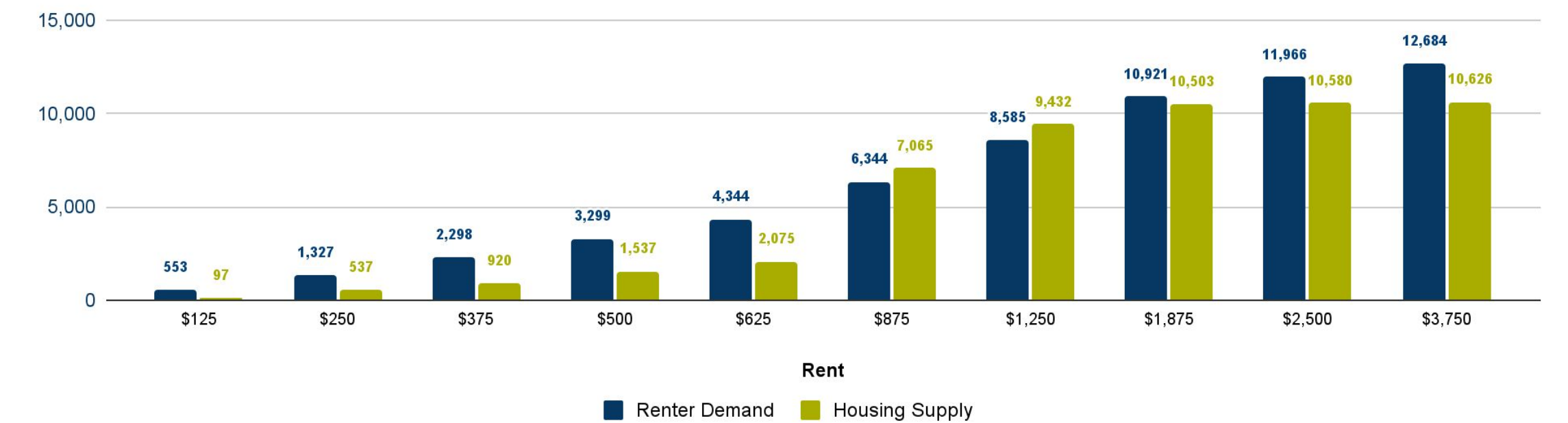
Renter Housing Cost Burden
Clark County, Indiana | 2010 - 2019



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 5000 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
Clark County, Indiana | 2010-2019

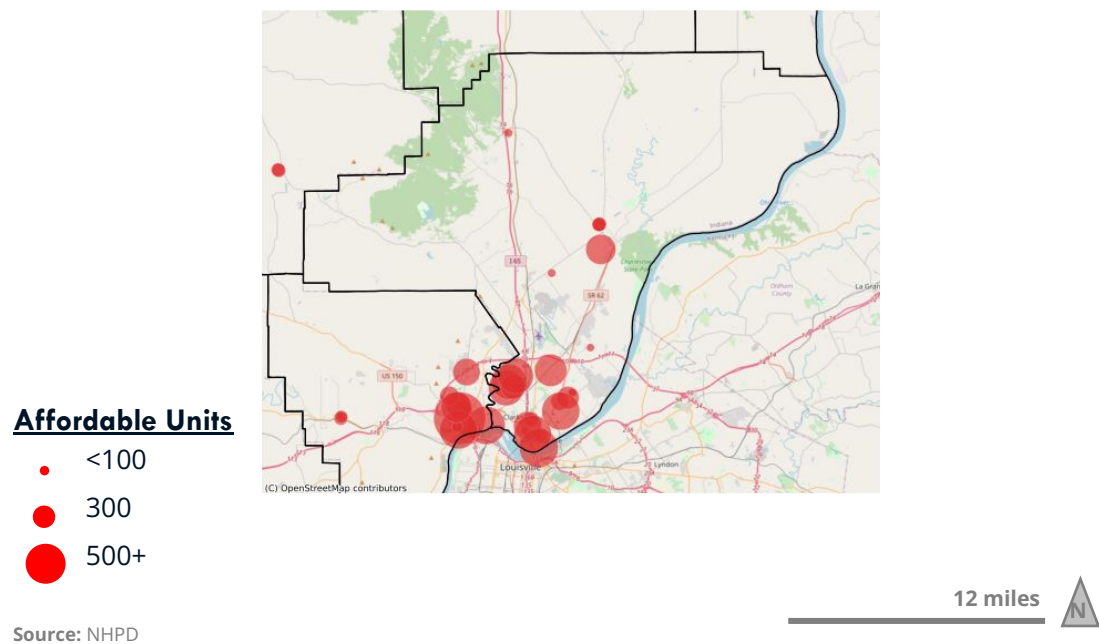


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
Source: ACS 2010-2019 5-year estimates

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

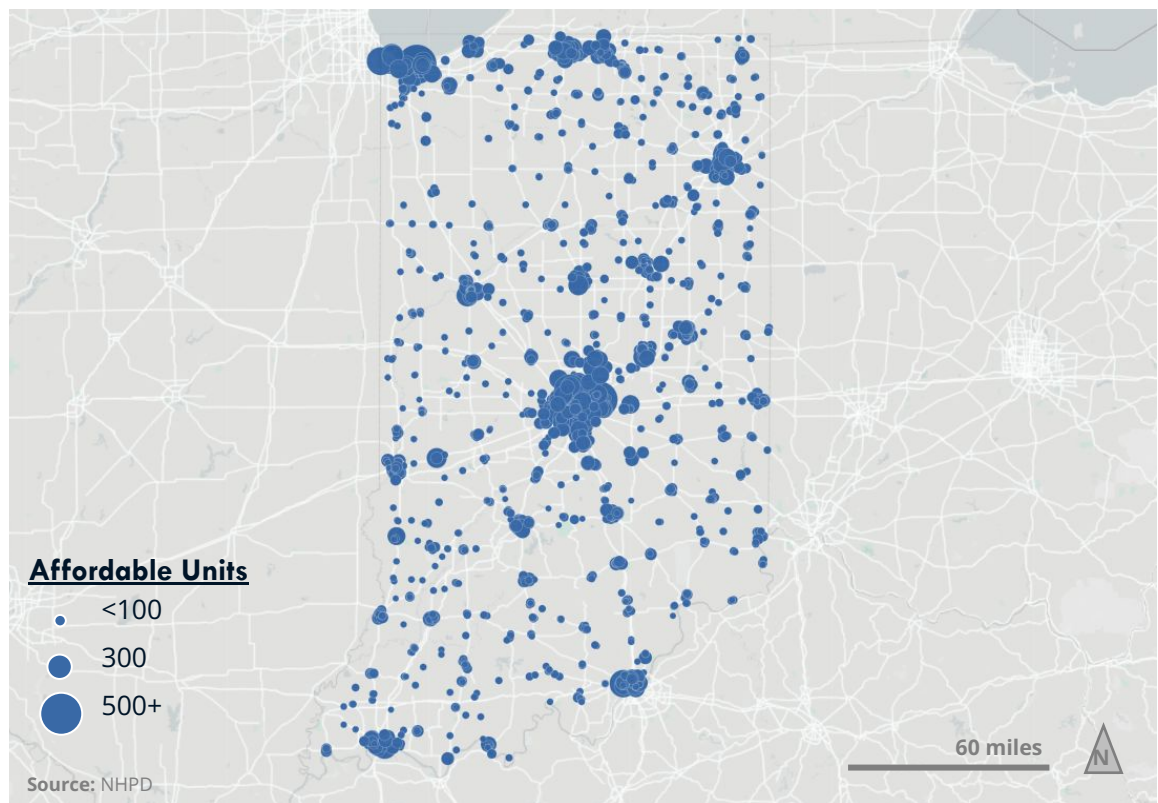
Affordable Housing Inventory

Clark County | 2020



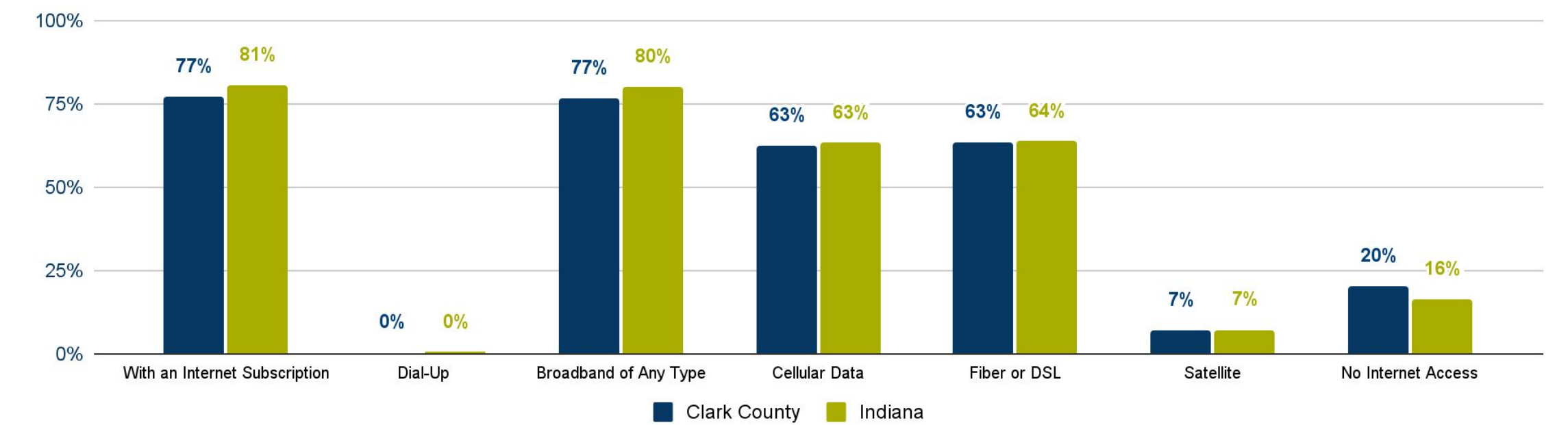
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 77% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Clark County | 2020

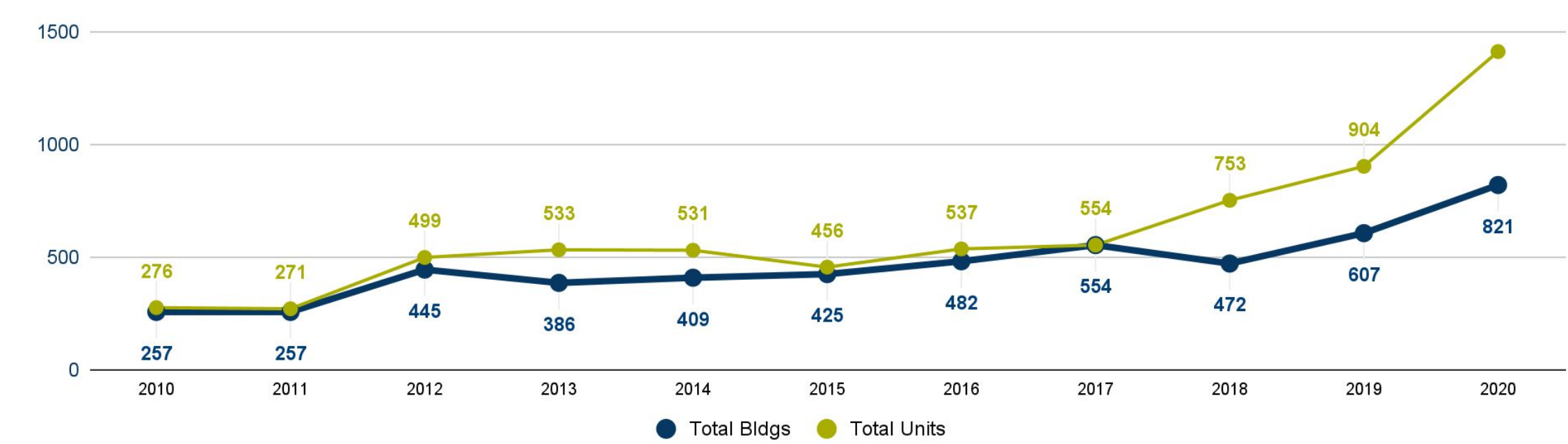


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 821 new housing starts in 2020 in Clark County, with 5,115 total building permits authorized since 2010.

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



Source: St. Louis Fed.

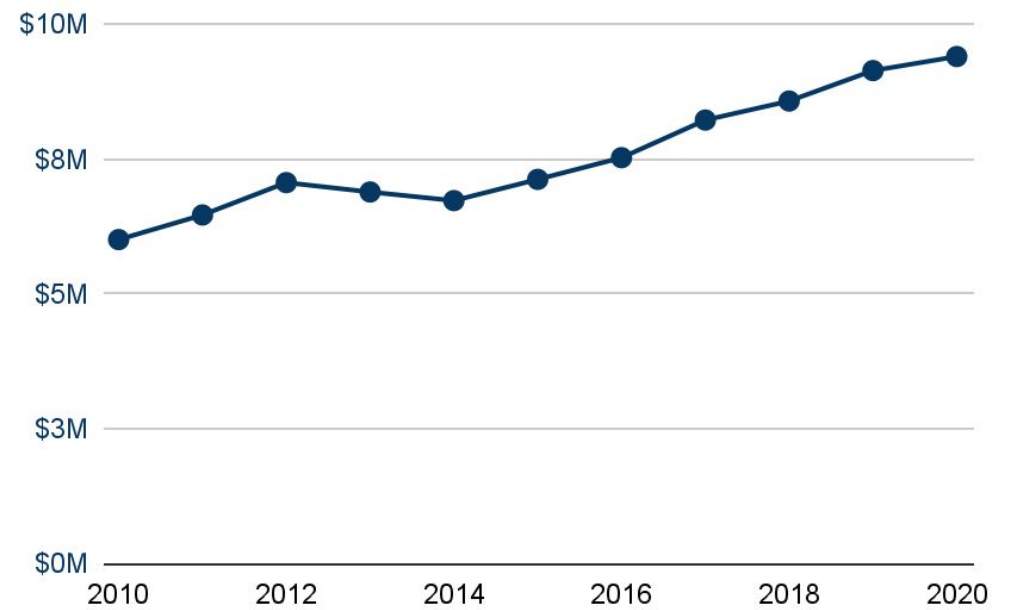
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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