

**Indiana Housing  
Working Group**



# INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR CLAY COUNTY

**OCTOBER 2021**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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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.

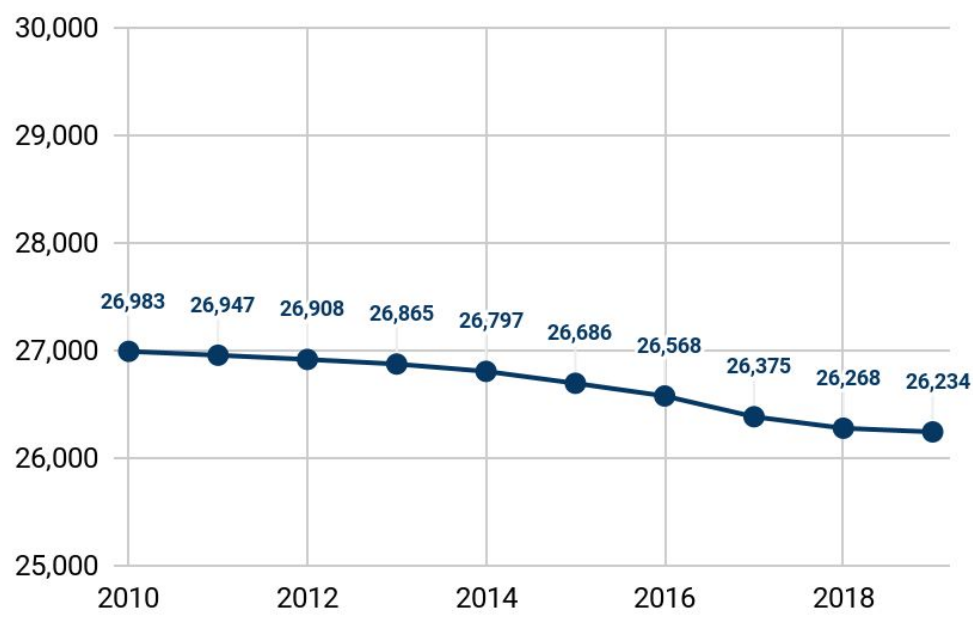
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# DEMOGRAPHIC TRENDS

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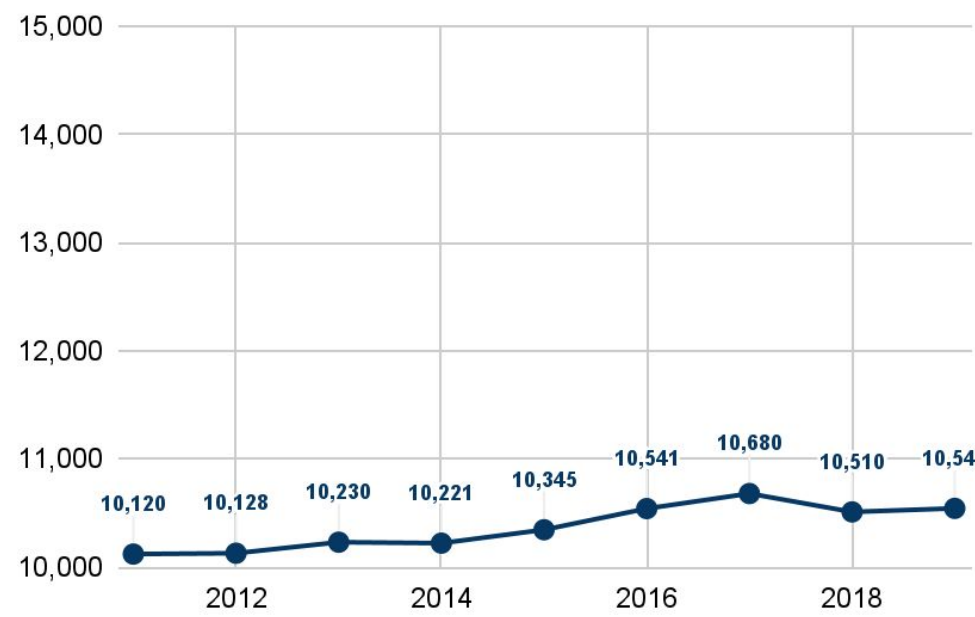
**POPULATION** | Clay County's population has decreased by 2.78% (749 people) between 2010-2019. In the same time period, the total number of households increased by 2.74% (281 households).

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



Source: FRED, U.S. Census Bureau

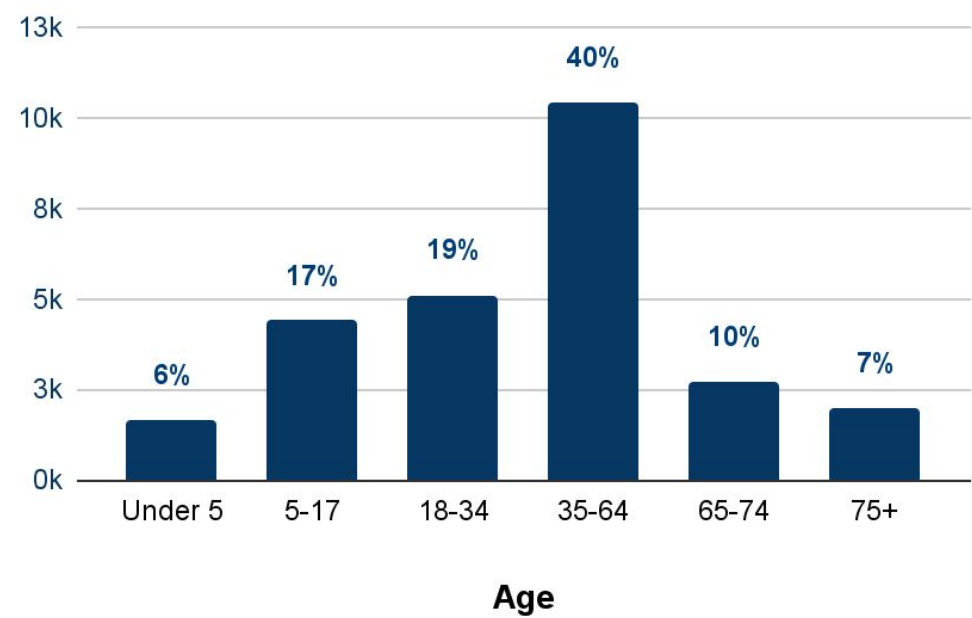
**Households**  
Clay County | 2010-2019



Source: FRED, U.S. Census Bureau

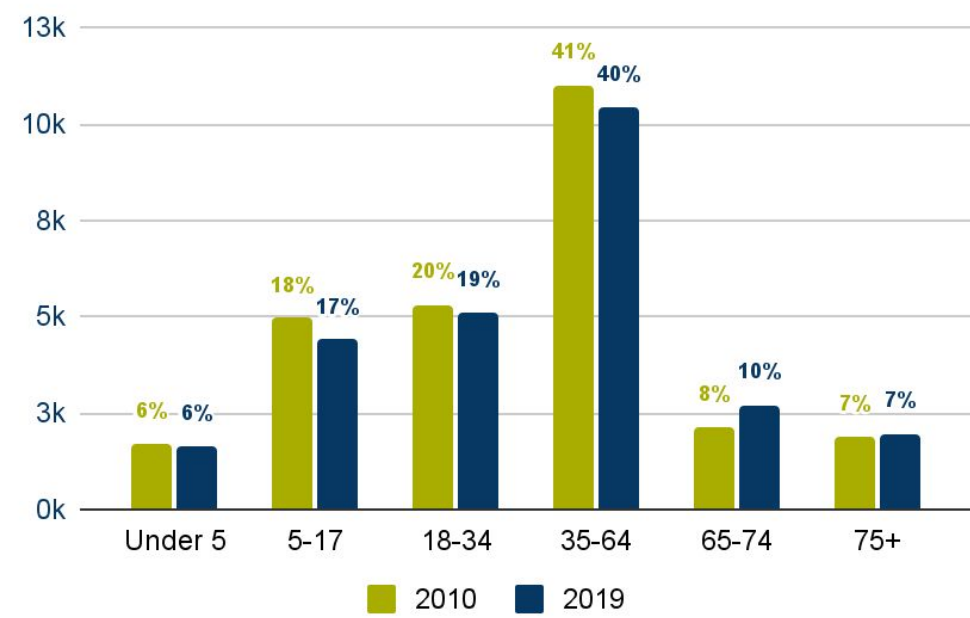
**AGE** | 18% of people in Clay County are above the age of 65, while 23% are below 18.

**Population by Age**  
Clay County | 2019



Source: ACS 2019 5-year estimates

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

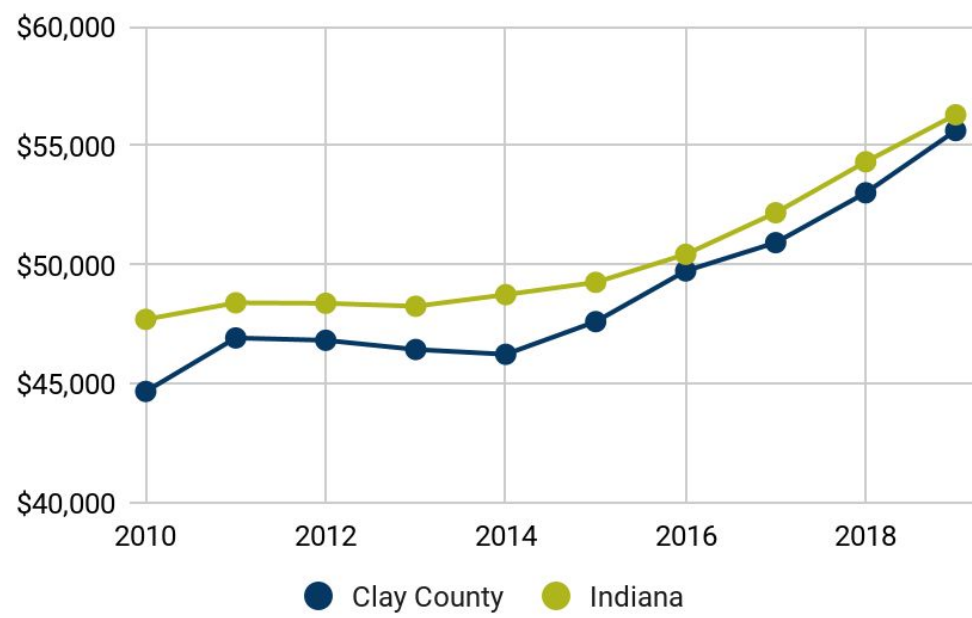


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Clay County had a median income of \$55,637 in 2019, up 25% since 2010. 29% of households have incomes below \$35,000, while 19% have incomes above \$100,000.

**Median Income**

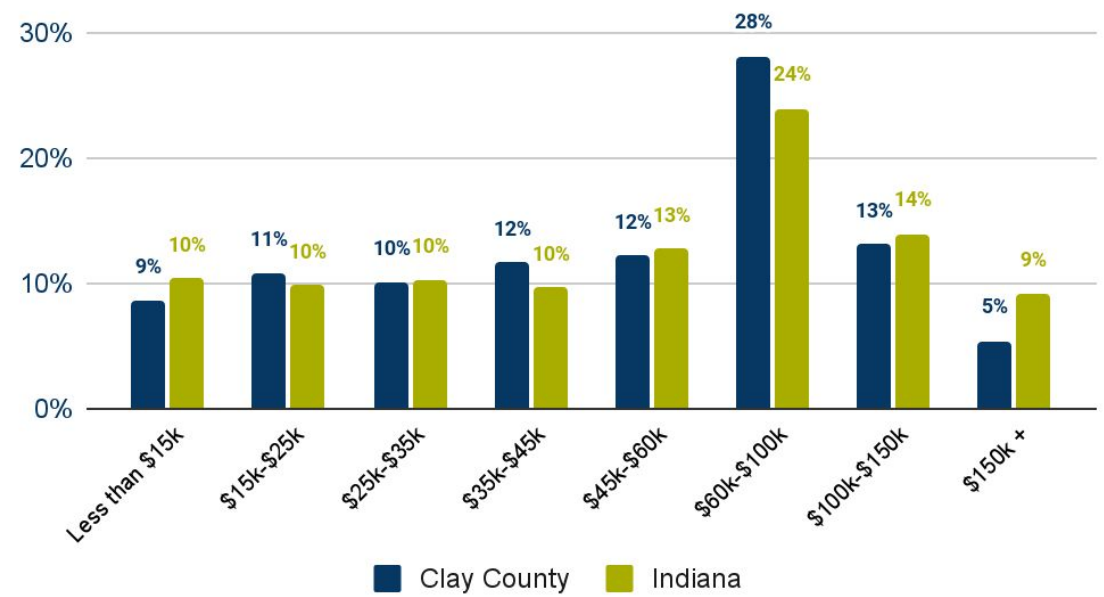
Clay County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

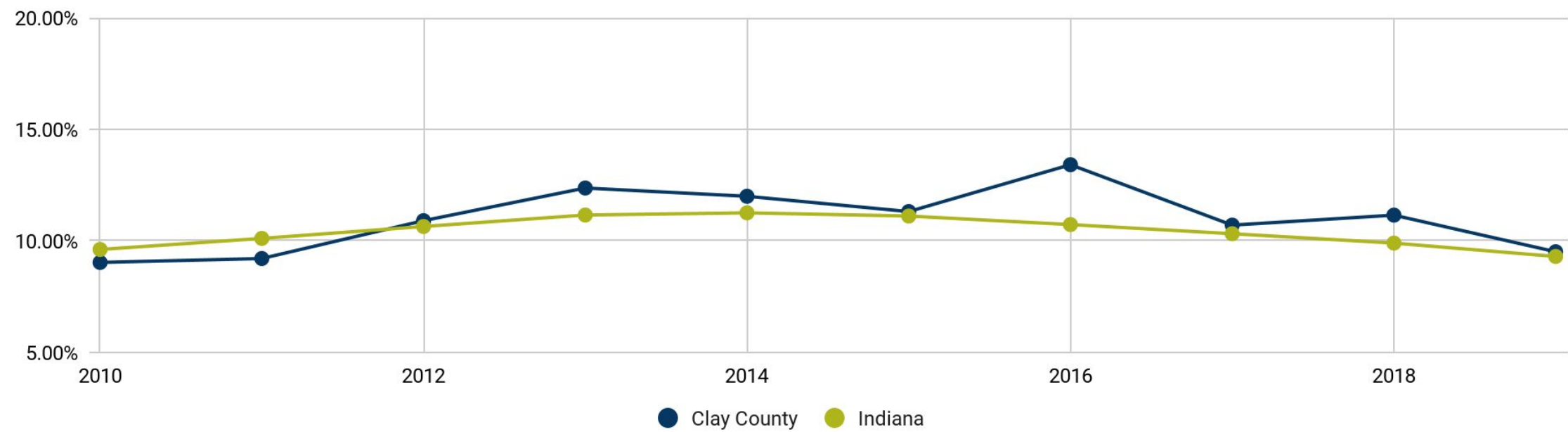
Clay County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 9.5% of families live in poverty conditions in Clay County, up 0.48 percentage points from 9.0% in 2010.

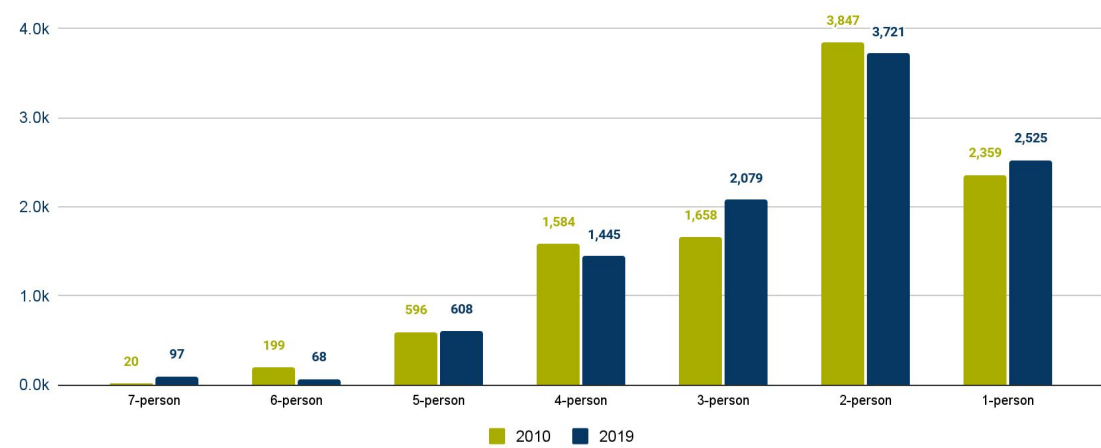
**Family Poverty Rate**  
Clay County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

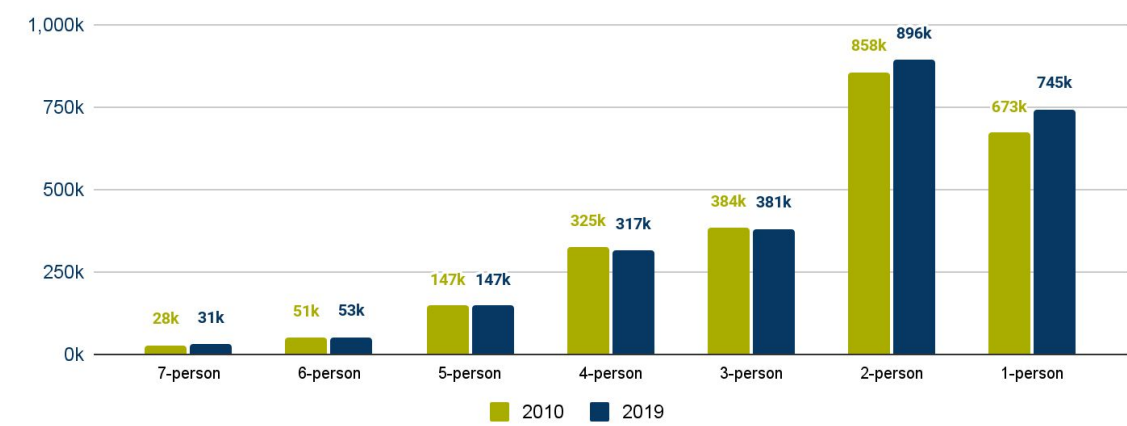
**HOUSEHOLD SIZE |** The average household size is 2.44 people, compared to 2.52 statewide. The Clay County average household has shrunk by 0.16 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

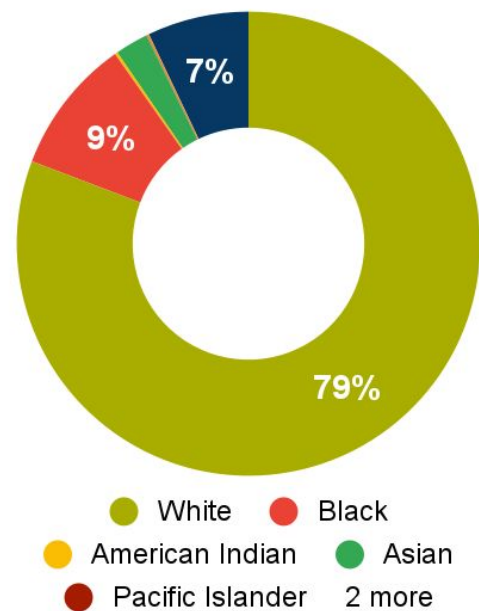
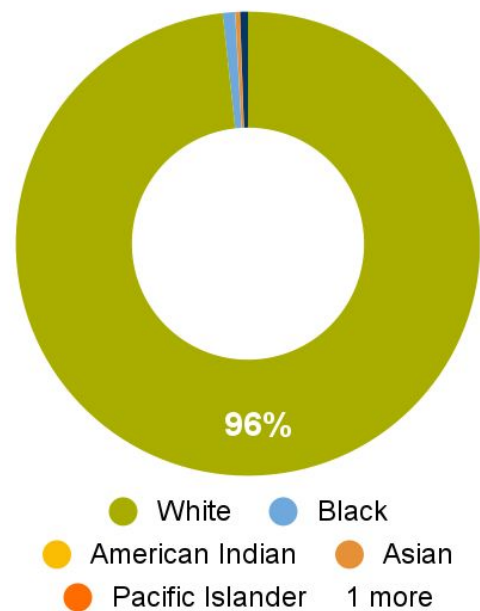


**RACIAL COMPOSITION |** The current racial distribution of households in Clay County is 96% white, 1% Black, 1% Hispanic/Latino, 0% Asian, and 0% other.

**Racial/Ethnic Distribution**

Clay County | 2019

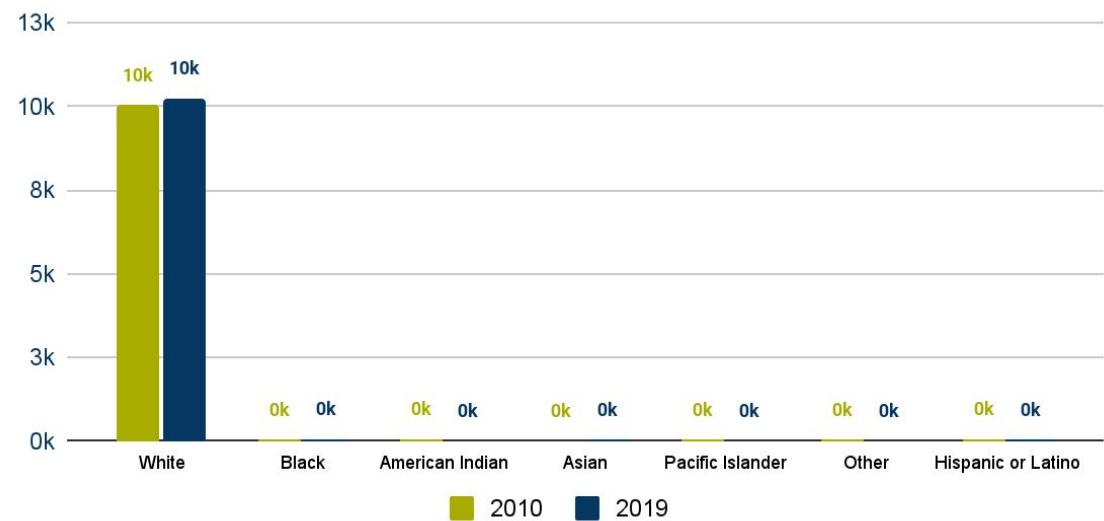
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Household Racial/Ethnic Distribution**

Clay County | 2010, 2019

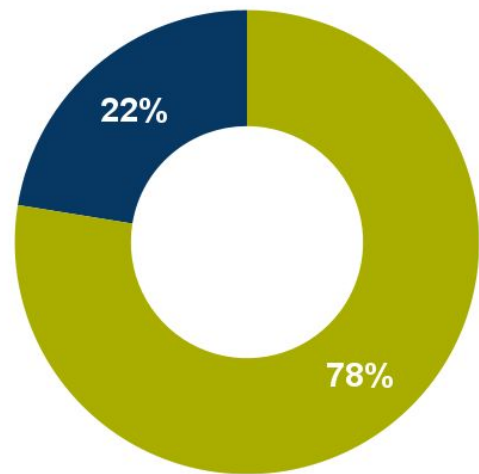


Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 22% of households (2,366 households) in Clay County were renters, while 78% (8,177 households) were owner households. The share of renters has increased by 2% since 2010.

**Housing Tenure**

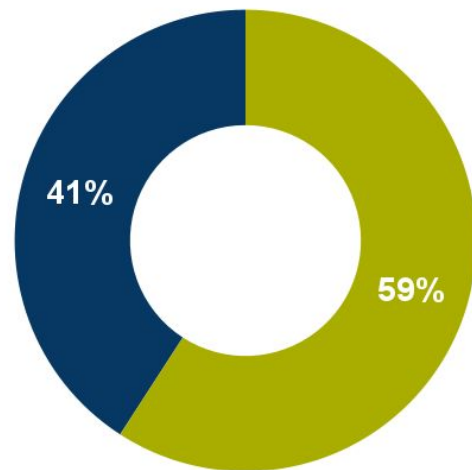
Clay County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

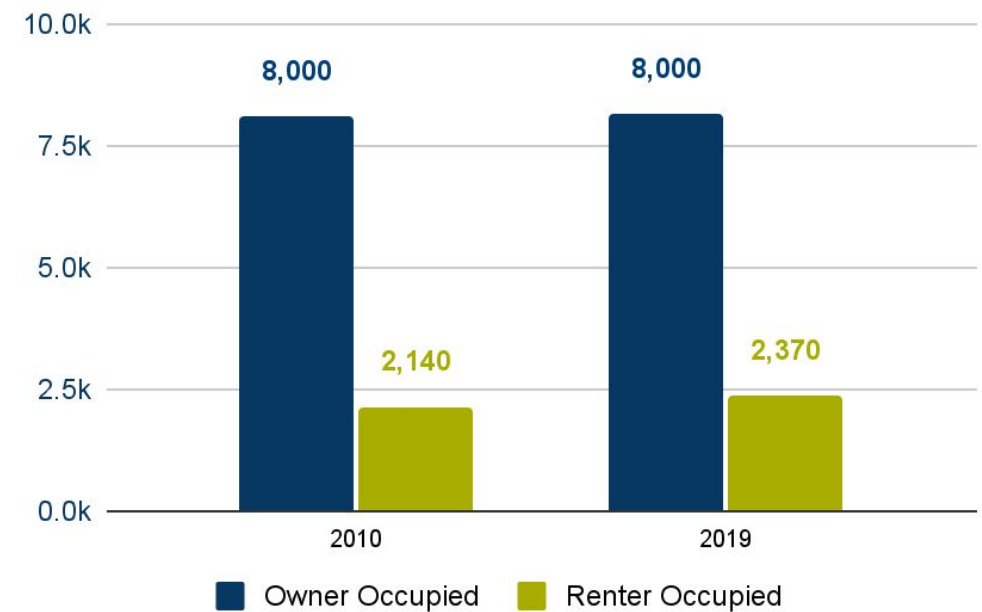
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

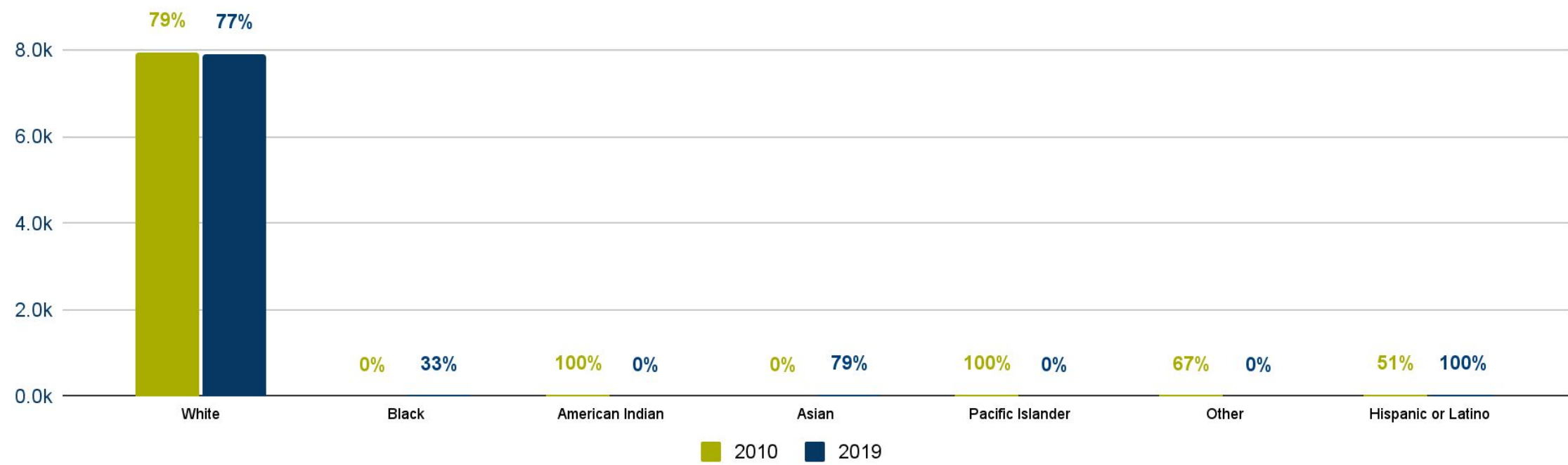
Clay County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 78%, homeownership is 77% among non-Hispanic White households, 33% for Black households, and 100% for Hispanic or Latino households.

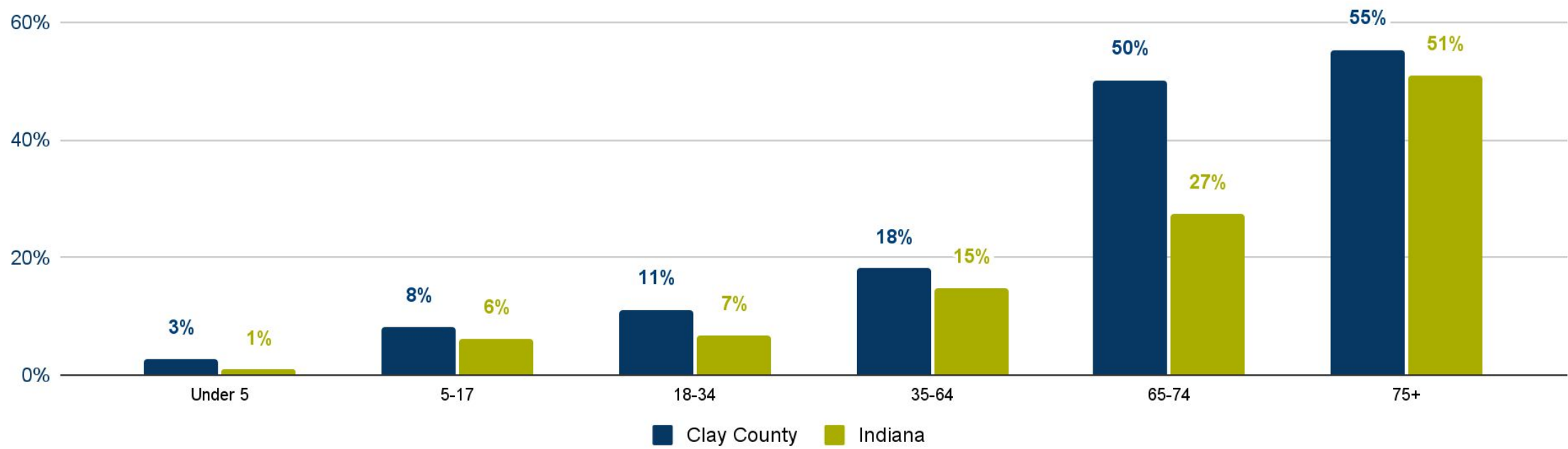
**Homeownership by Race**  
Clay County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 20% of people in Clay County live with a disability. For people above 65, the share increases to 52%.

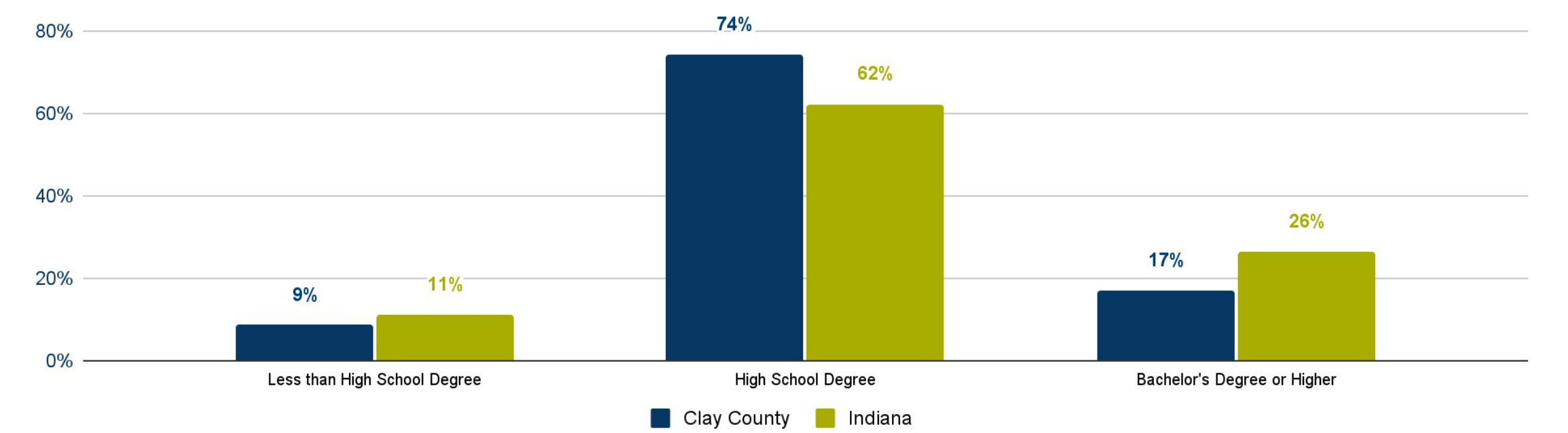
**Share of the Population with a Disability by Age**  
Clay County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Clay County, 74% of the population has at least a high school degree and 17% of the population has at least a Bachelor’s degree.

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



Source: ACS 2010-2019 5-year estimates

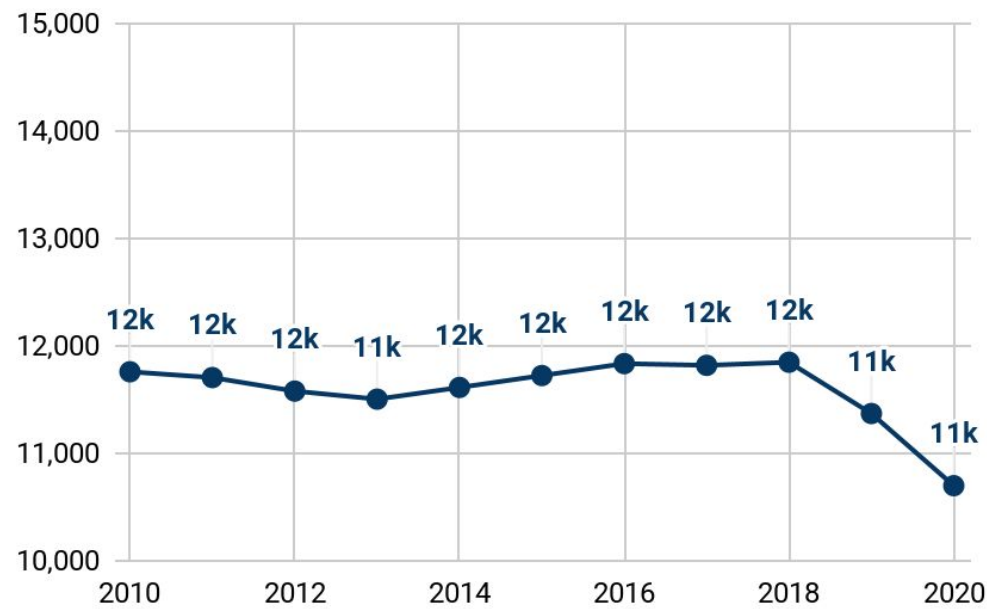
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# **JOB / EMPLOYMENT TRENDS**

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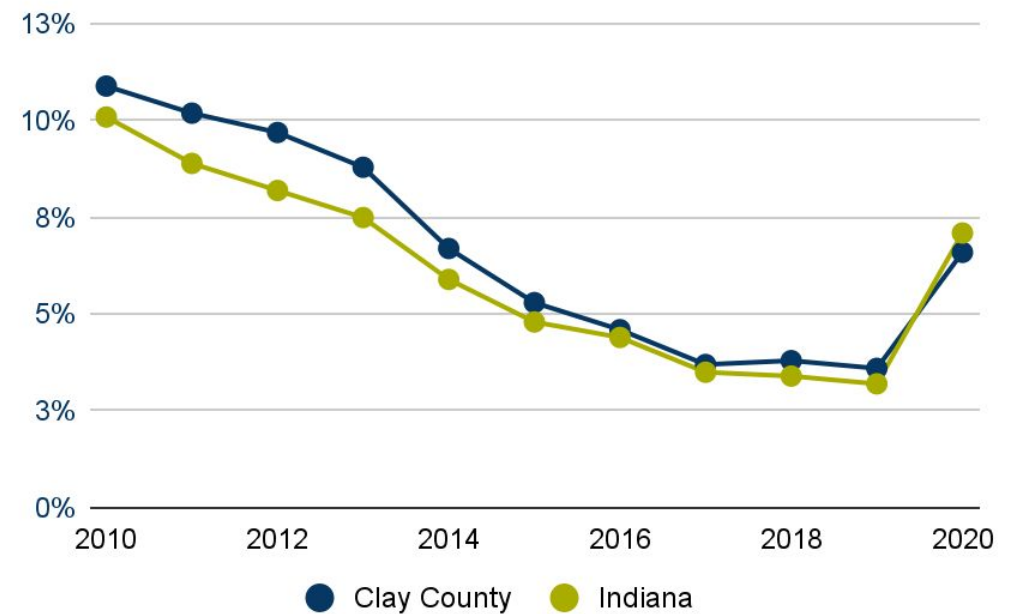
**EMPLOYMENT BASE |** There are currently 11,000 employed persons in Clay County, down by 9.03% since 2010. The unemployment rate in 2020 was 6.60%, up 3.00 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

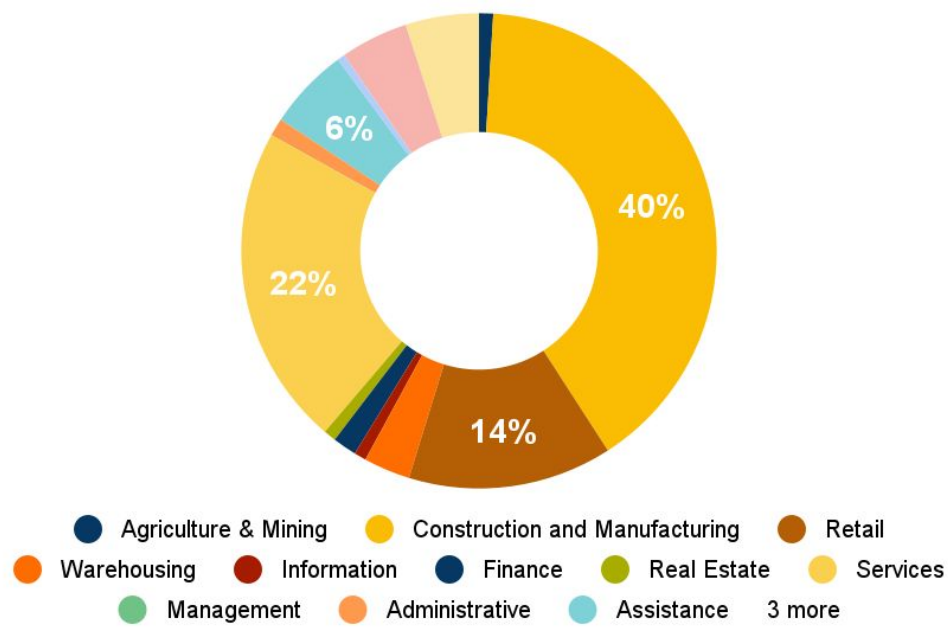
**Unemployment Rate**  
Clay County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Clay County, accounting for 37% of all jobs, followed by Retail Trade (12% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$30,398**
2. Trade, transportation, and utilities | **\$31,526**
3. Goods-producing | **\$45,412**
4. Construction | **\$36,192**
5. Professional and business services | **\$45,528**

Source: BLS

**Top 5 Employers**

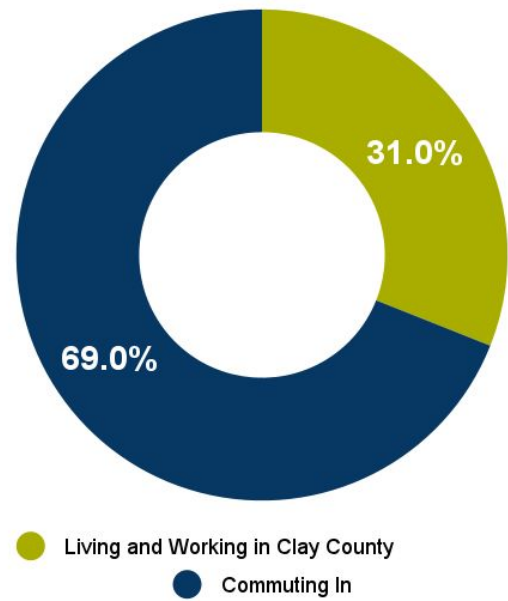
1. Great Dane Trailers (Brazil)
2. Process Development-fbrctns (Brazil)
3. St Vincent Clay Hospital (Brazil)
4. Morris Manufacturing & Sales (Brazil)
5. Walmart (Brazil)

Source: BLS



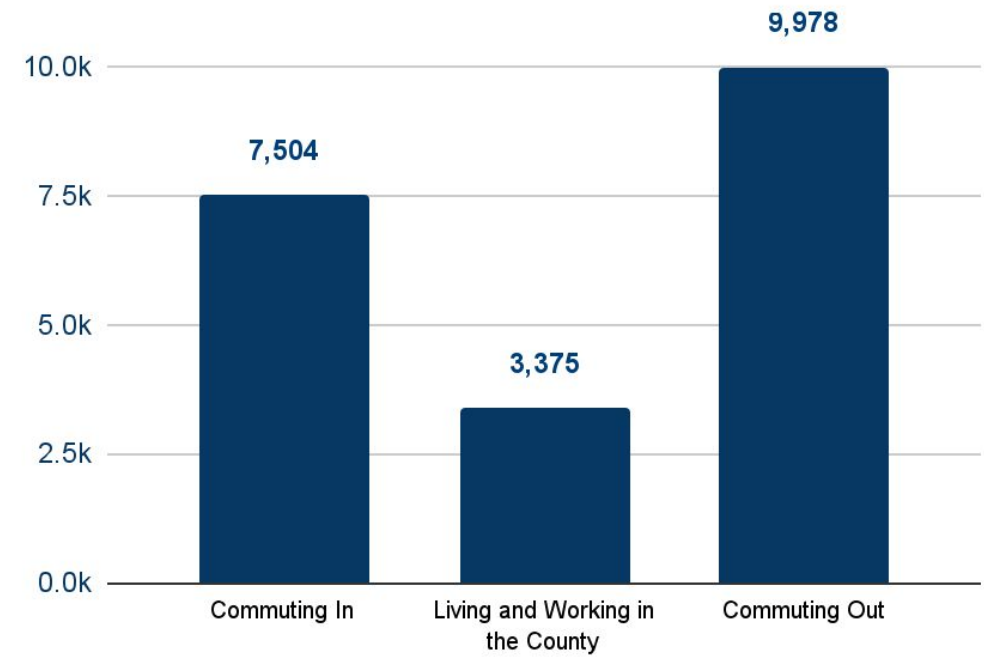
**COMMUTER INFLOW / OUTFLOW** | 8,000 commuters come into Clay County for their jobs, while 10,000 employees travel outside of Clay County for their jobs.

**Employment Inflow**  
Clay County | 2018



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

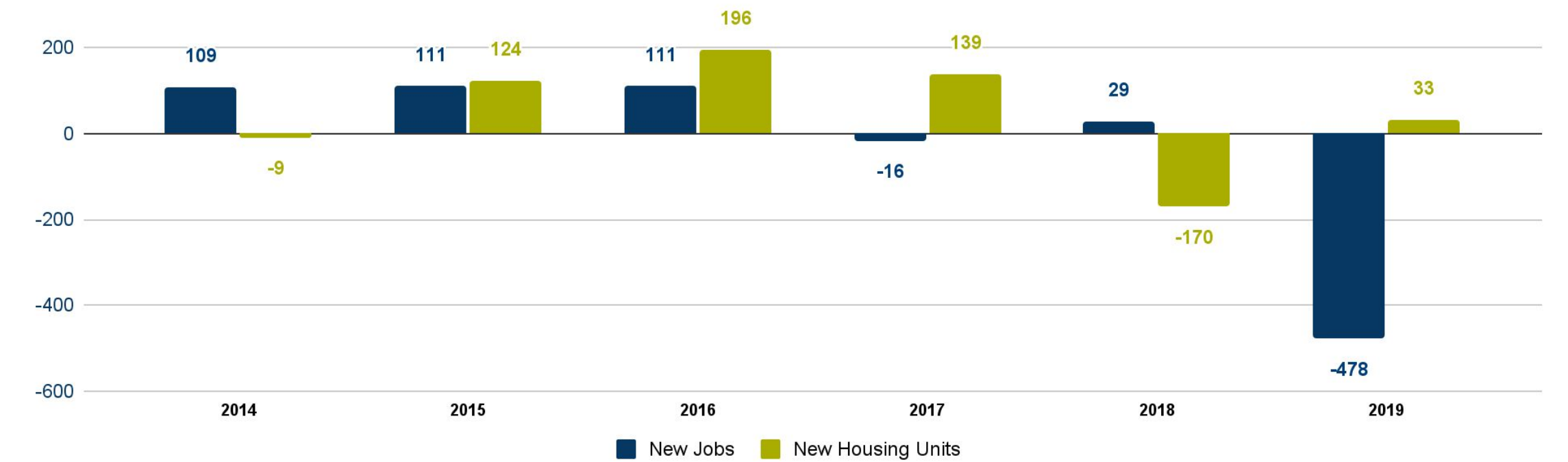
**Commuting Patterns**  
Clay County | 2018



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

**JOB GROWTH AND HOUSING PRODUCTION |** Clay County has created -134 jobs between 2014-2019 and 313 housing units, or -234 units for every 100 jobs created.

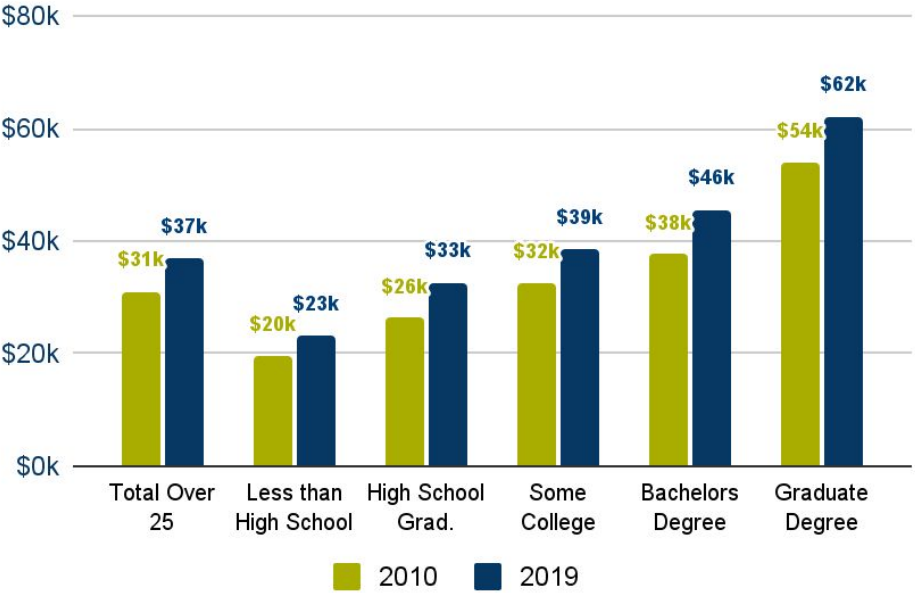
**Job Growth and Housing Production**  
Clay County | Total Jobs, New Jobs



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 19% since 2010 for the total population and increased 24% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

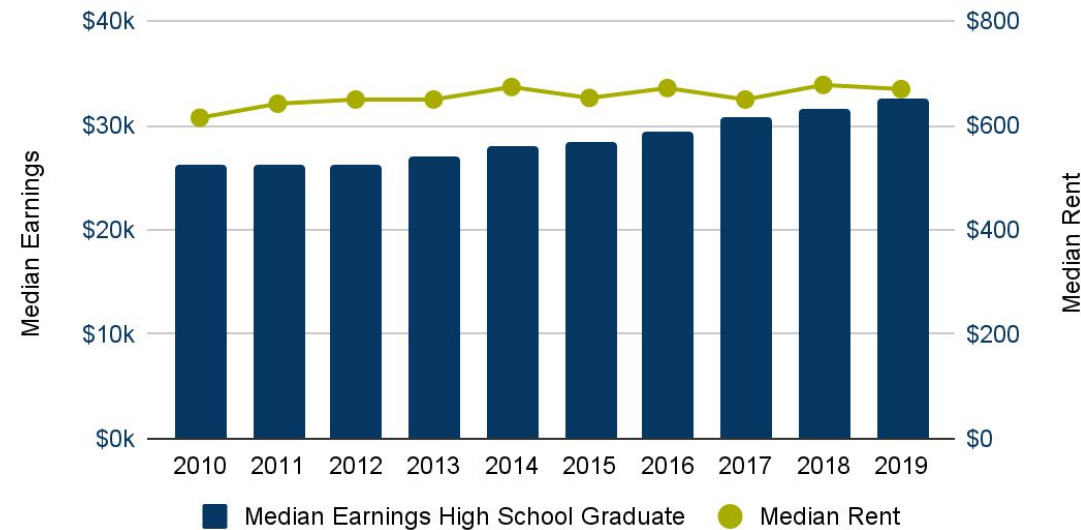
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 8.9%, or 9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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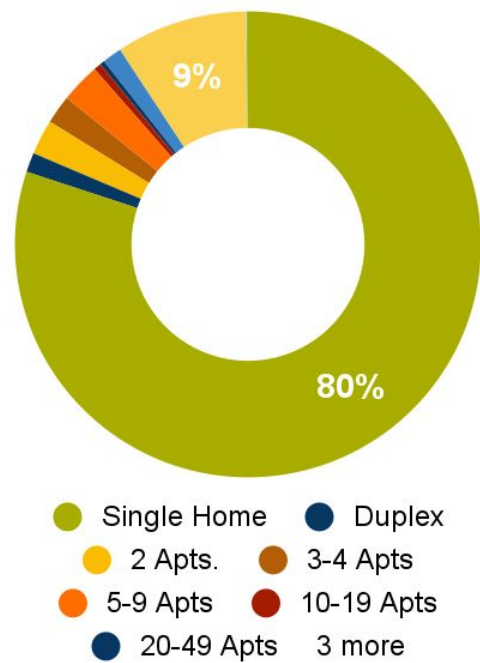
# HOUSING TRENDS

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**HOUSING TYPOLOGY |** 80% of homes in Clay County are single-family, while 11% are multifamily. Multifamily housing has increased by 452 homes since 2010.

**Housing Typology**

Clay County | 2019



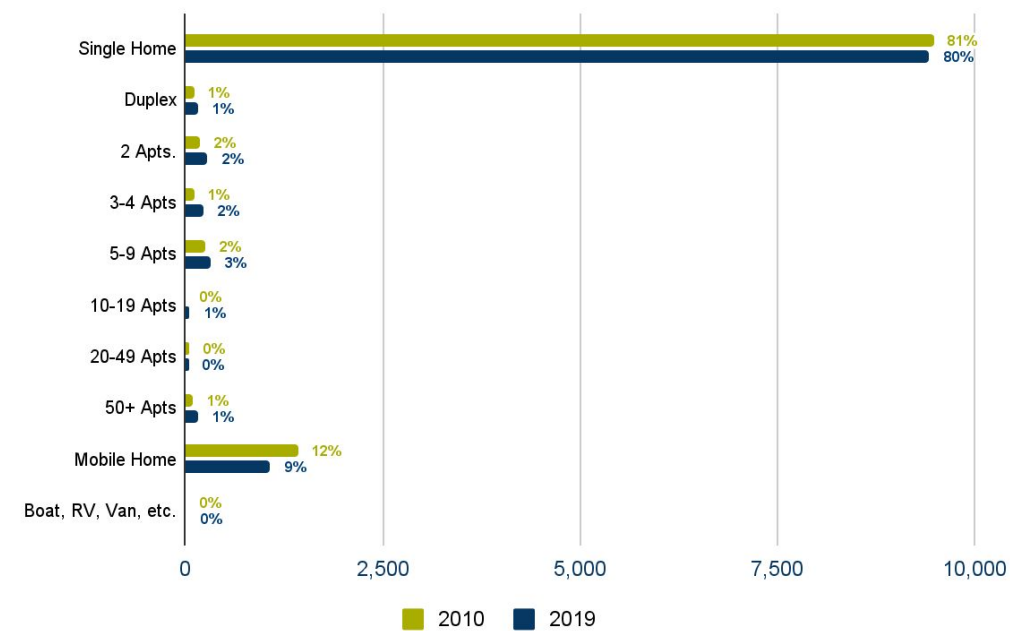
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Units by Housing Typology**

Clay County | 2010-2019



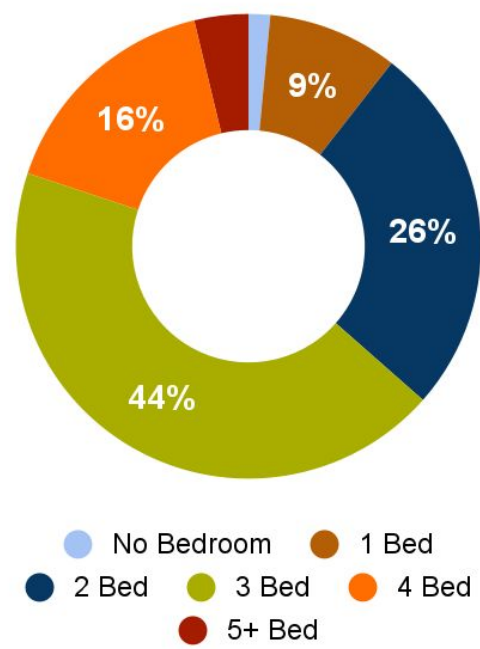
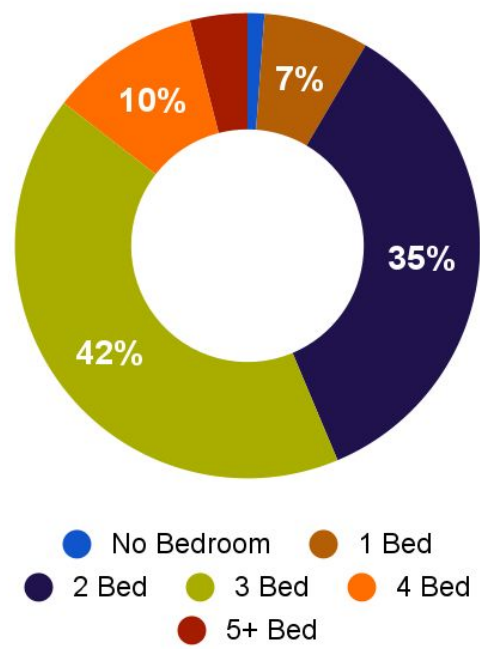
Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Clay County contain 2.44 bedrooms, with 56% of units containing 3 bedrooms or more.

**Housing Stock by Bedrooms**

Clay County | 2019

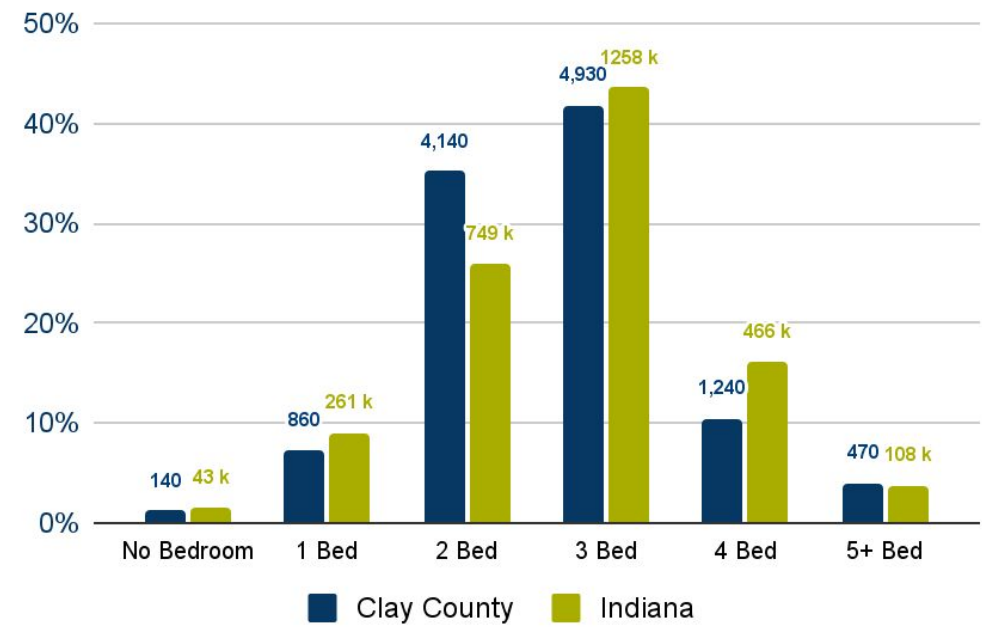
Indiana | 2019



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

**Share of Housing Stock by Bedroom**

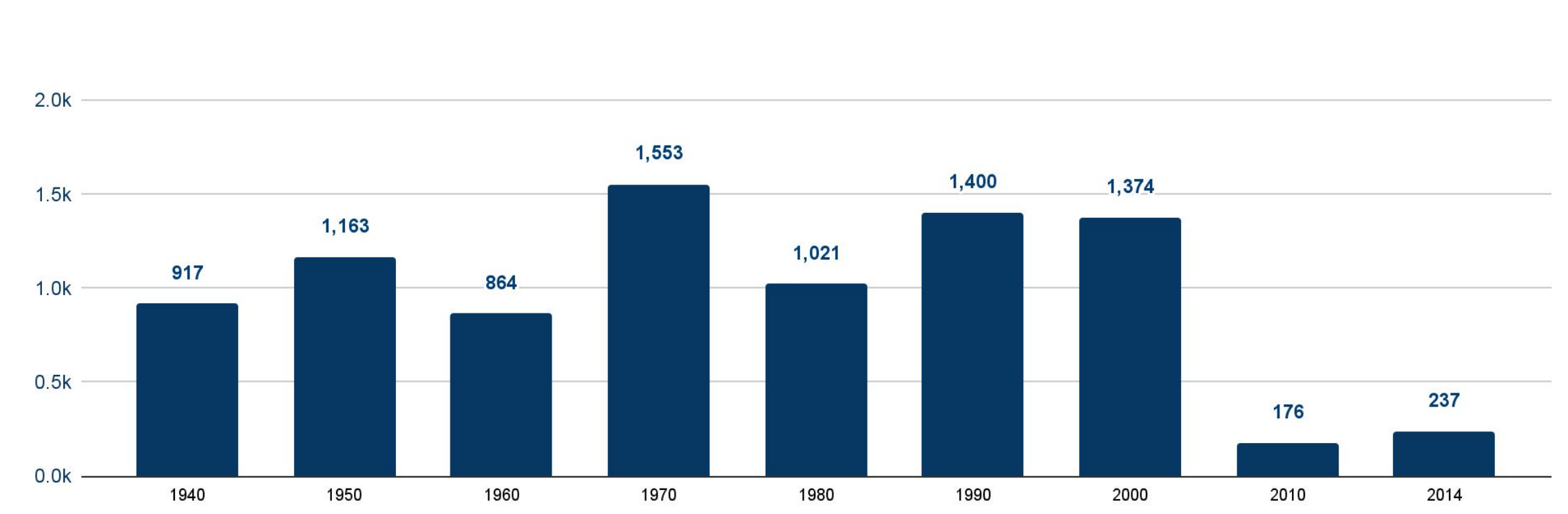
Clay County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 85% of homes were built before 1990, with a plurality of homes built before 1940.

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

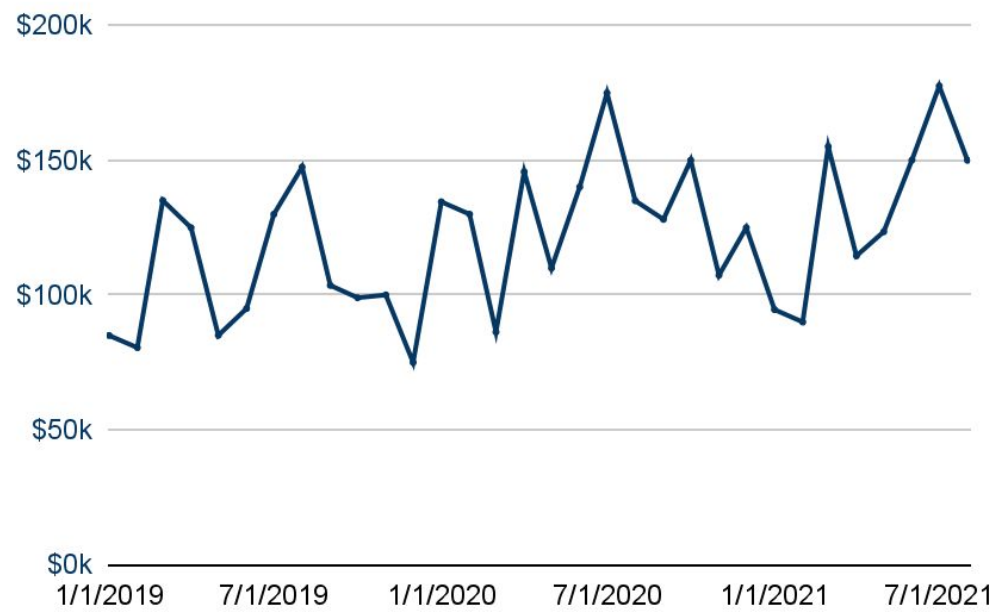


Includes all existing units, single family and multifamily.  
**Source:** ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Clay County have a median listing price of \$149,900. Home prices have increased by 77% since 2019.

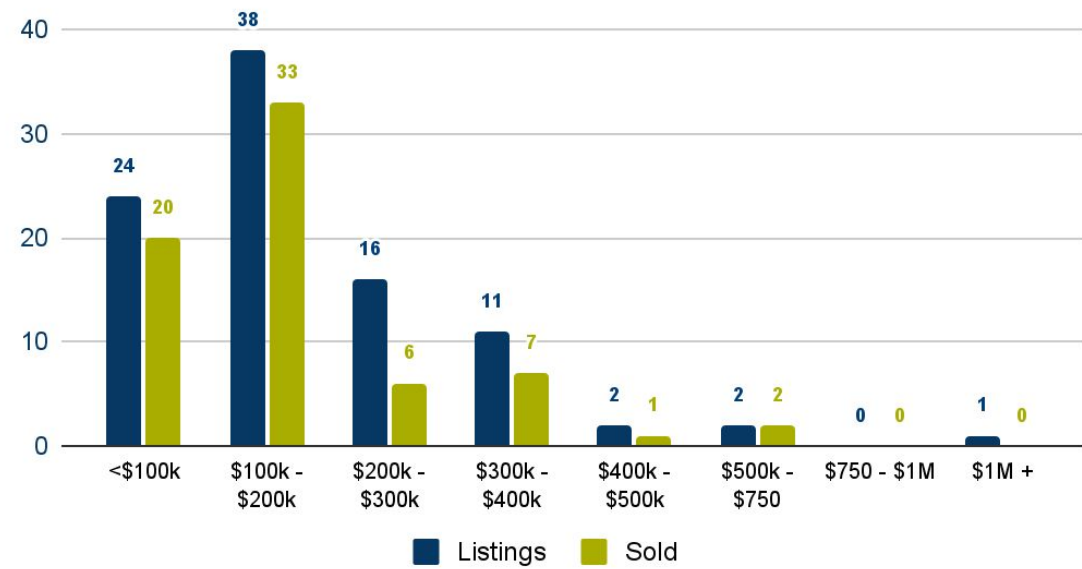
**Median Listing Price**  
Clay County | 2019-2021



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)**  
Clay County | 2021

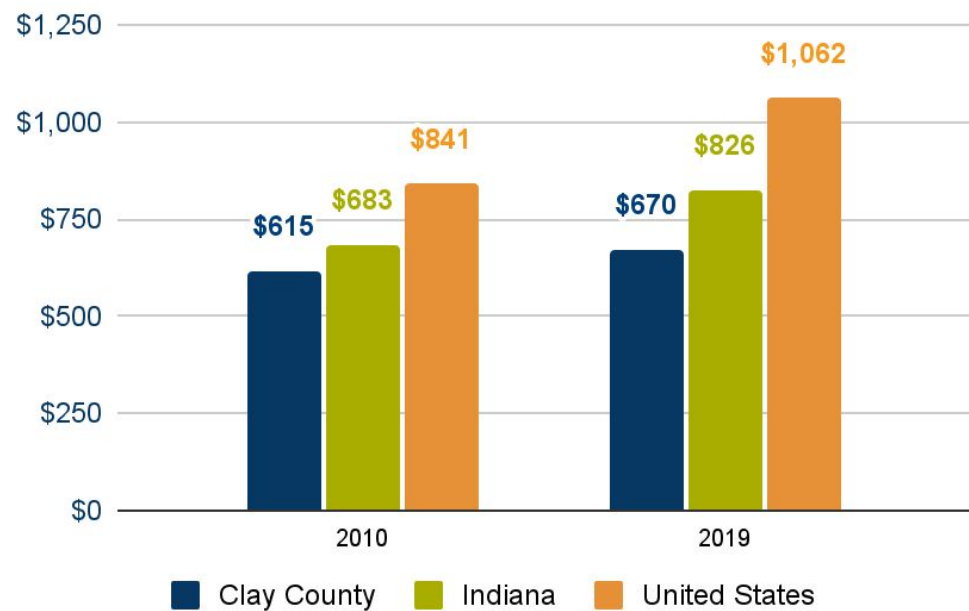


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rents have increased by 9% since 2010, with average rents at \$670 in 2019.

**Median Rent**

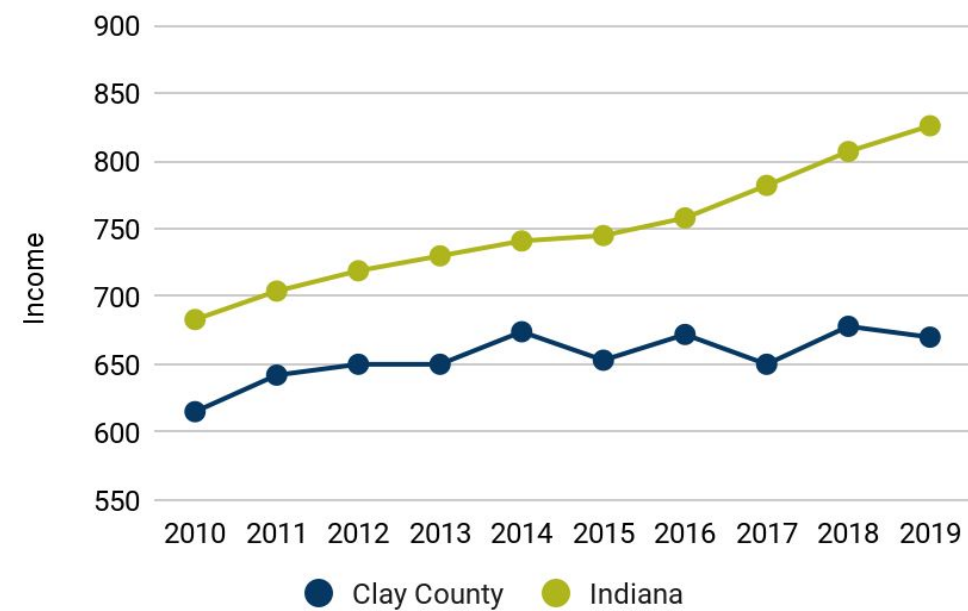
Clay County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

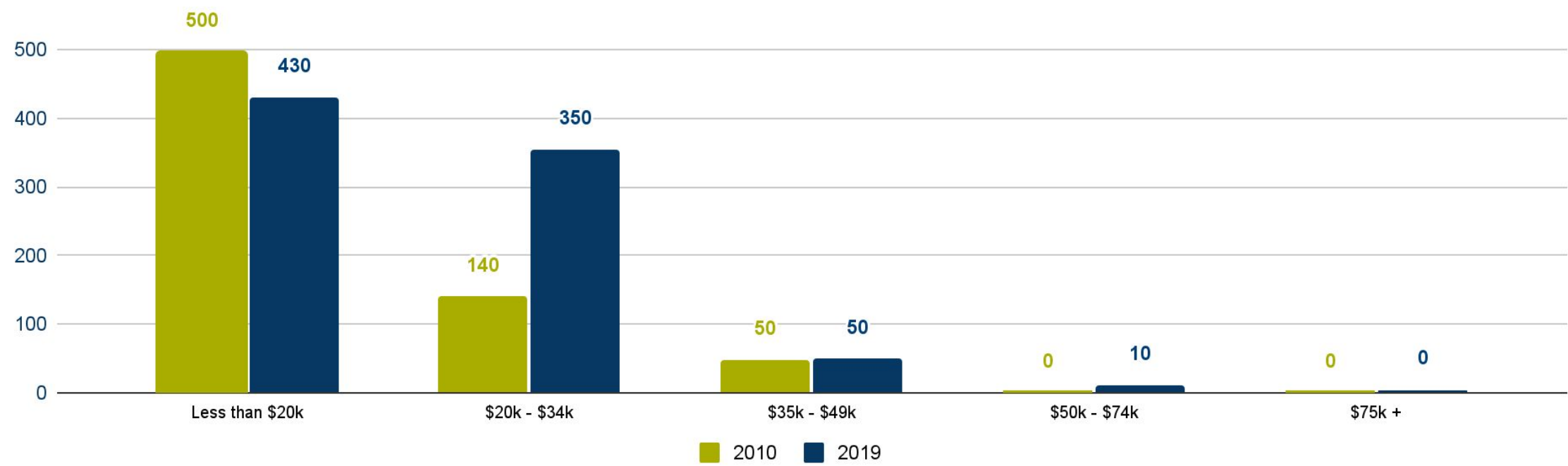
Clay County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 39% of renter households are housing cost burdened in Clay County, down -5% since 2010. 49% of households earning below \$50,000 are housing cost burdened.

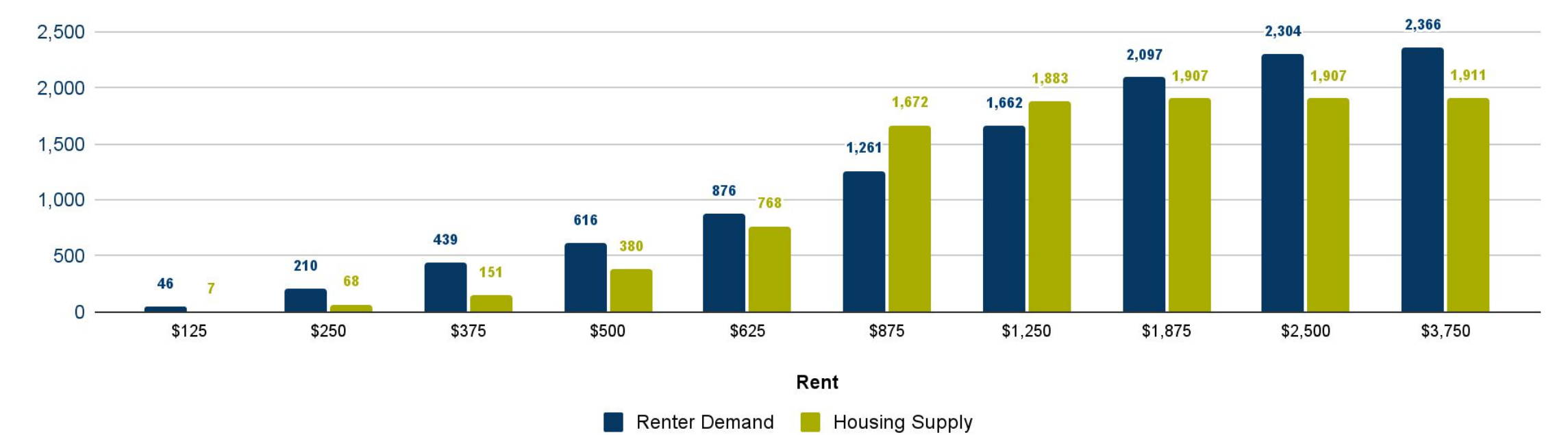
**Renter Housing Cost Burden**  
Clay County, Indiana | 2010 - 2019



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 0 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**  
Clay County, Indiana | 2010-2019

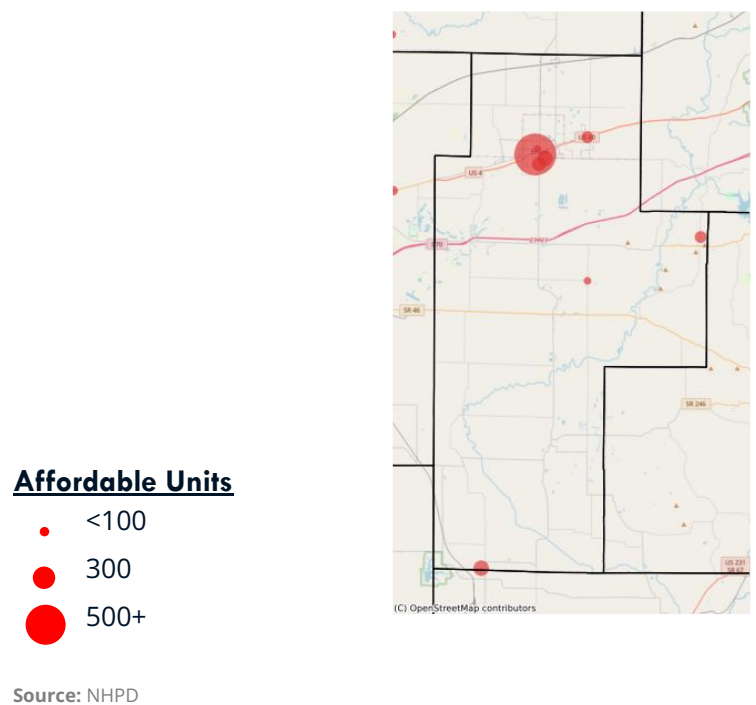


Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

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

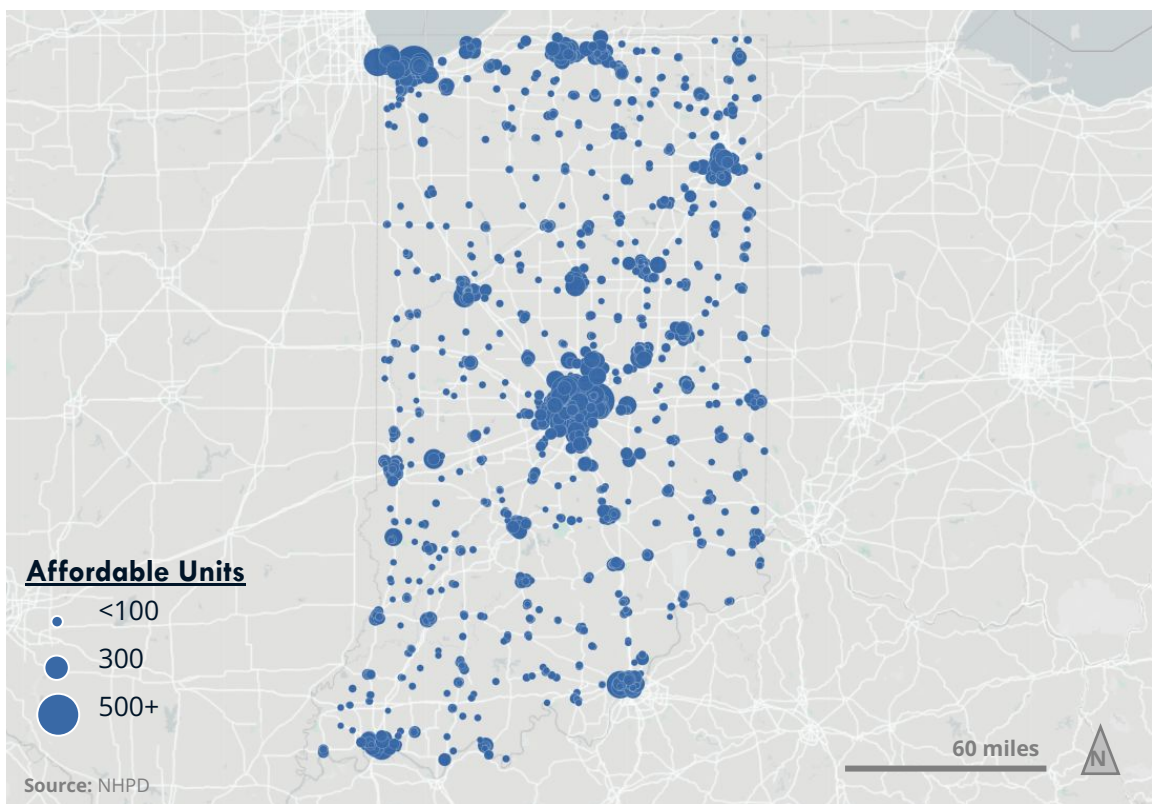
## Affordable Housing Inventory

Clay County | 2020



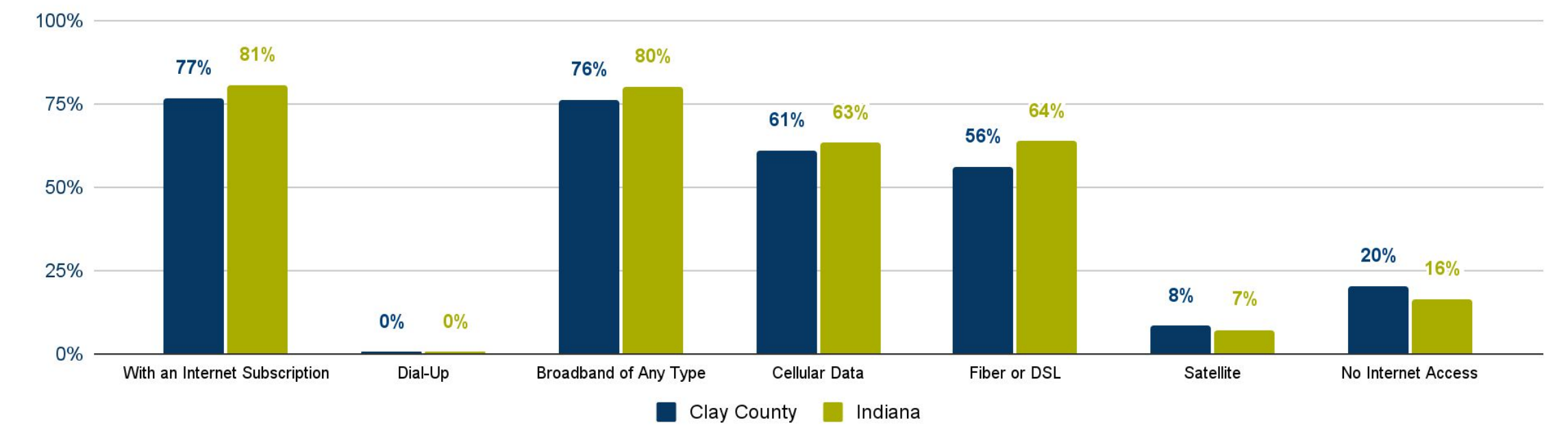
## Affordable Housing Inventory

State of Indiana | 2020



# HOUSING AMENITIES | 76% of housing units have access to broadband compared to 80% state-wide.

## Broadband Access Clay County | 2020



Source: ACS 2010-2019 5-year estimates

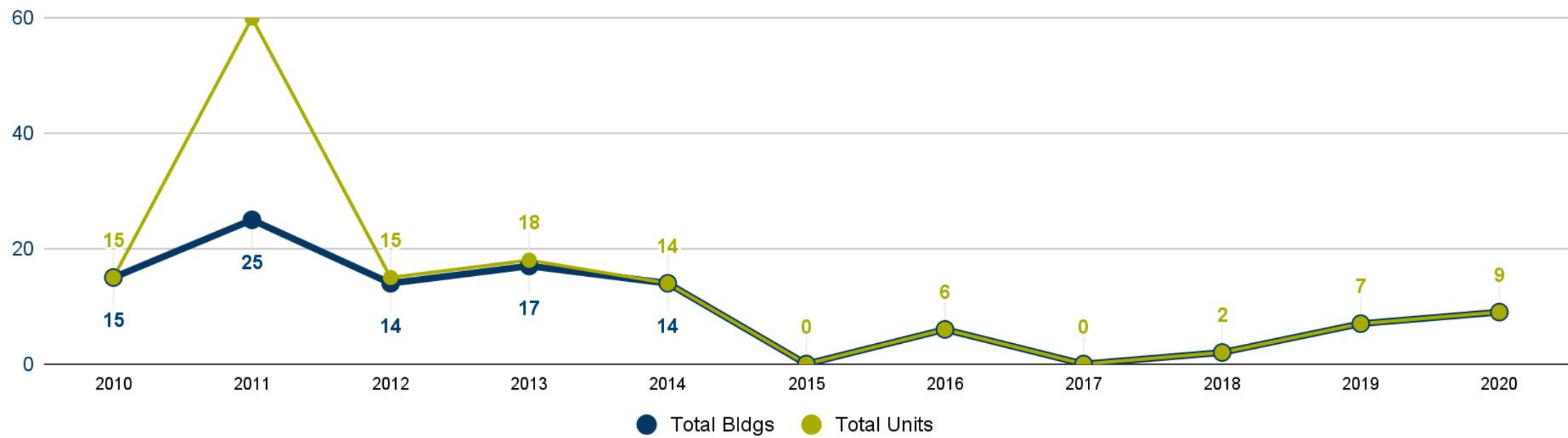
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# HOUSING CONSTRUCTION

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**HOUSING STARTS** | There were 9 new housing starts in 2020 in Clay County, with 109 total building permits authorized since 2010.

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



Source: St. Louis Fed.



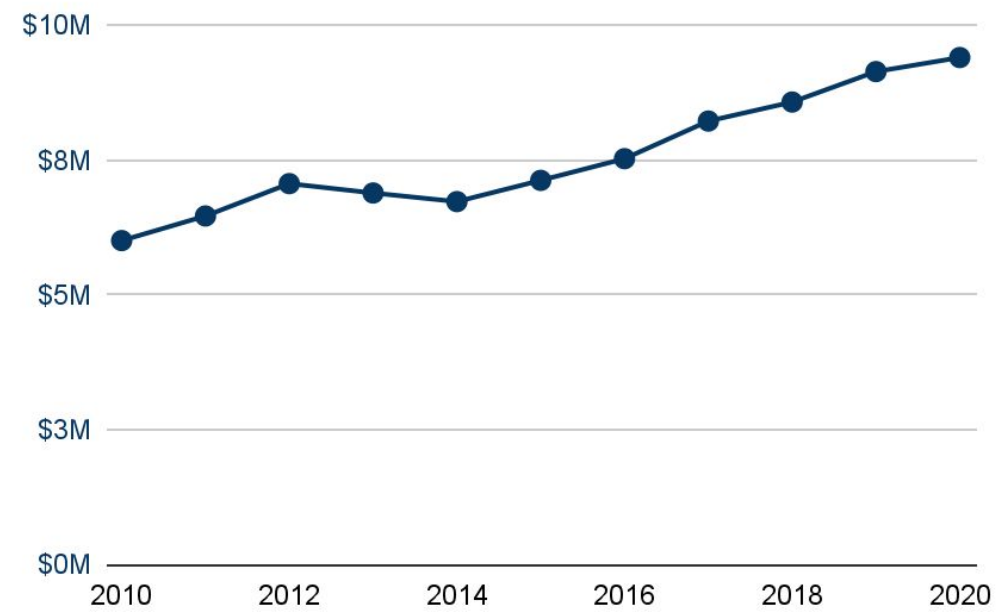
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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