



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR CLINTON COUNTY, IN

**AUGUST 24, 2021**

**WORKING DRAFT**

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

Indiana Housing Dashboard **DRAFT** | 1

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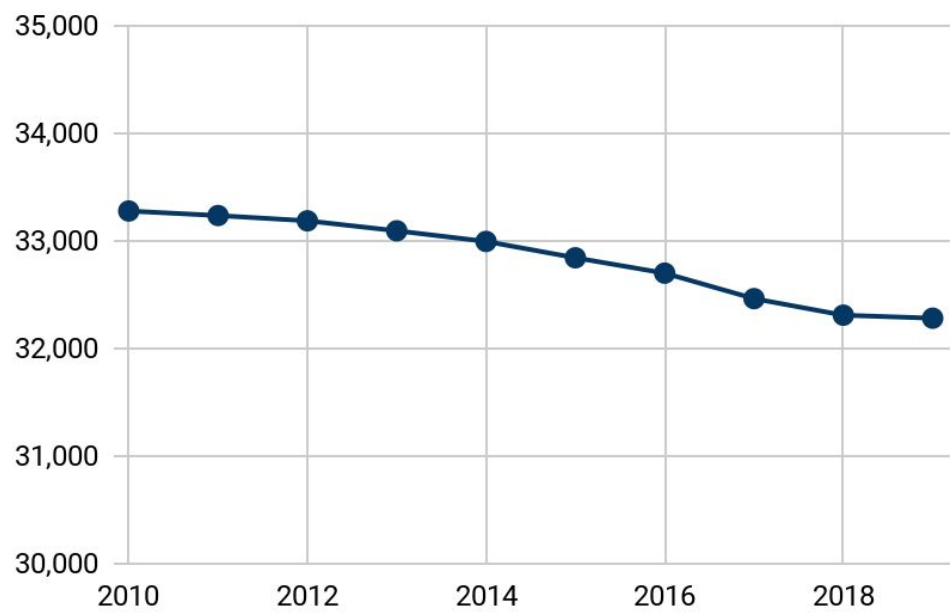
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

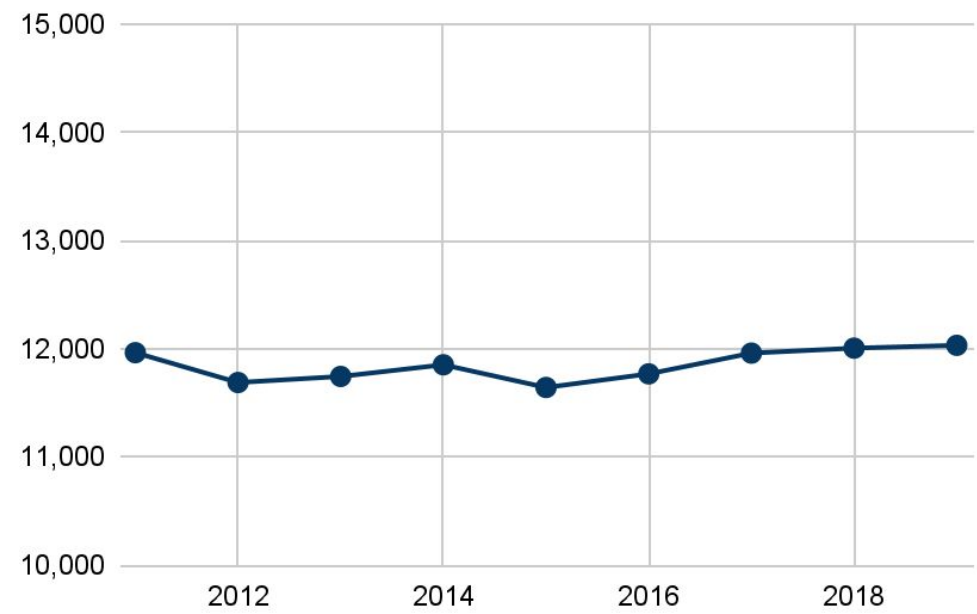
**POPULATION** | Clinton County’s population has decreased by 3.00% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 1% (0 households).

**Resident Population**  
Clinton County | 2010-2019



Source: FRED, U.S. Census Bureau

**Households**  
Clinton County | 2010-2019



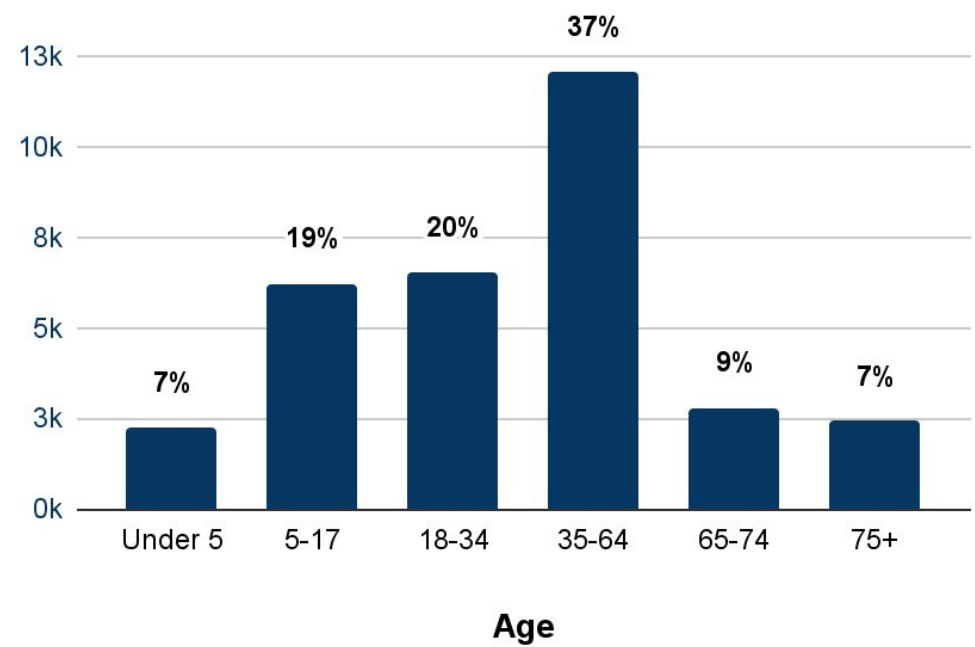
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

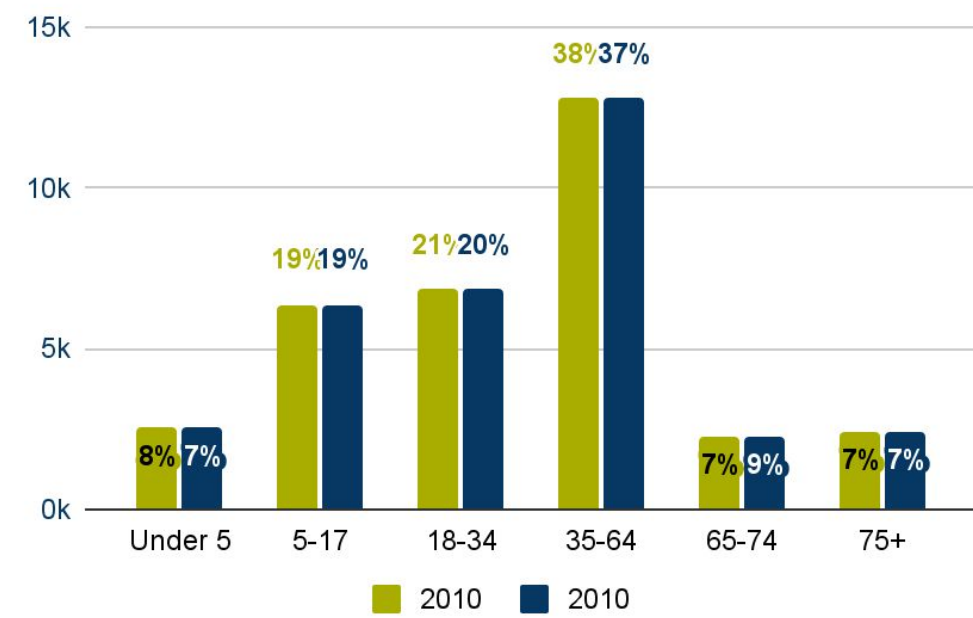
**AGE** | 16% of people in Clinton County are above the age of 65, while 26% are below 18.

**Population by Age**  
Clinton County | 2019



Source: ACS 2019 5-year estimates

**Change in Share of Population**  
Clinton County | 2010, 2019

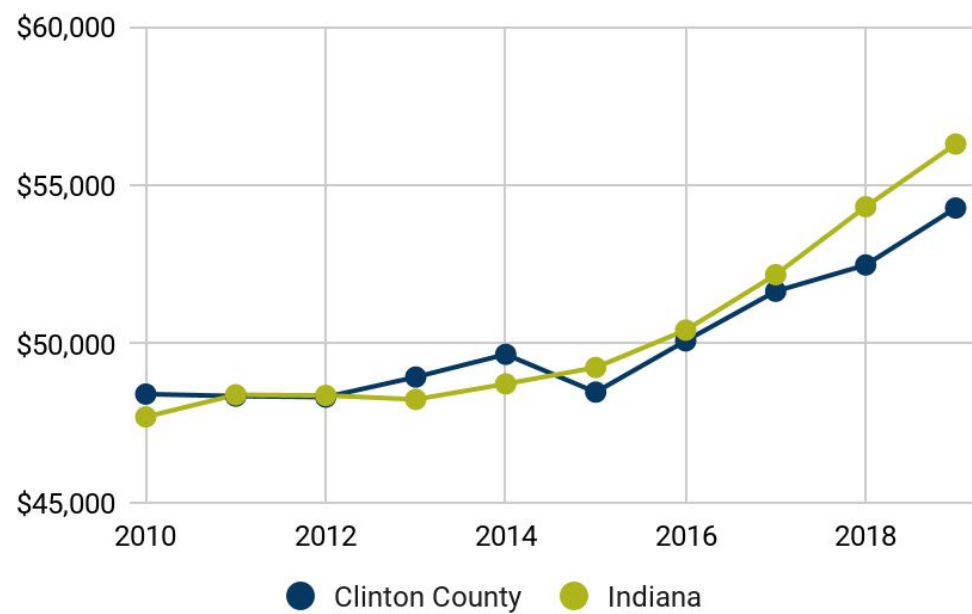


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Clinton County had a median income of \$54,286 in 2019, up 12% since 2010. 31% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

**Median Income**

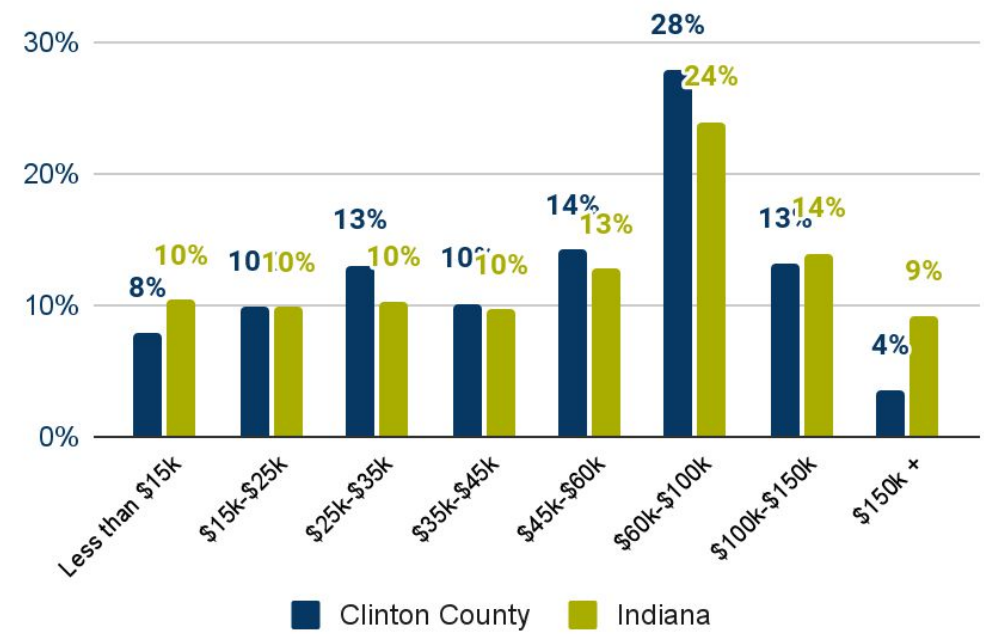
Clinton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Clinton County, State of Indiana | 2019



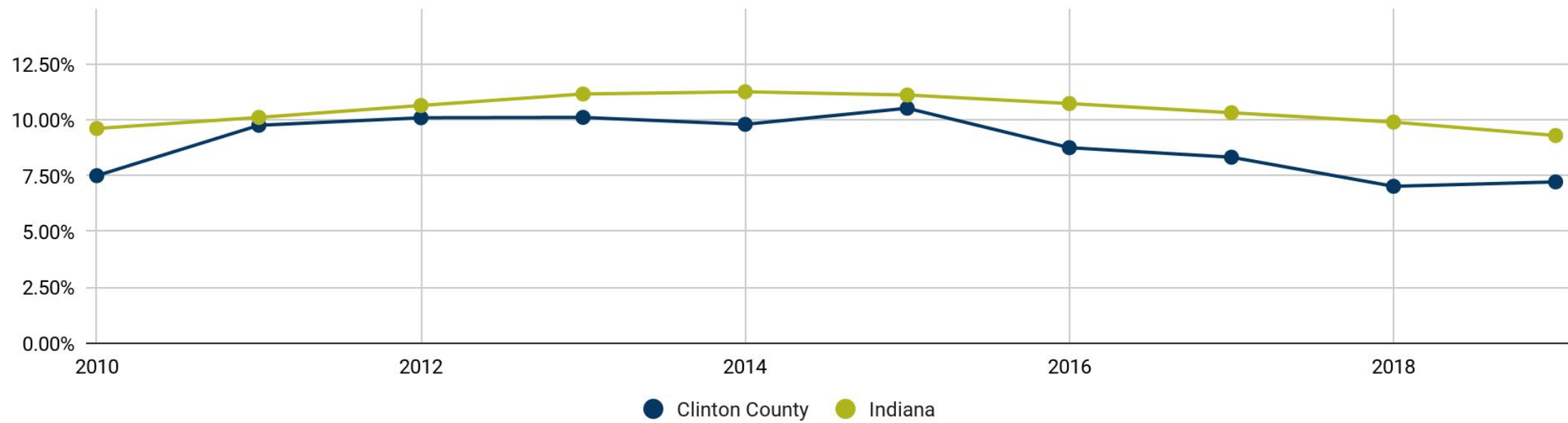
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 7.2% of families live in poverty conditions in Clinton County, down 0.3 points from 7.5% in 2010.

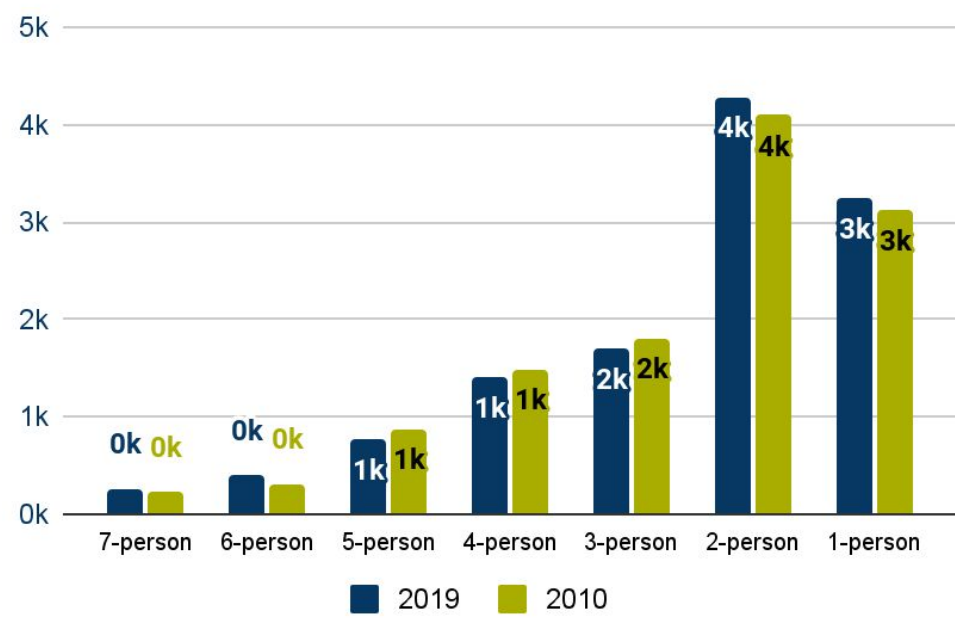
**Family Poverty Rate**  
Clinton County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

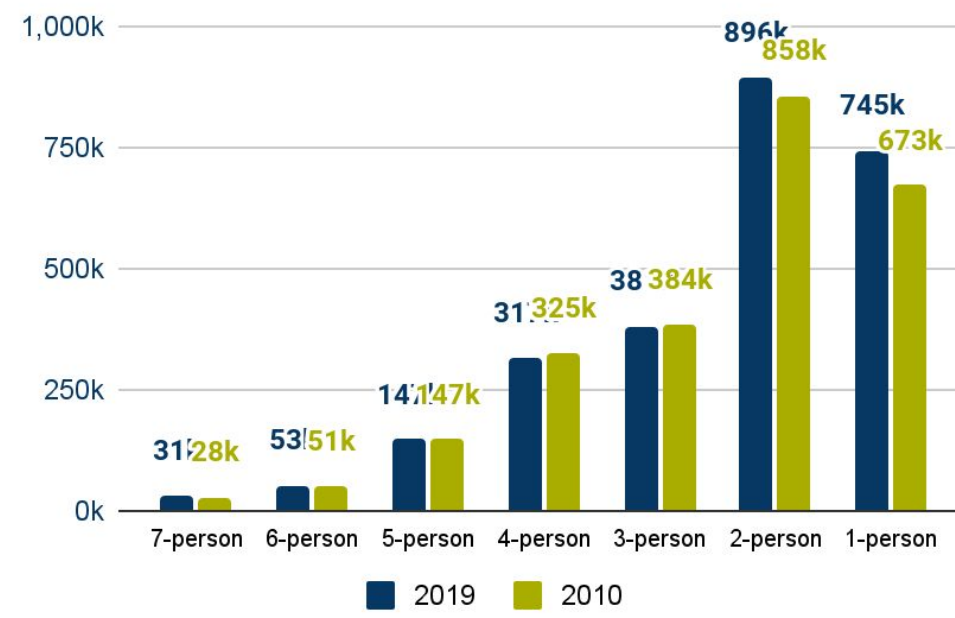
**HOUSEHOLD SIZE |** The average household size is 2.63, compared to 2.52 statewide. The Clinton County average household has shrunk by 0.09 persons since 2010.

**Household Size**  
Clinton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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



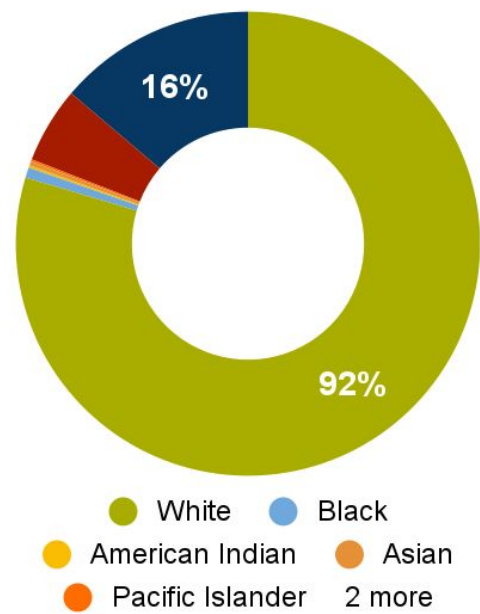
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**RACIAL COMPOSITION |** The currently racial distribution of households in Clinton County is 92% white, 1% Black, 16% Hispanic/Latino, 0% Asian, and 6% other.

**Racial Distribution**

Clinton County | 2019



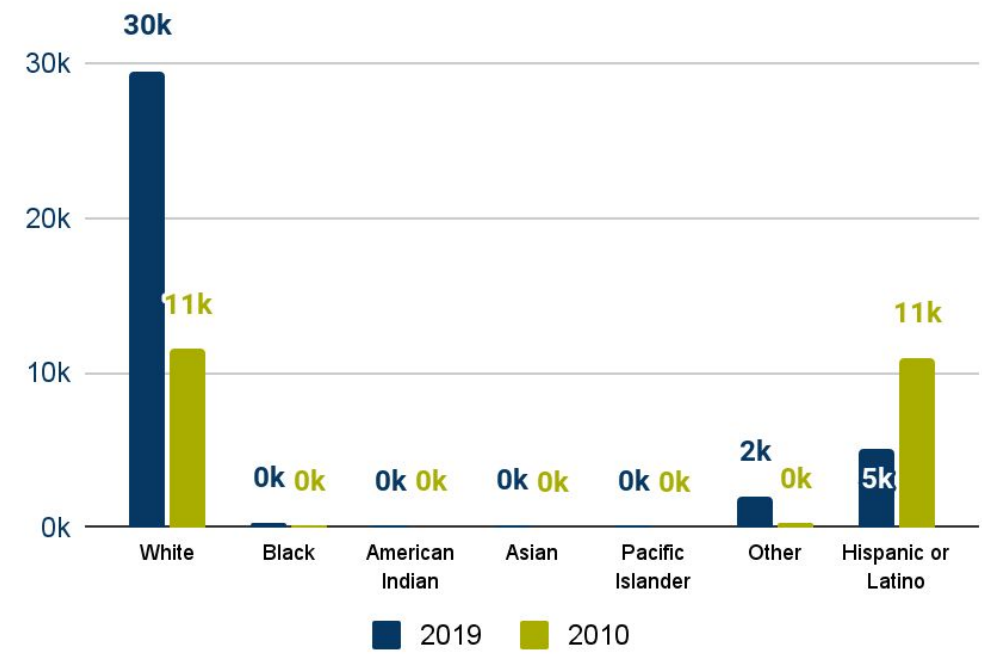
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Clinton County | 2010, 2019



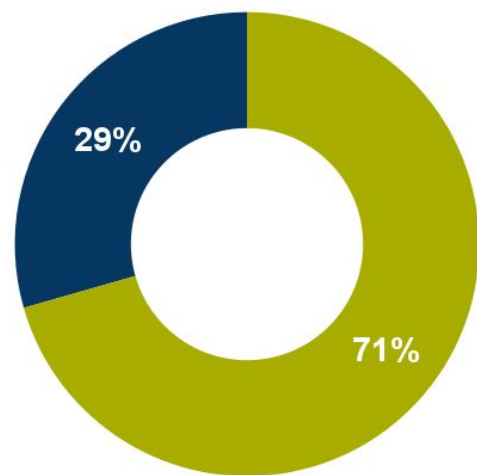
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 29% of households (3,541 households) in Clinton County were renters, while 71% are (8,492 households) owner households. The share of renters has increased by 3% since 2010.

**Housing Tenure**

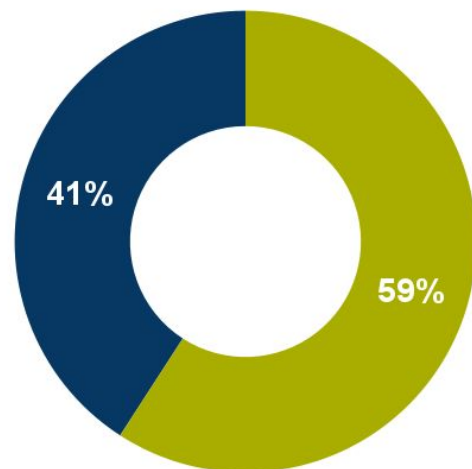
Clinton County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

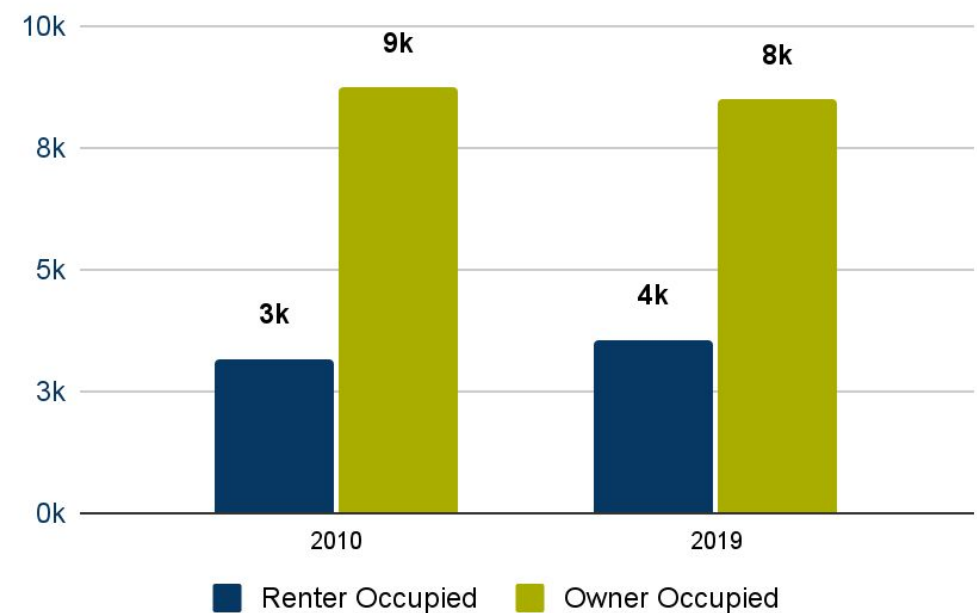
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Clinton County | 2010-2019



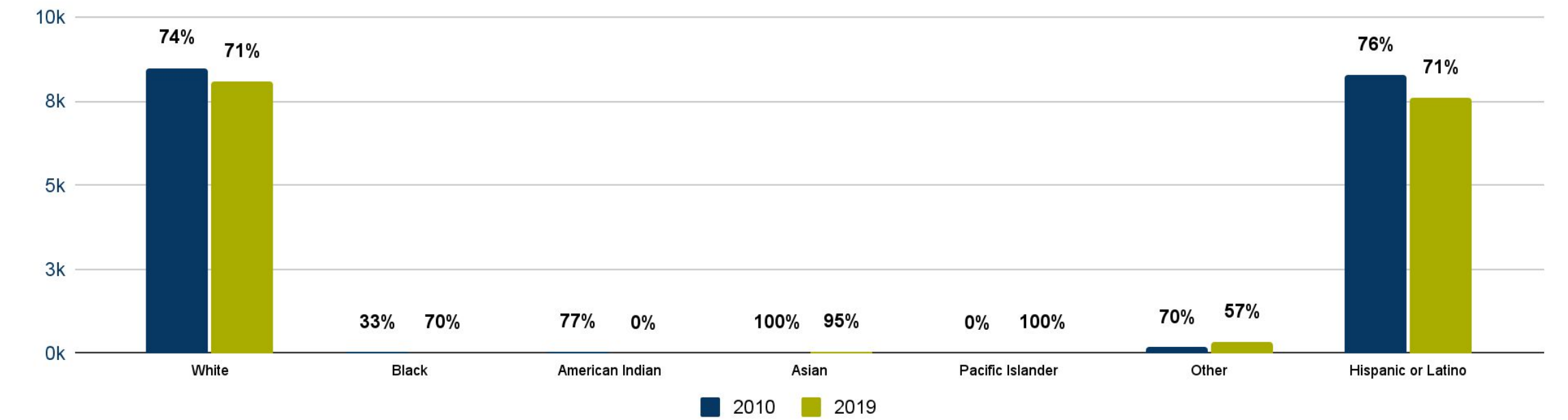
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 71%, among non-Hispanic White households' homeownership is 71%, 70% for Black households, and 71% for Hispanic or Latino households.

**Homeownership by Race**  
Clinton County | 2010, 2019

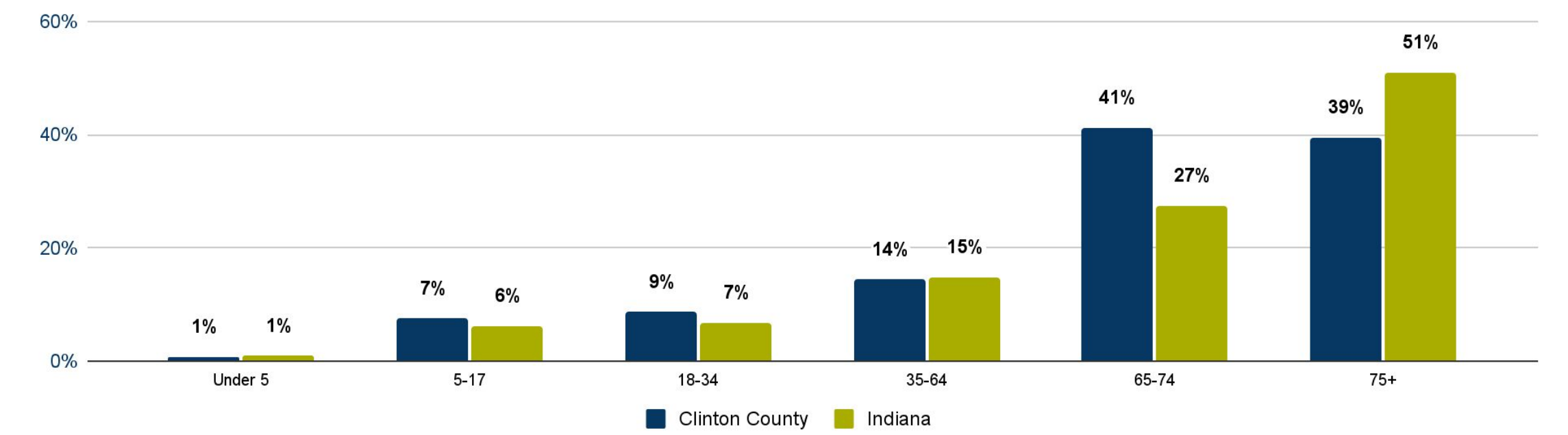


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 15% of people in Clinton County live with a disability. For people above 65, the share increases to 40%.

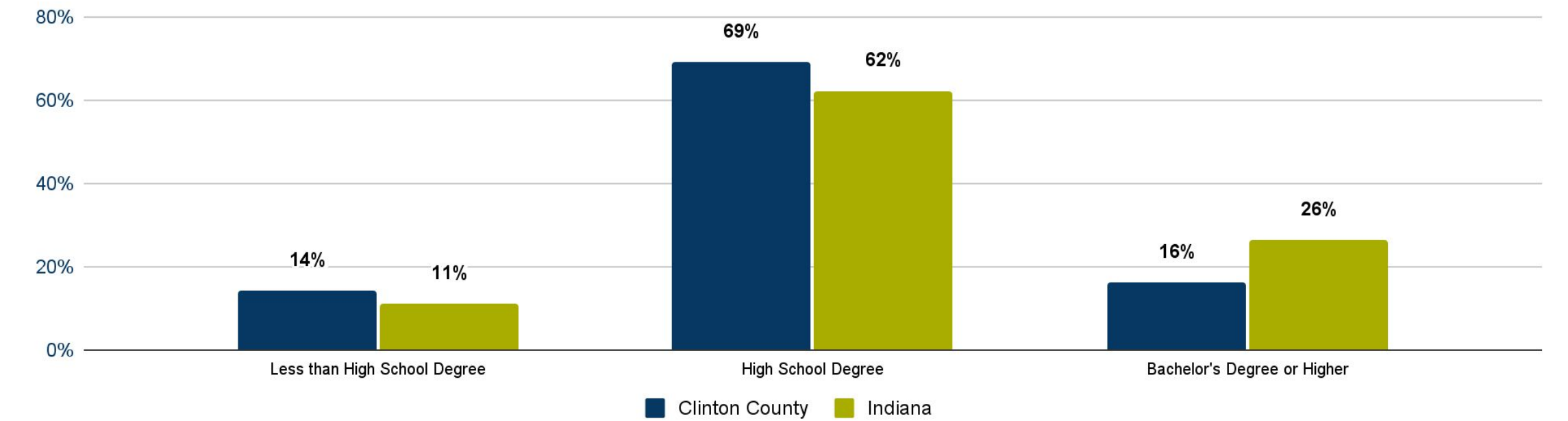
**Share of the Population with a Disability by Age**  
Clinton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Clinton County, 69% of the population has at least a high school degree and 16% of the population has at least a Bachelor’s degree.

**Educational Attainment**  
Clinton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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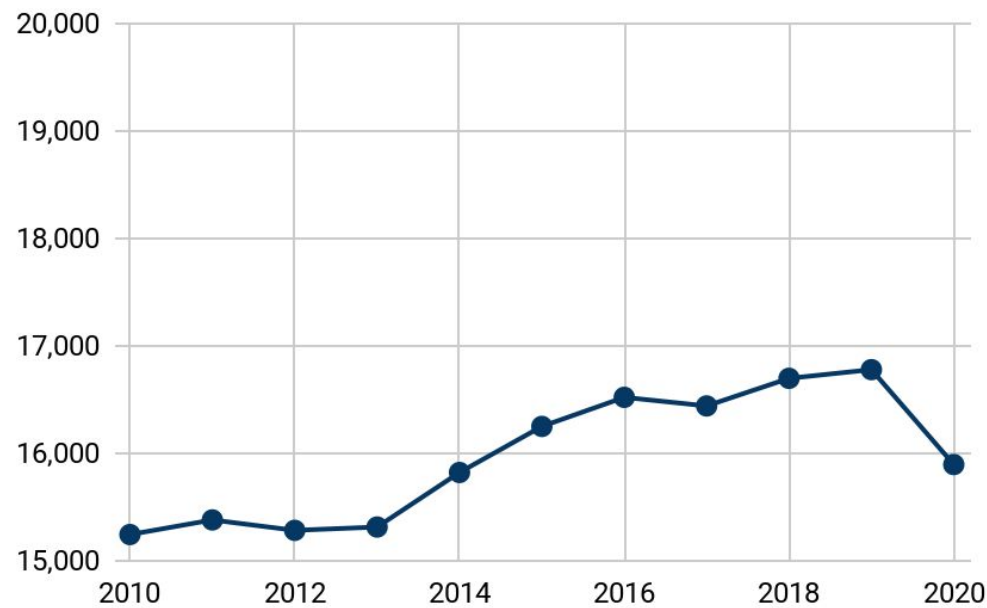
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

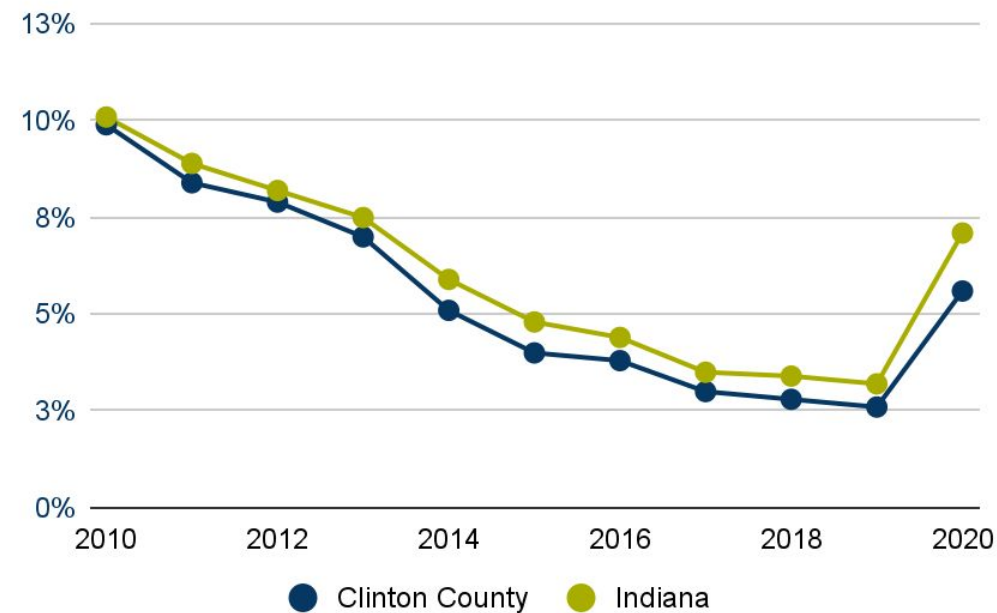
**EMPLOYMENT BASE |** There are currently 16,000 employed persons in Clinton County, up by 4% since 2010. The unemployment rate in 2020 was 5.60%, up 3.0 points from 2019.

**Total Employment**  
Clinton County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Unemployment Rate**  
Clinton County, Indiana | 2010-2019

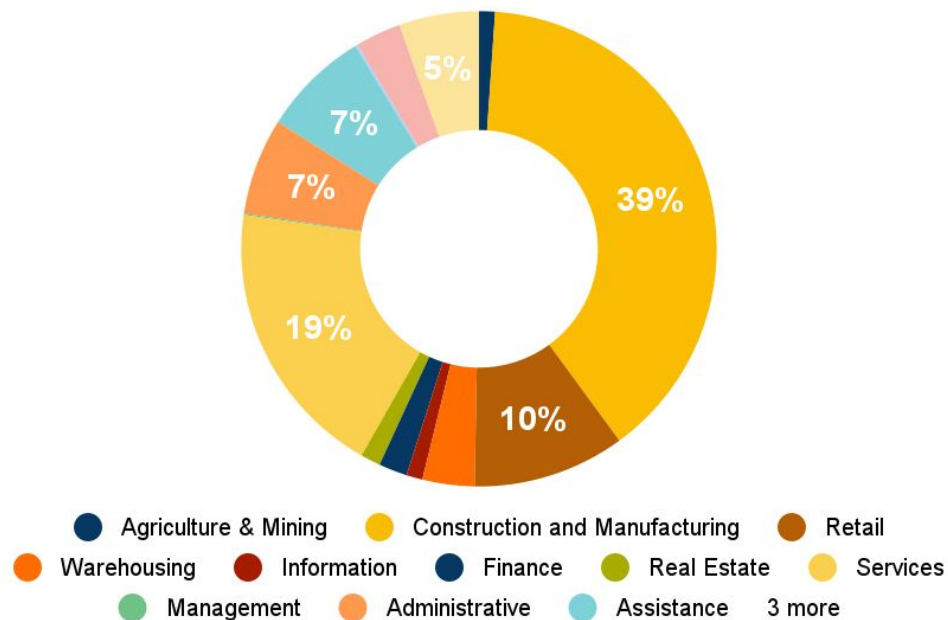


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Clinton County, accounting for 36% of all jobs, followed by Retail Trade (8% of all jobs).

**Total Jobs by All Industries**  
Clinton County | 2018



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$38,507**
2. Trade, transportation, and utilities | **\$42,657**
3. Goods-producing | **\$52,777**
4. Professional and business services | **\$44,415**
5. Construction | **\$57,235**

Source: BLS

**Top 5 Employers**

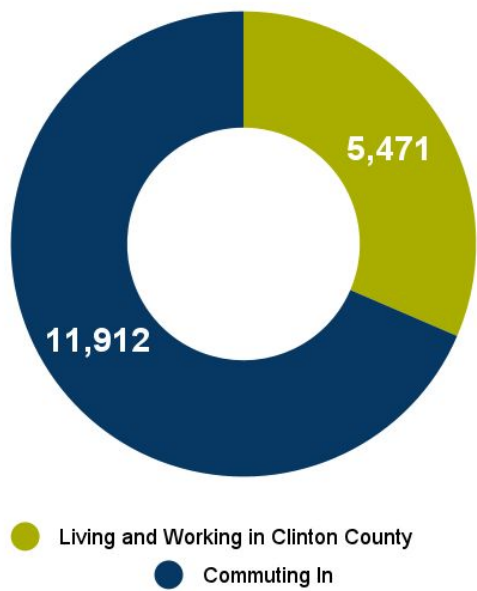
1. Frito-lay Inc (Frankfort)
2. Frito-lay Inc (Frankfort)
3. Federal Mogul (Frankfort)
4. Zachary Confections Inc (Frankfort)
5. Tri Mas Fasteners Co Inc (Frankfort)

Source: BLS

**WORKING DRAFT**

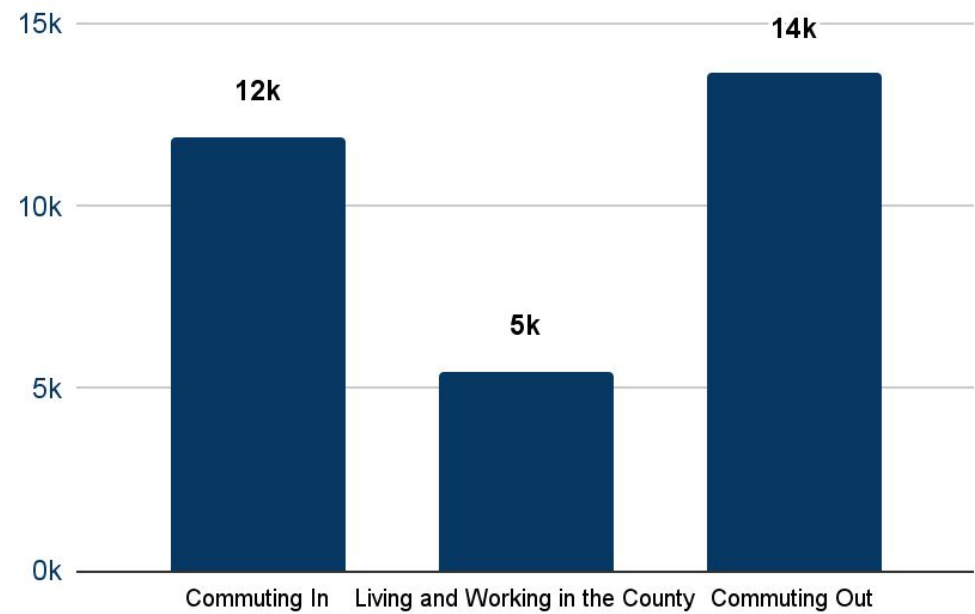
**COMMUTER INFLOW / OUTFLOW** | 12,000 commuters come into Clinton County for their jobs, while 14,000 employees travel outside for their jobs.

**Employment Inflow**  
Clinton County | 2018



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

**Commuting Patterns**  
Clinton County | 2018

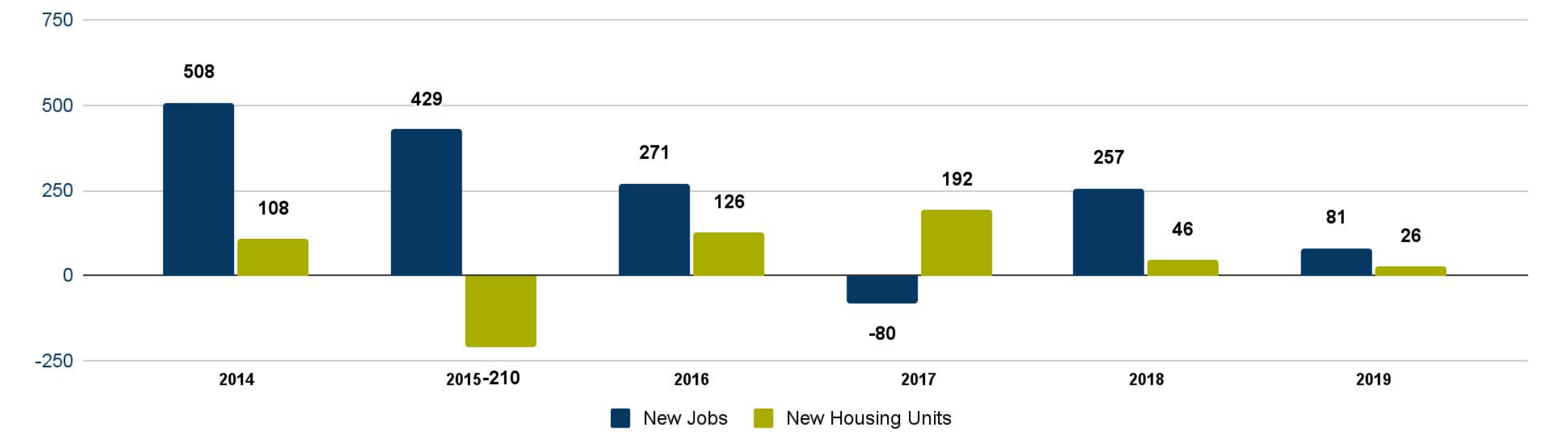


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



# JOB GROWTH AND HOUSING PRODUCTION | The County has created 1 466 between 2014-2019 and 288, or 20 units for every 100 jobs created.

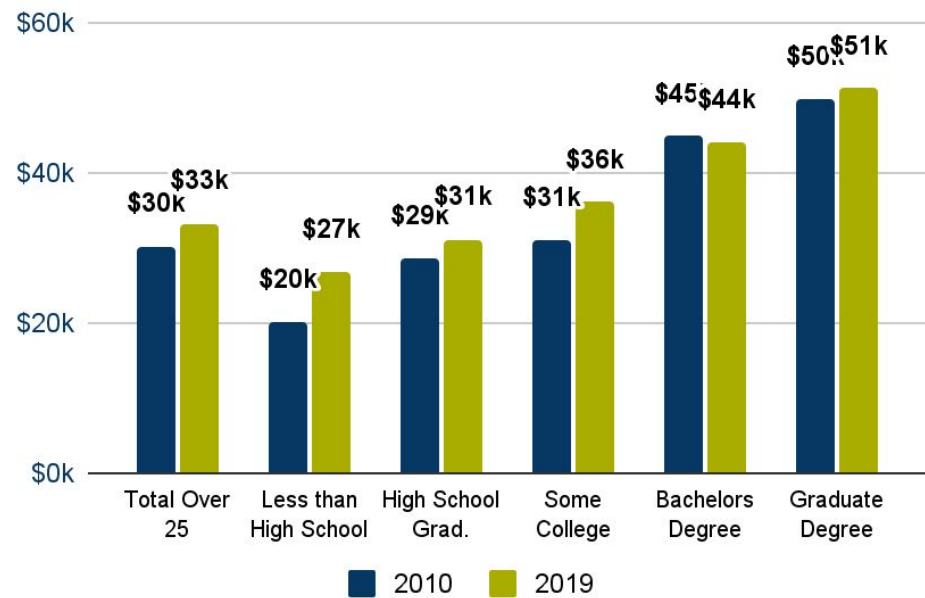
## Job Growth and Housing Production Clinton County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

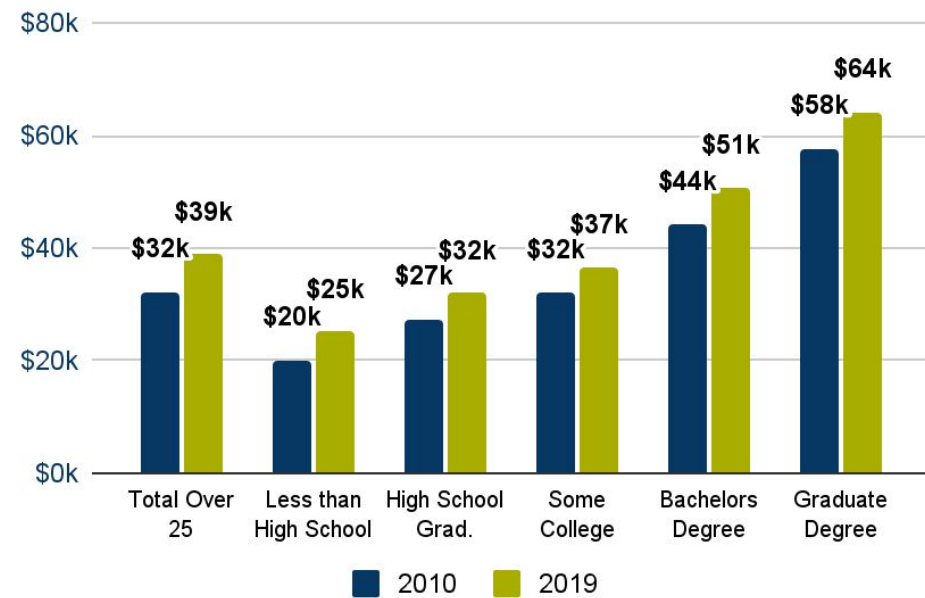
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 10% since 2010 for the total population and increased 9% for the population with at least a high school degree.

**Median Earnings by Educational Attainment**  
Clinton County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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



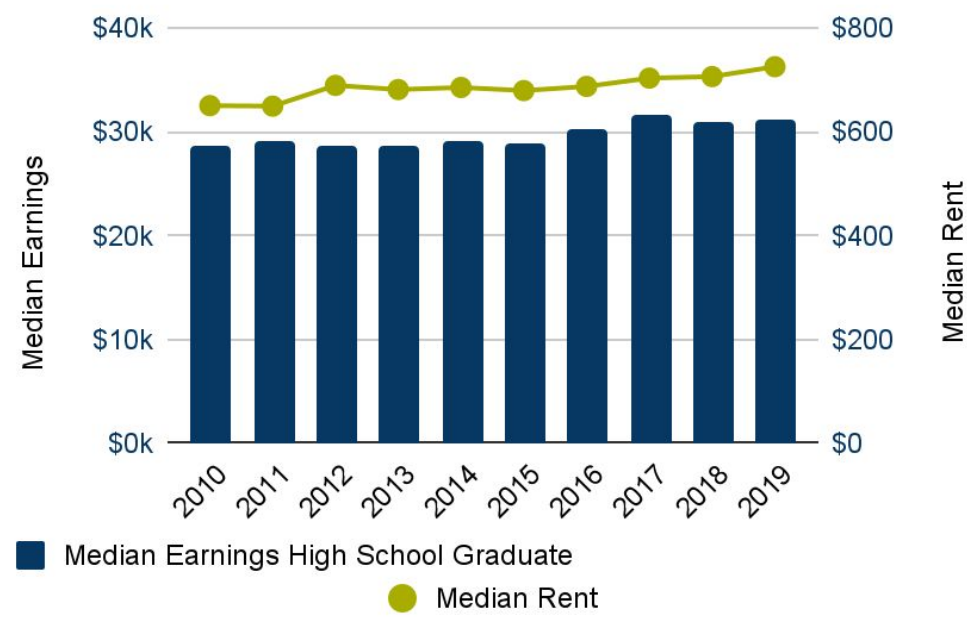
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

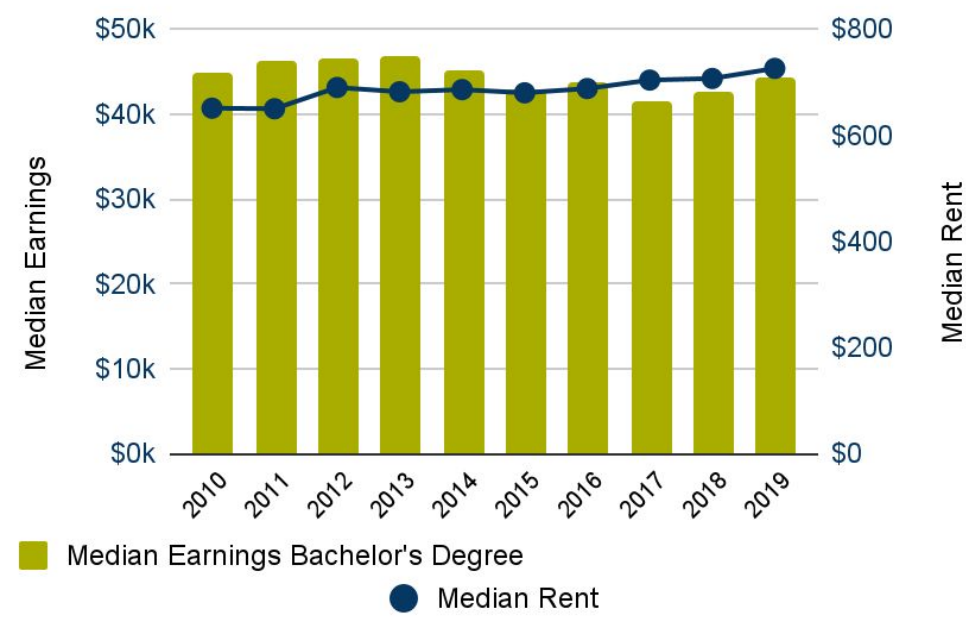
**JOB GROWTH AND EDUCATIONAL ATTAINMENT |** Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 11.5% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

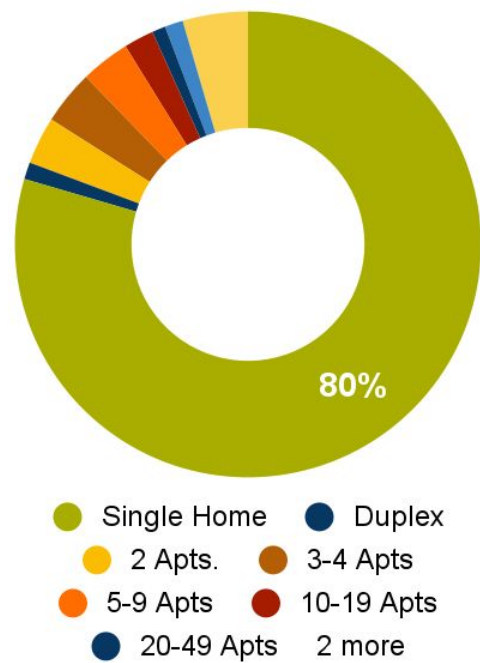
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**WORKING DRAFT**

**HOUSING TYPOLOGY |** 80% of homes in Clinton County are single-family, while 16% are multifamily. The share of multifamily housing has increased by 273 homes since 2010.

**Housing Typology**

Clinton County | 2019



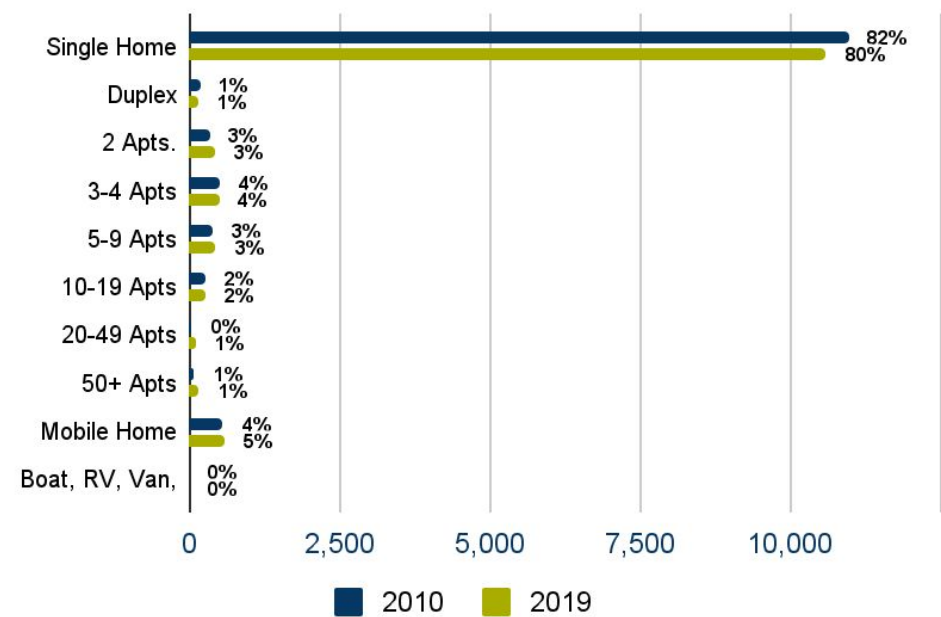
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Clinton County | 2010, 2019

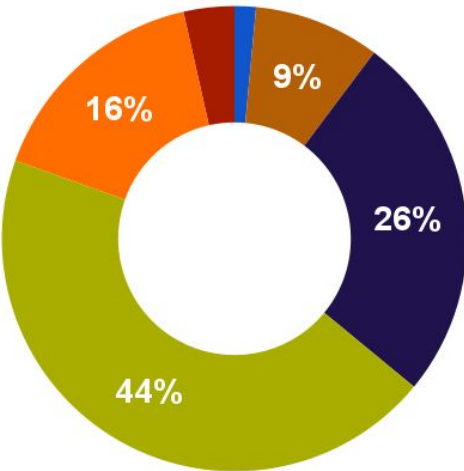


Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Clinton County are 2.63, with 64% of units 3 bedroom or more.

**Housing Stock by Bedrooms**

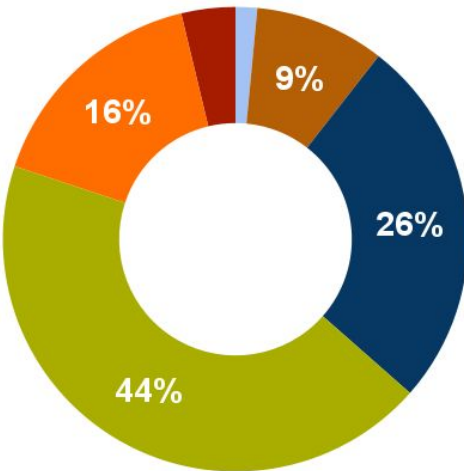
Clinton County | 2019



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

Source: ACS 2010-2019 5-year estimates

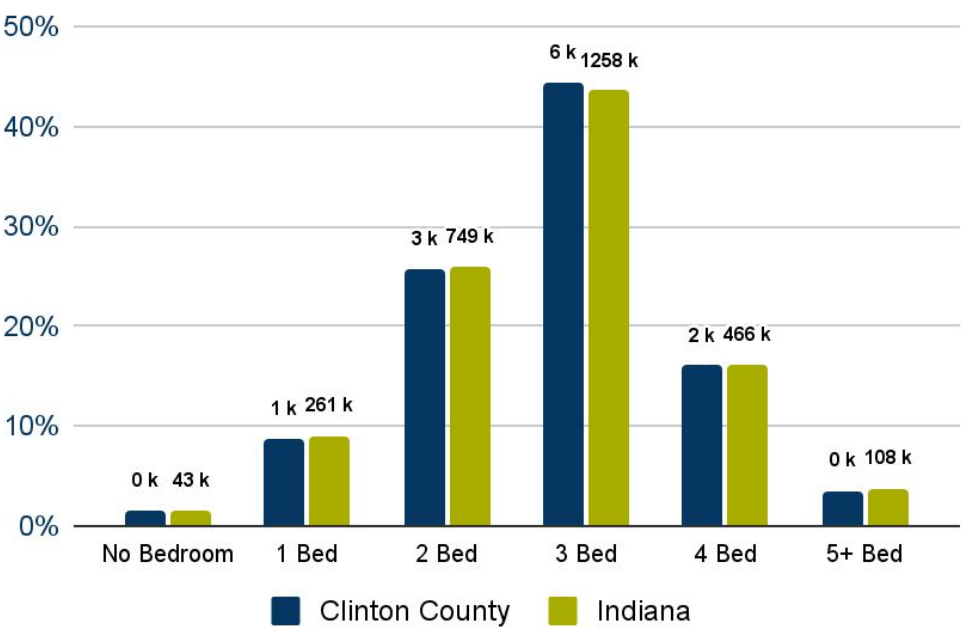
Indiana | 2019



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

**Share of Housing Stock by Bedroom**

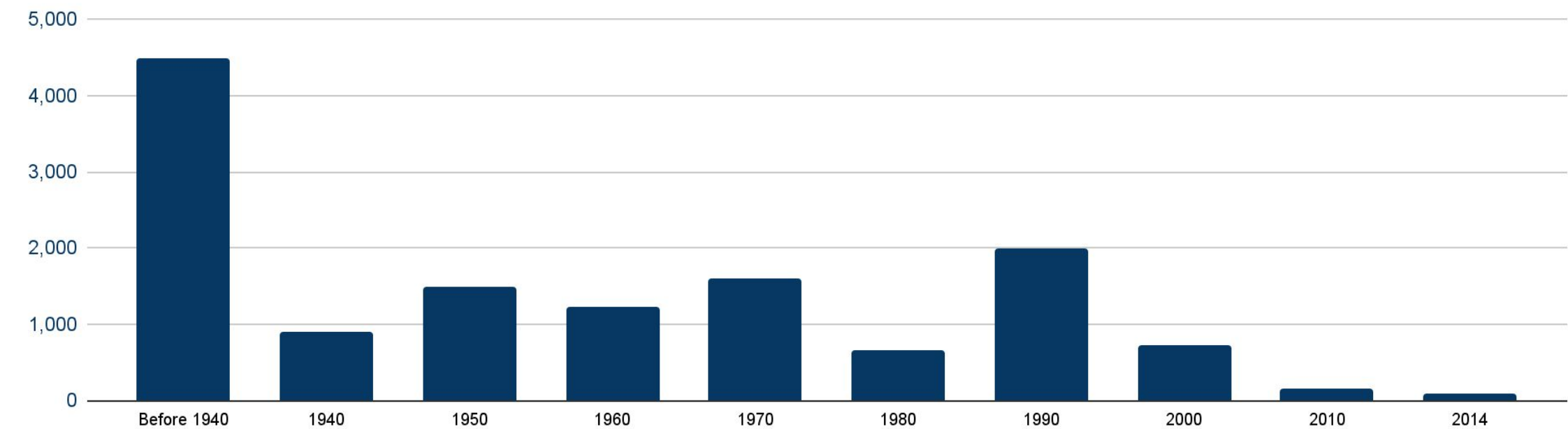
Clinton County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 93% of homes were built before 1990, with most homes built in 2014.

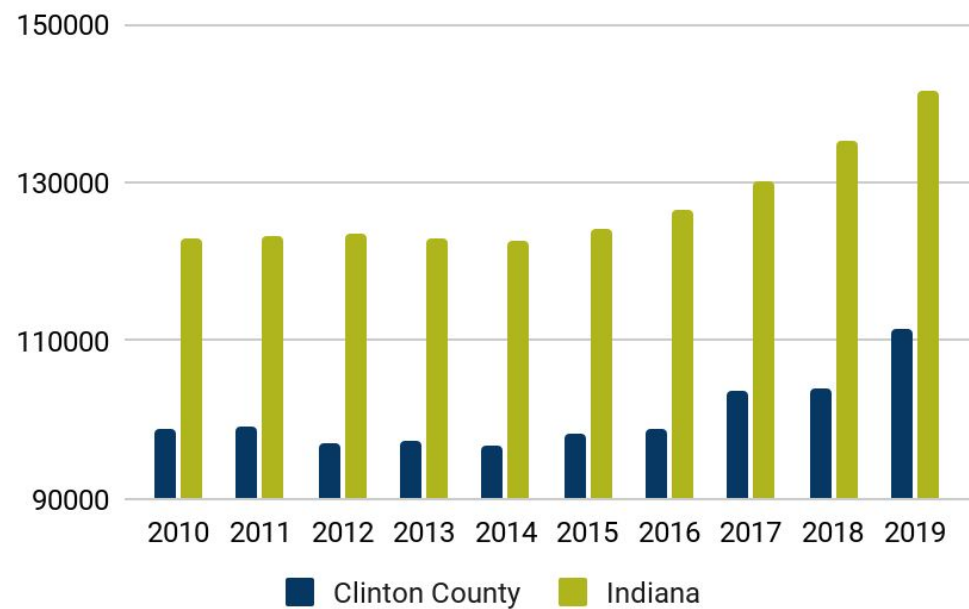
**Homes by Year Built**  
Clinton County | 2019



Source: ACS 2010-2019 5-year estimates

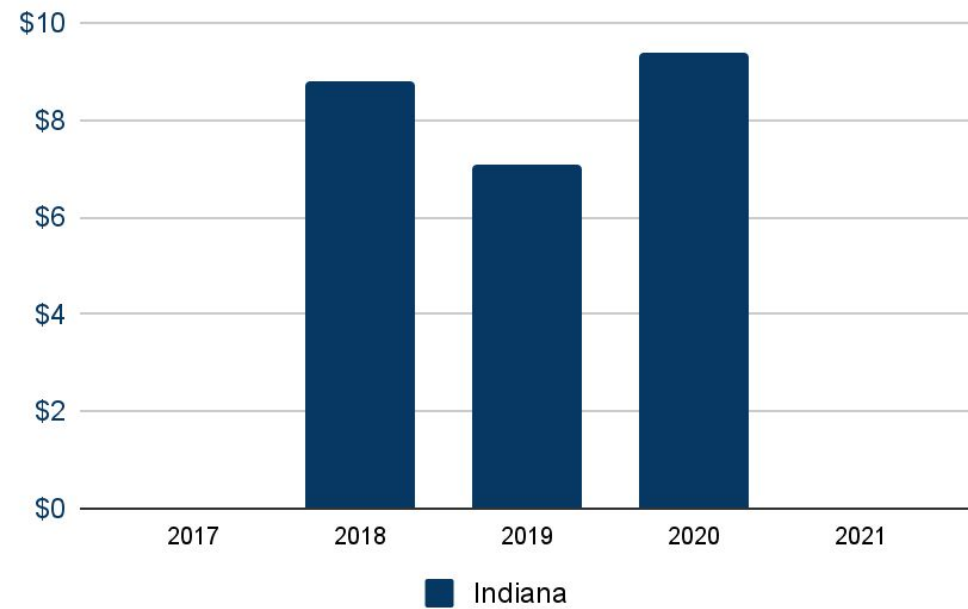
**MEDIAN LISTING PRICE |** Homes in Clinton County have a median listing price of \$111,500, compared to \$141,700 statewide. Home prices have increased by 13% since 2010.

**Median Listing Price**  
Clinton County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

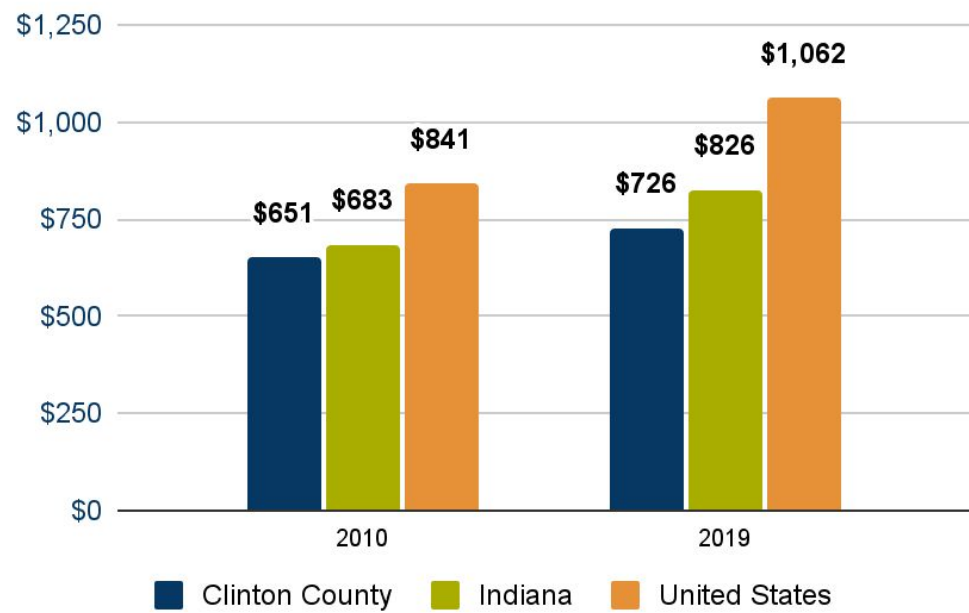
**Note: Some data are placeholders, and not representative of actual conditions.**



**MEDIAN RENTS |** Median rents have increased by 12% since 2010, with average rents at \$726.

**Median Rent**

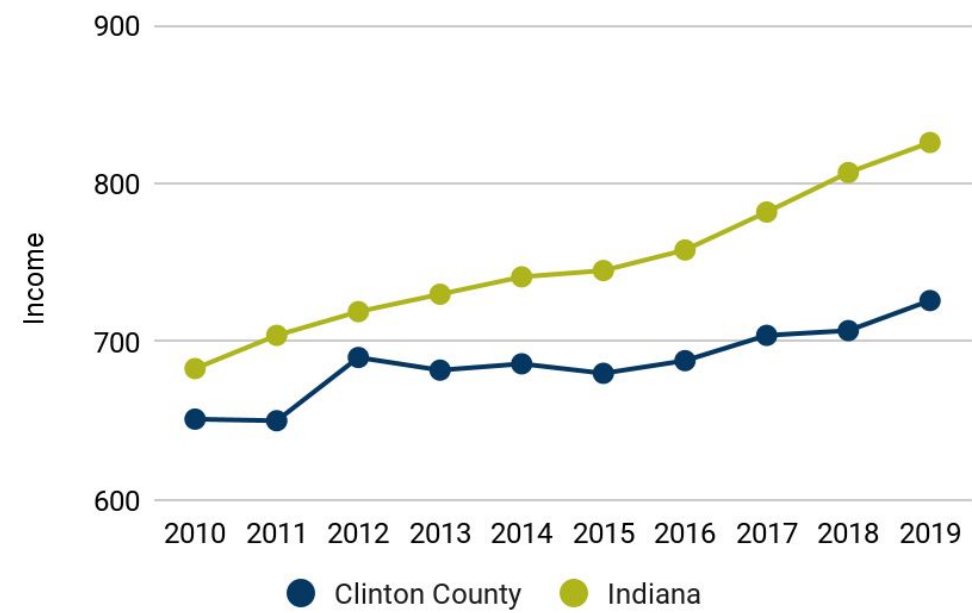
Clinton County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Clinton County, Indiana | 2010 - 2019



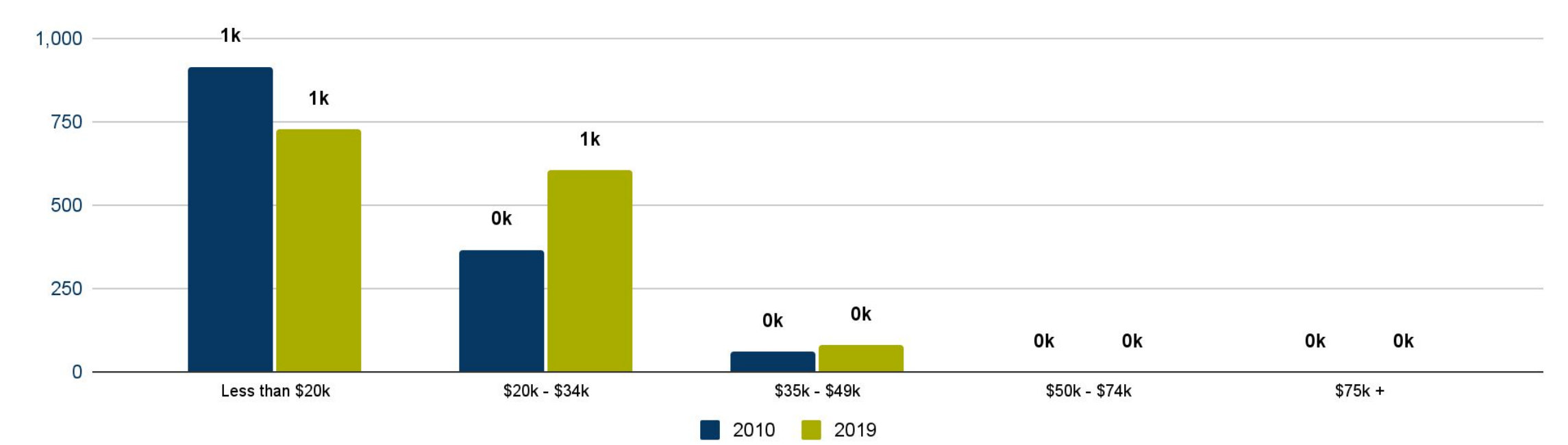
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**COST BURDEN |** 42% of households are housing cost burdened in Clinton County, down -10% since 2010. 59% of households earning below \$50,000 are housing cost burdened.

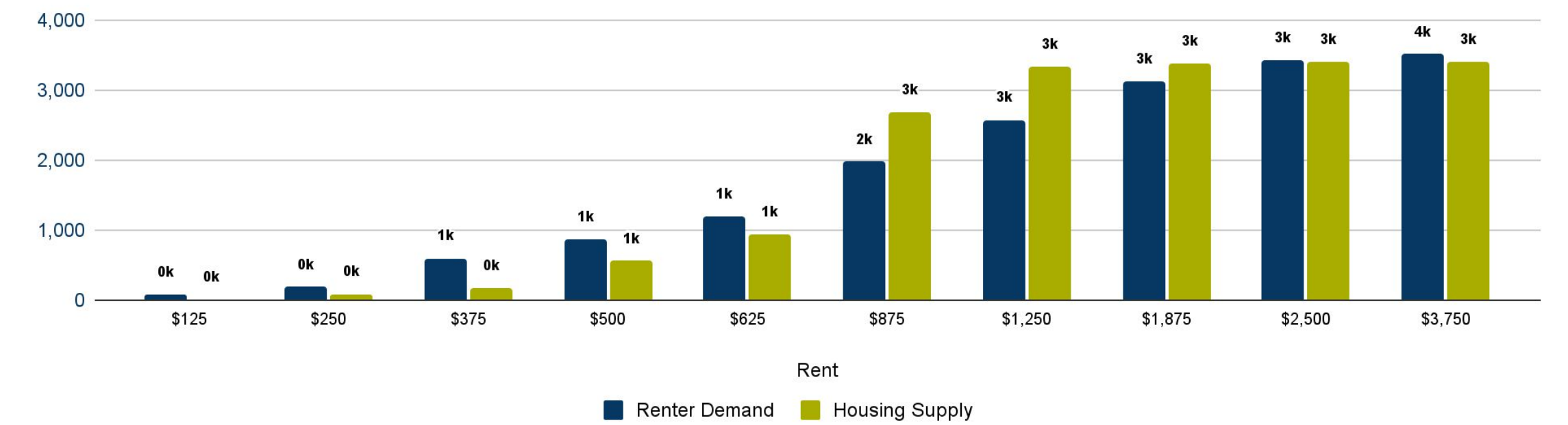
**Renter Housing Cost Burden**  
Clinton County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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



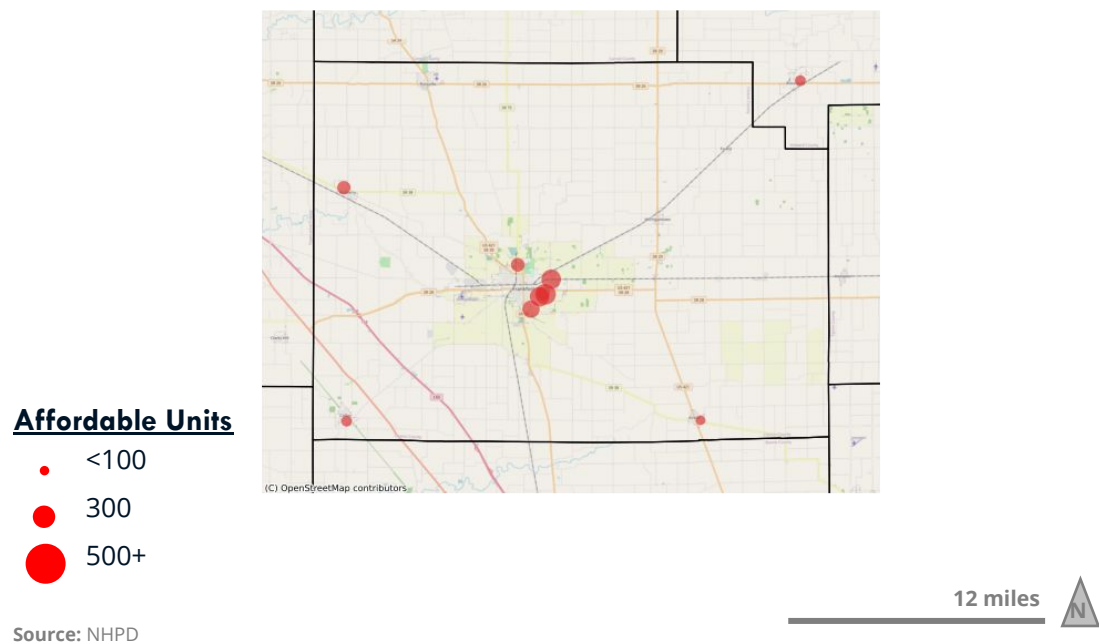
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

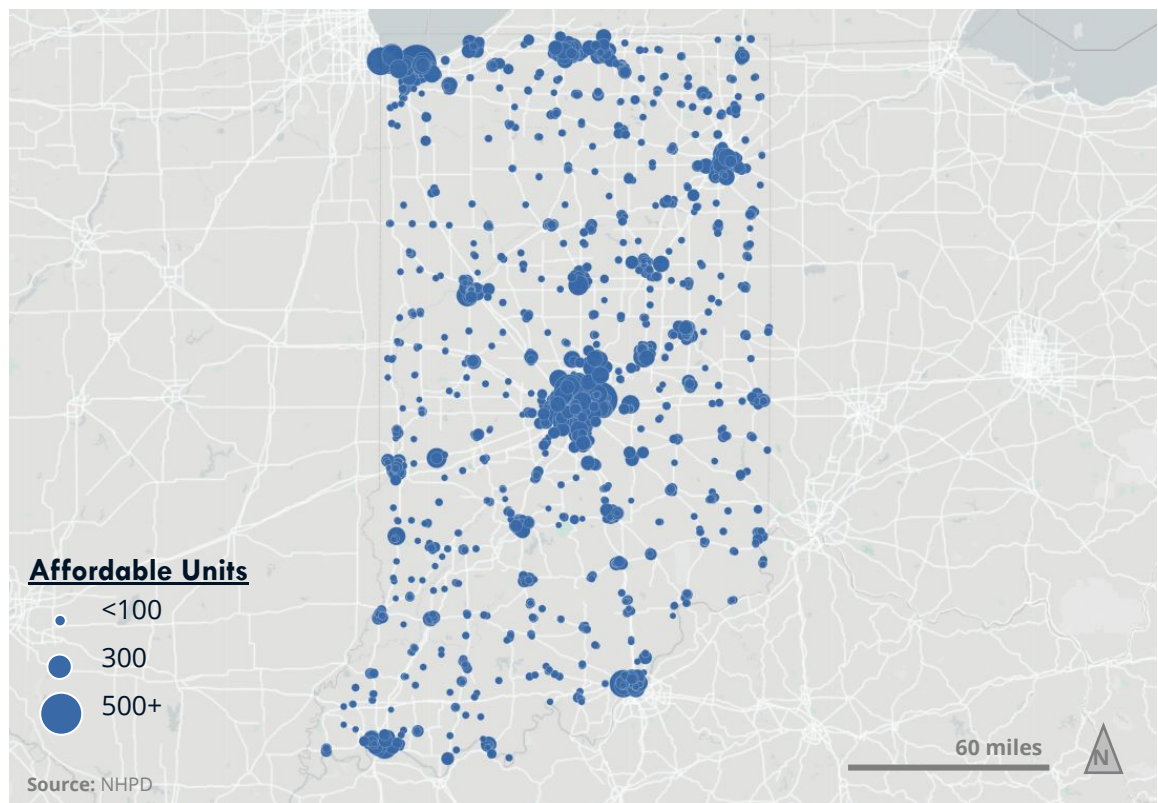
## Affordable Housing Inventory

Clinton County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

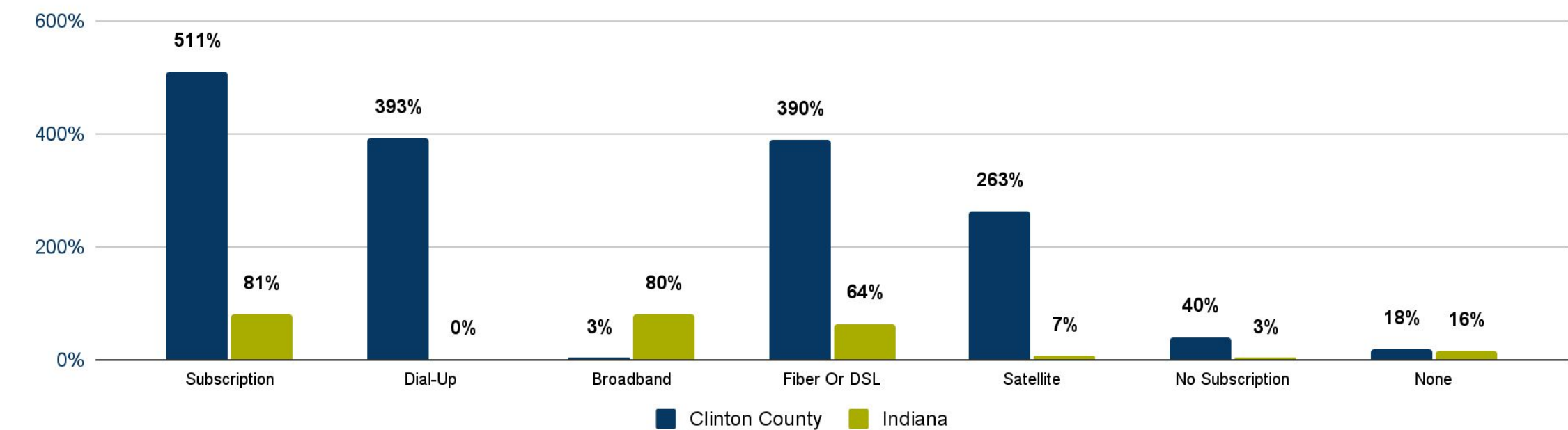


**WORKING DRAFT**

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

HOUSING AMENITIES | 3% of housing units have access to broadband.

Broadband Access  
Clinton County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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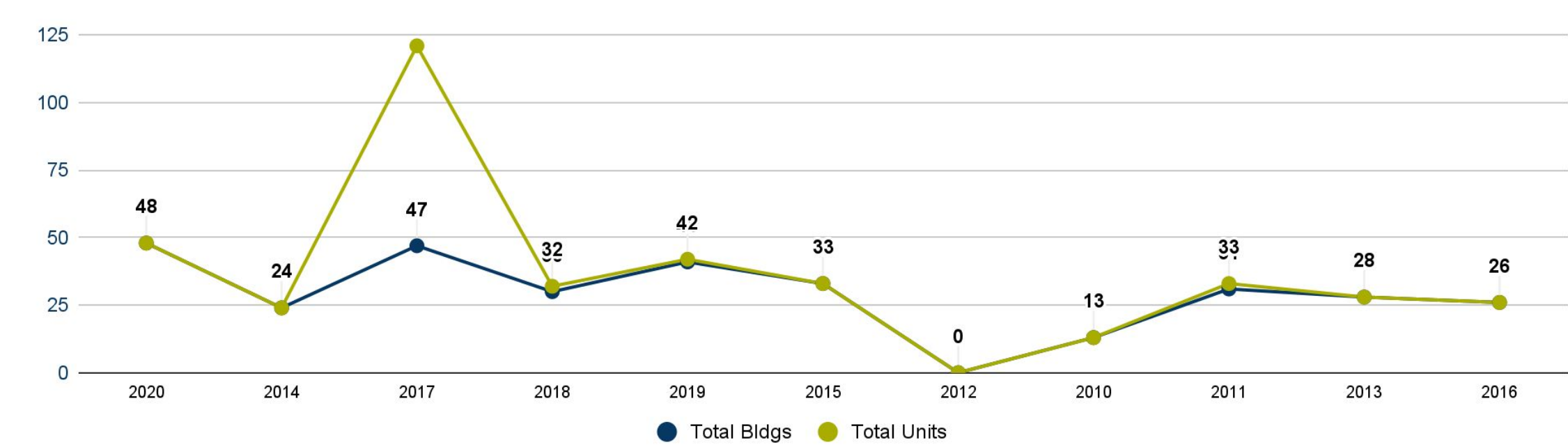
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 26 new housing starts in 2016 in Clinton County, with 321 total building permits authorized since 2020.

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



Source: St. Louis Fed.

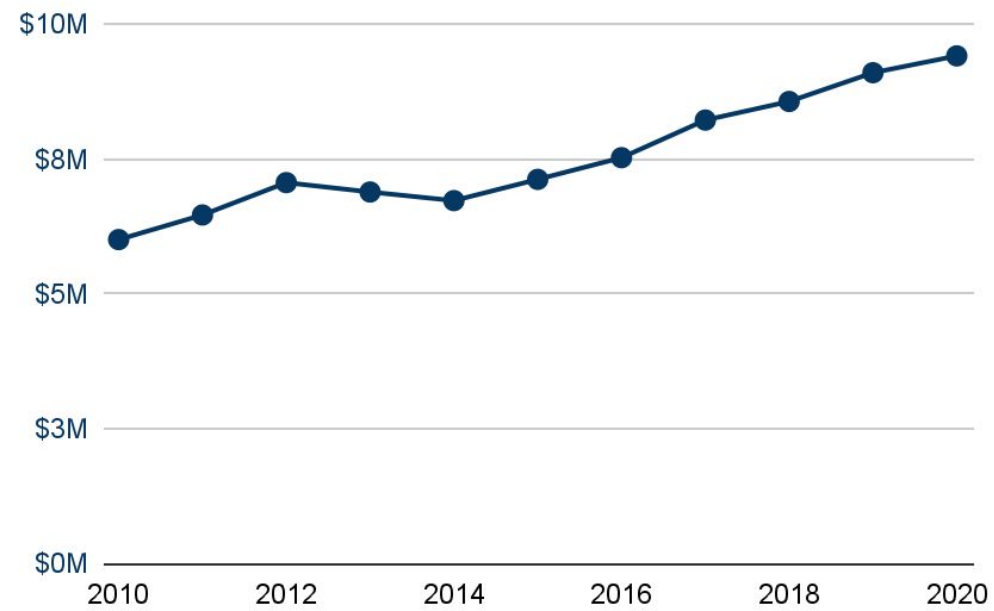
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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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