



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR CLARK 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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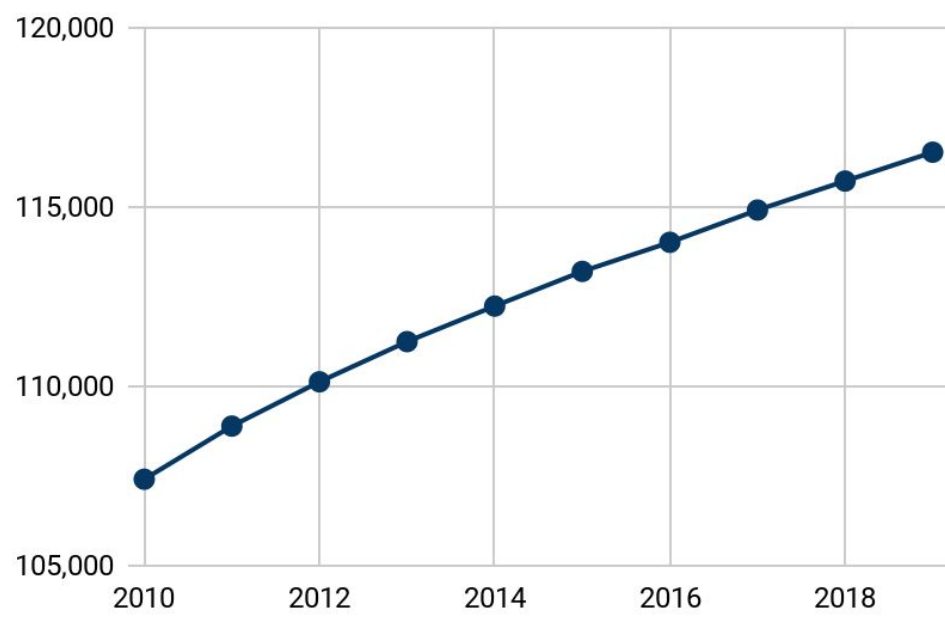
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

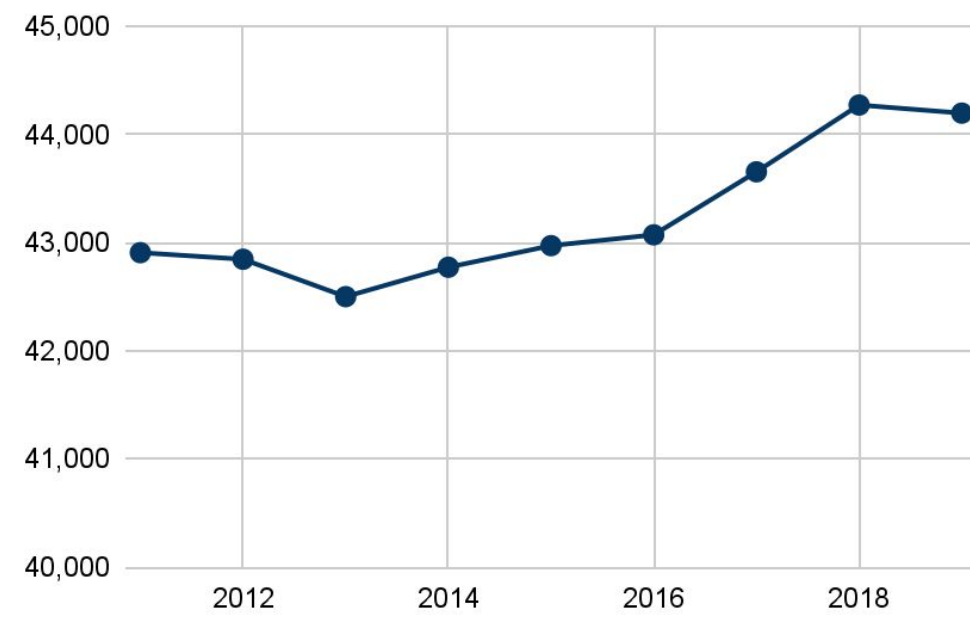
**POPULATION** | Clark County's population has increased by 8.50% (9,000 people) between 2010-2019. In the same time period, the total number of households increased by 2% (1,000 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Clark County | 2010-2019



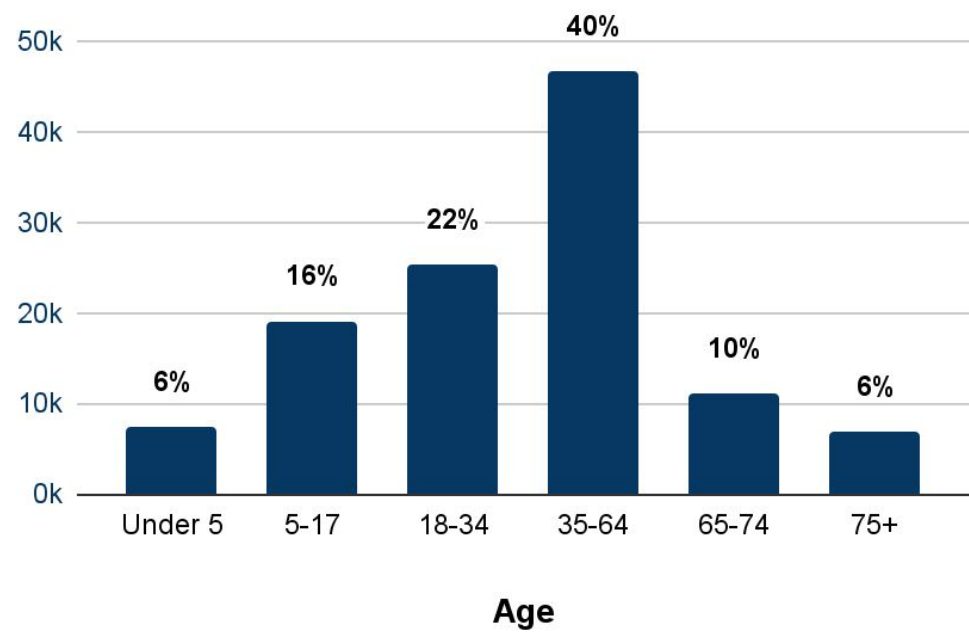
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

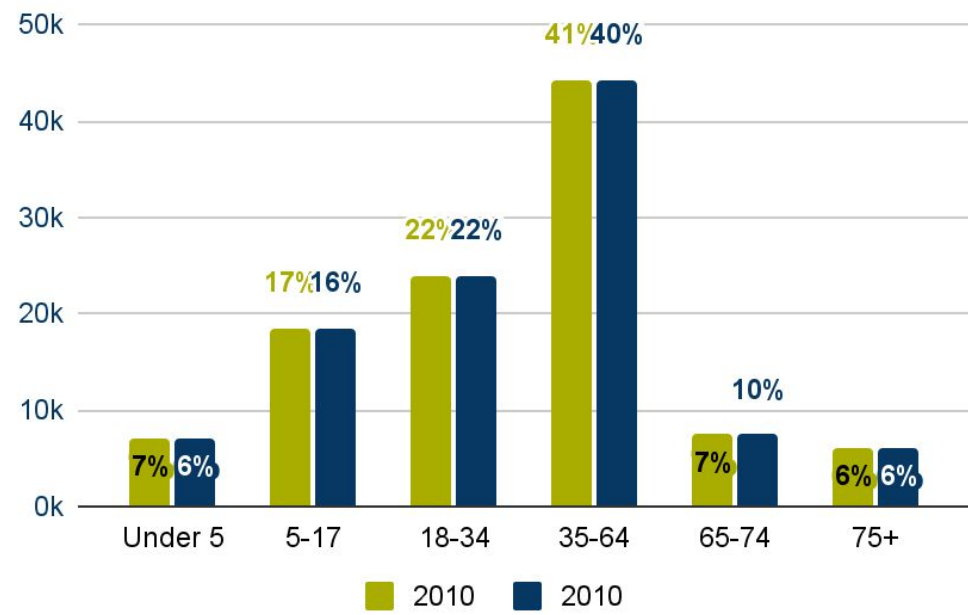
**AGE** | 15% of people in Clark County are above the age of 65, while 23% are below 18.

**Population by Age**  
Clark County | 2019



Source: ACS 2019 5-year estimates

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



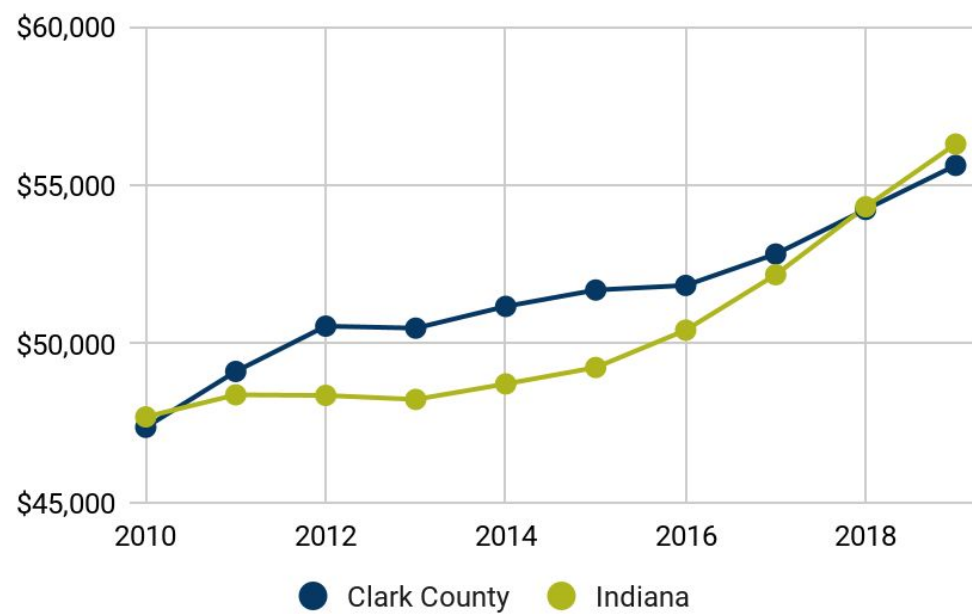
Source: ACS 2010-2019 1-year estimates

**WORKING DRAFT**

**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**

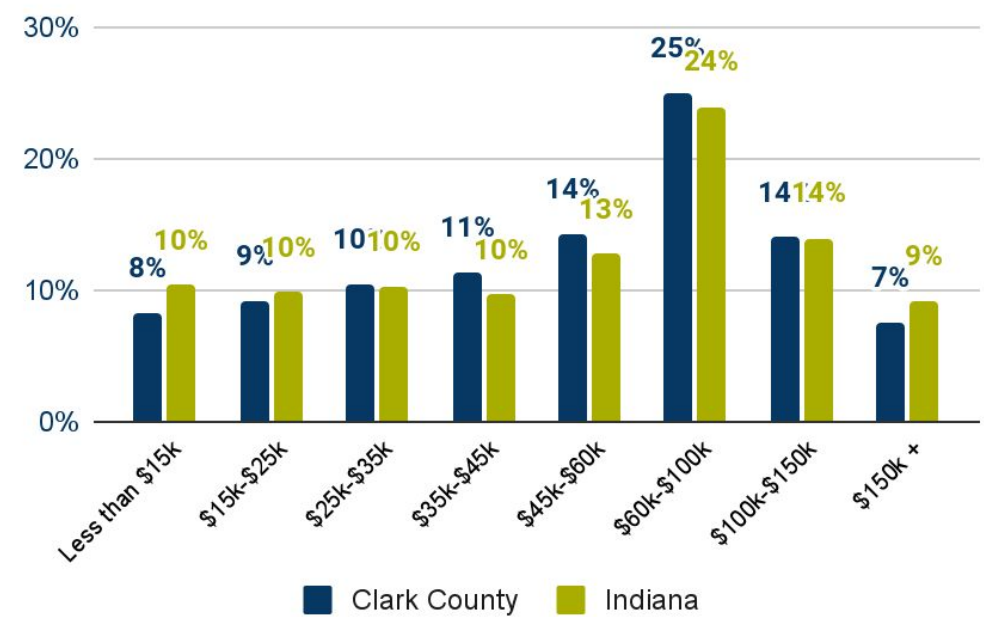
Clark County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Clark County, State of Indiana | 2019



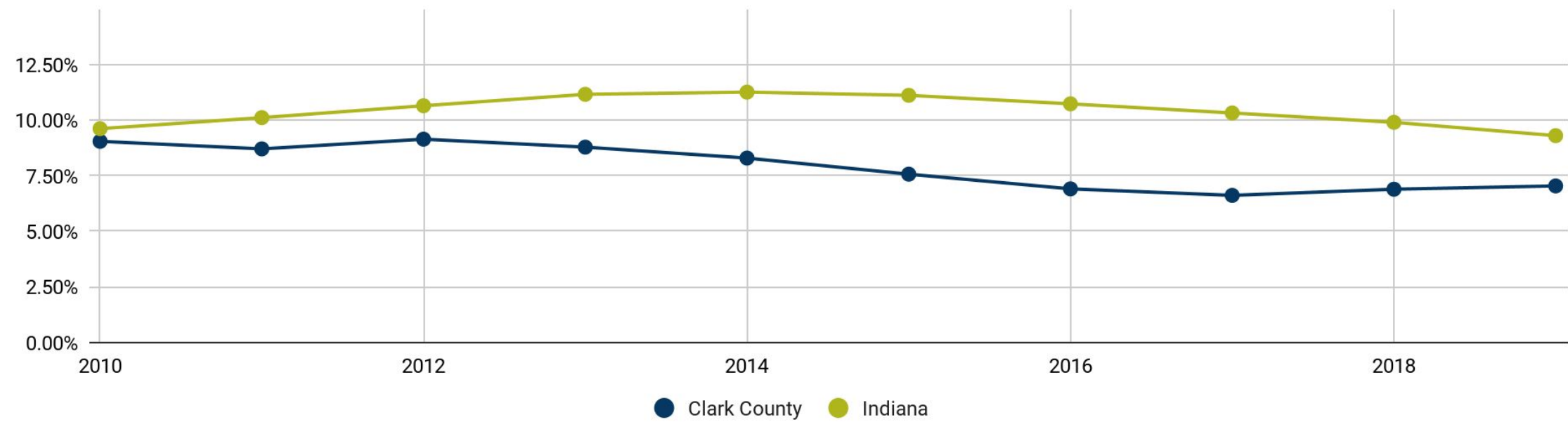
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 7.0% of families live in poverty conditions in Clark County, down 2.0 points from 9.0% in 2010.

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

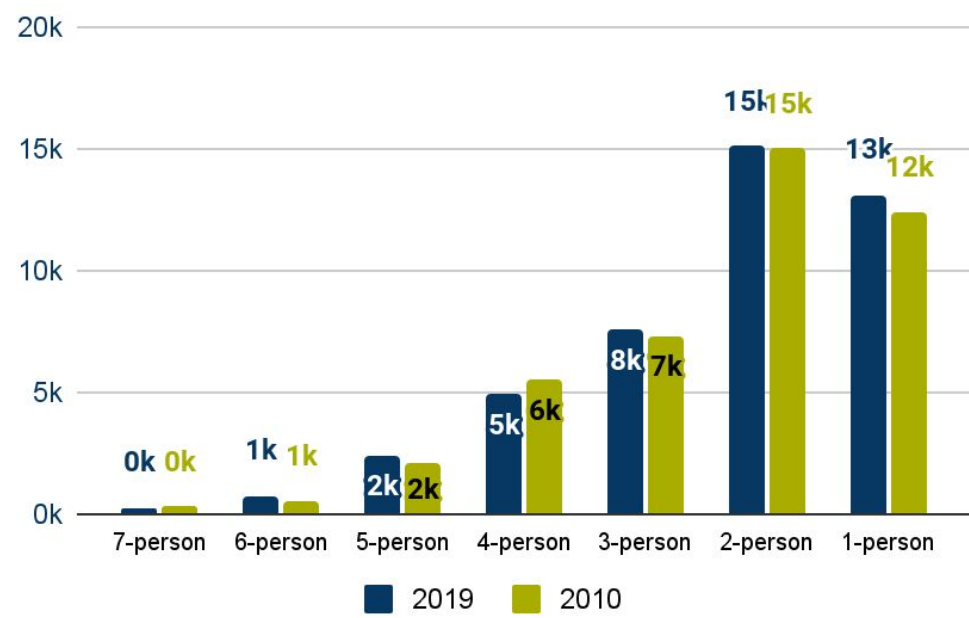


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

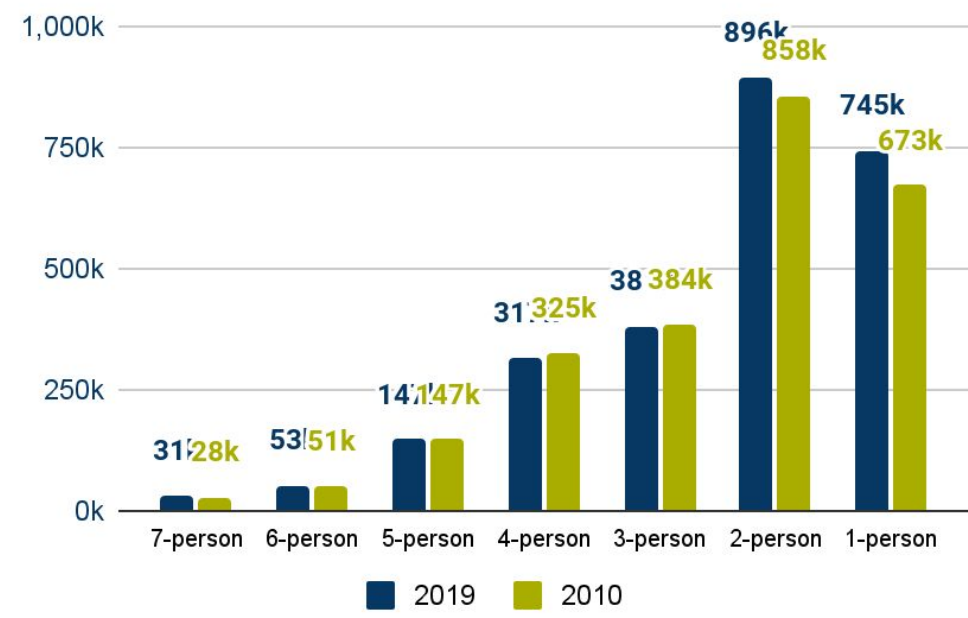
**HOUSEHOLD SIZE |** The average household size is 2.6, compared to 2.52 statewide. The Clark County average household has grown by 0.15 persons since 2010.

**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

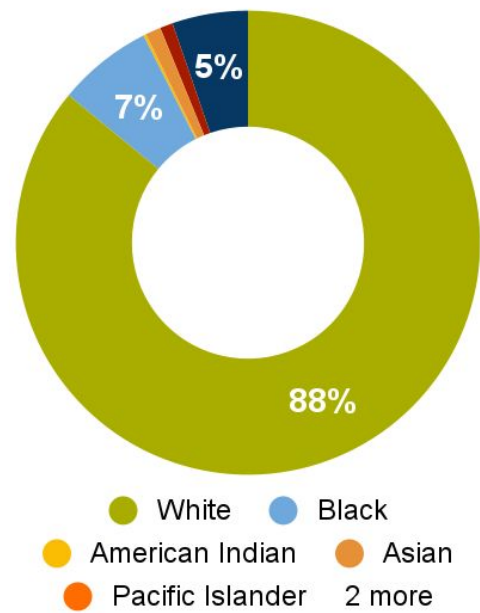
**WORKING DRAFT**

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

**RACIAL COMPOSITION |** The currently racial distribution of households in Clark County is 88% white, 7% Black, 5% Hispanic/Latino, 1% Asian, and 1% other.

**Racial Distribution**

Clark County | 2019



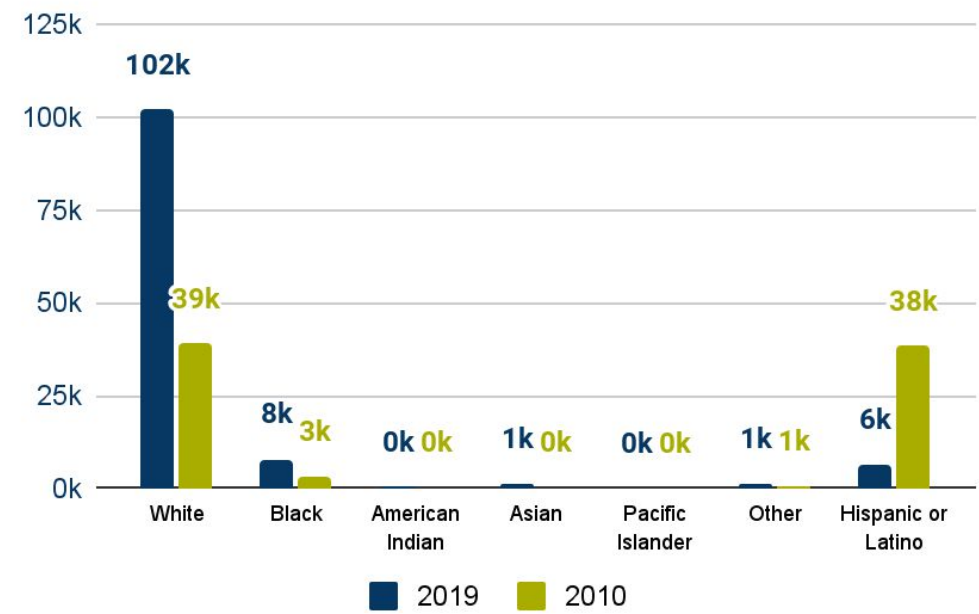
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Clark County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

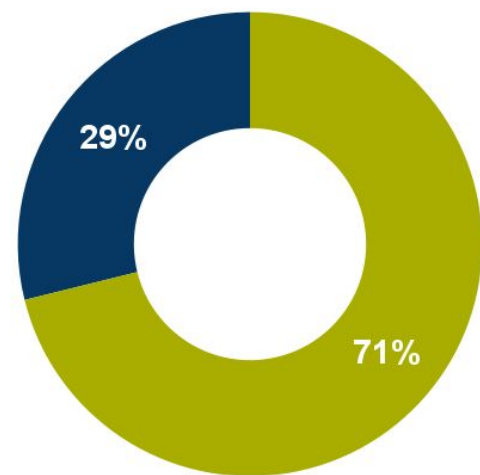
**WORKING DRAFT**



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

**Housing Tenure**

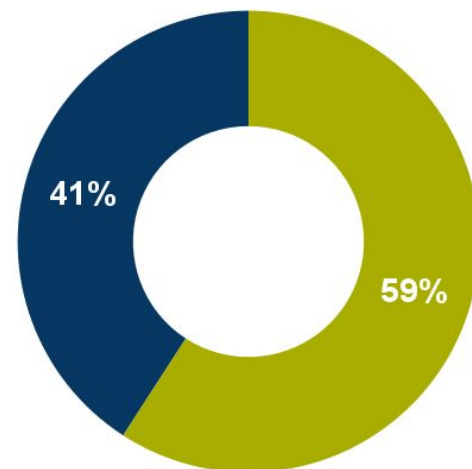
Clark County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

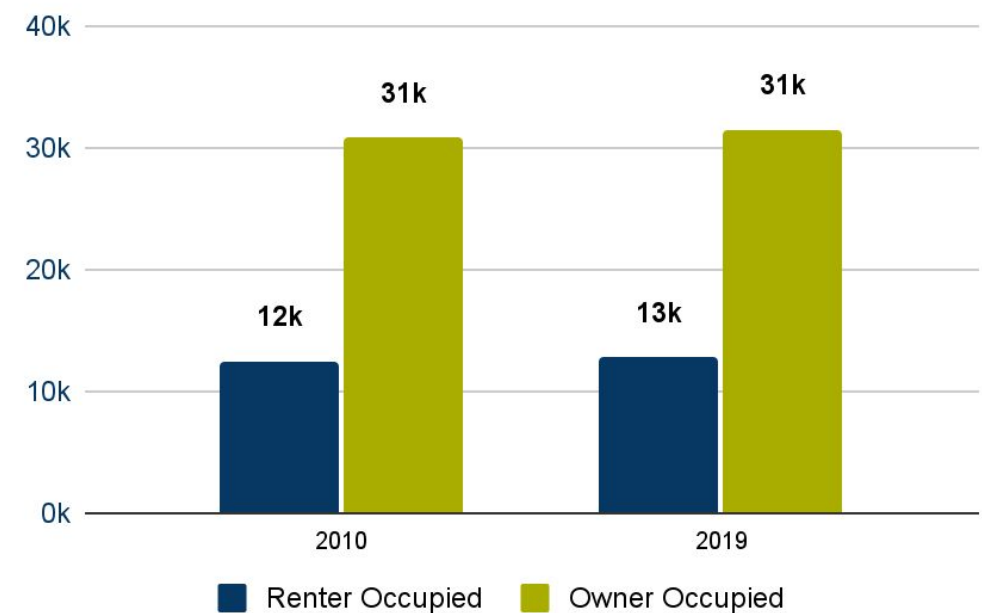
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Clark County | 2010-2019



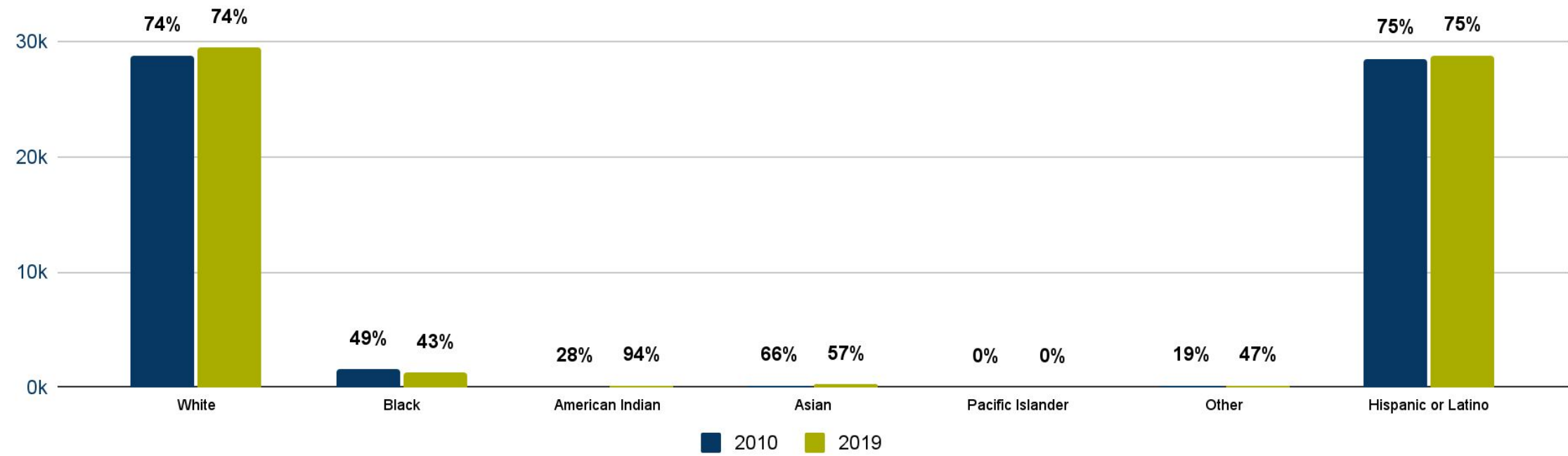
Source: ACS 2010-2019 5-year estimates

**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 74%, 43% for Black households, and 75% for Hispanic or Latino households.

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

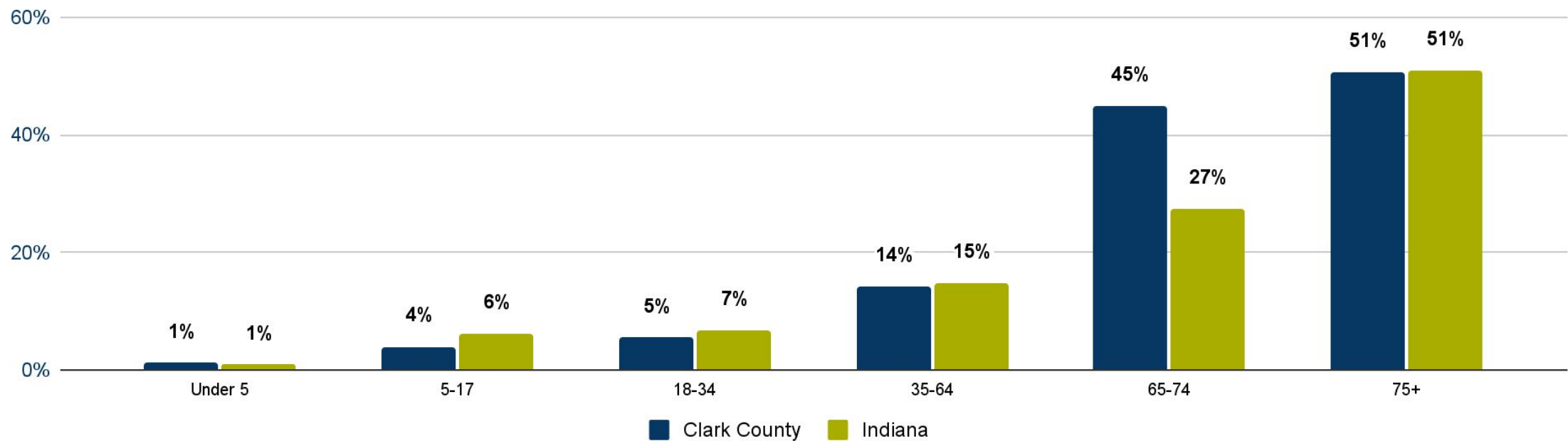


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**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

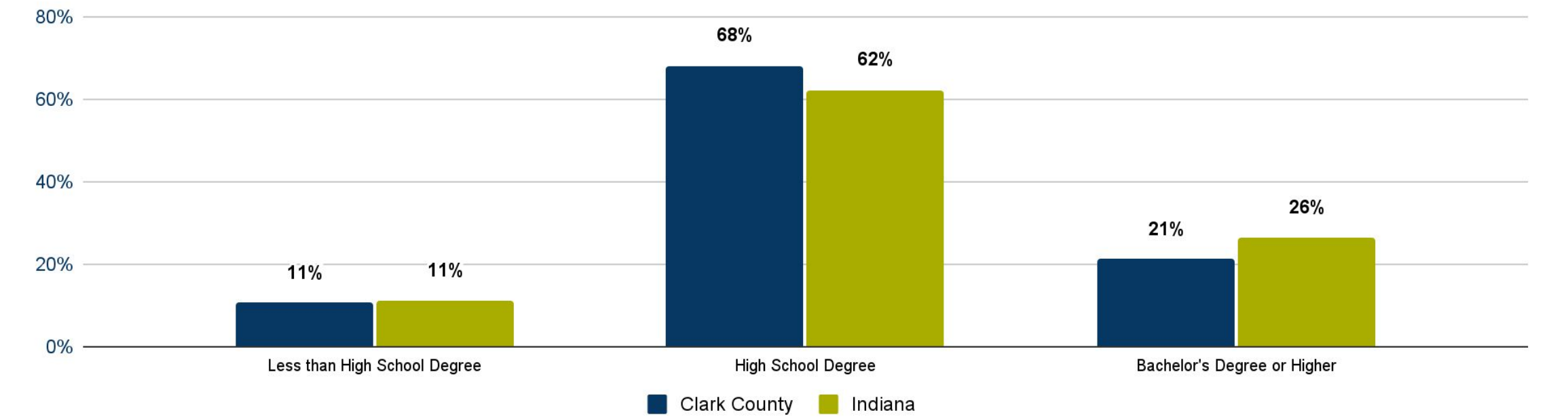


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**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

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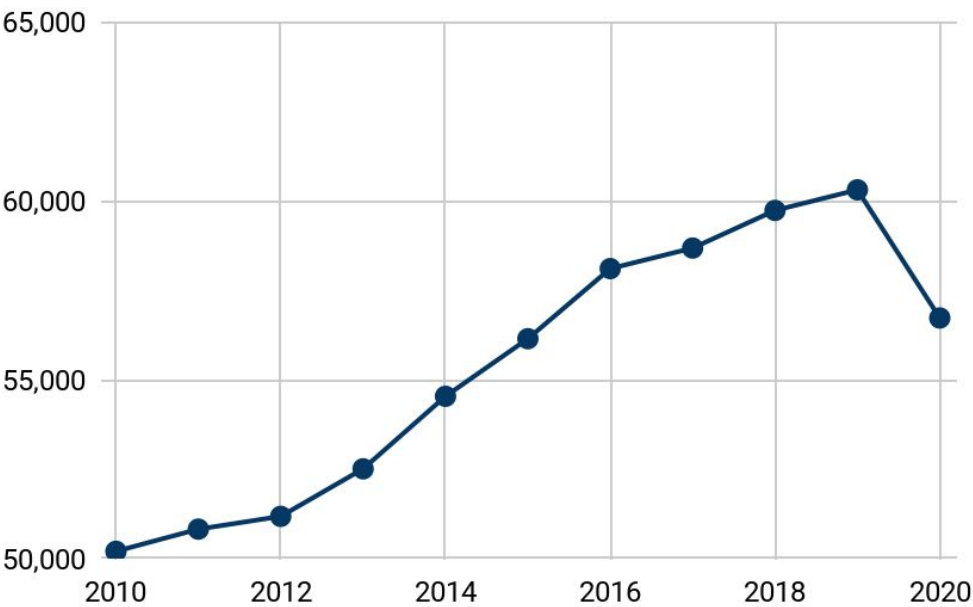
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

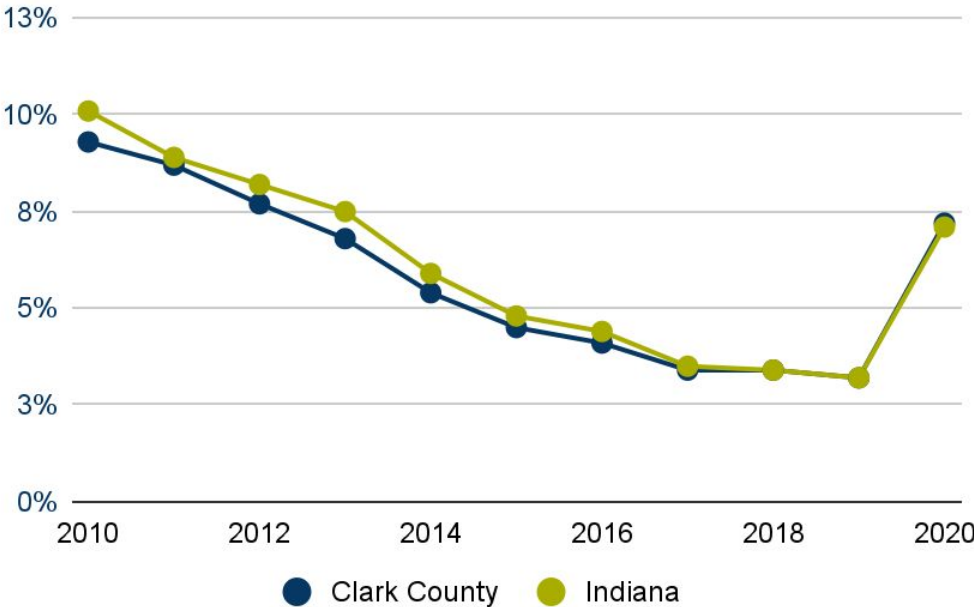
**EMPLOYMENT BASE |** There are currently 57,000 employed persons in Clark County, up by 13% since 2010. The unemployment rate in 2020 was 7.20%, up 4.0 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

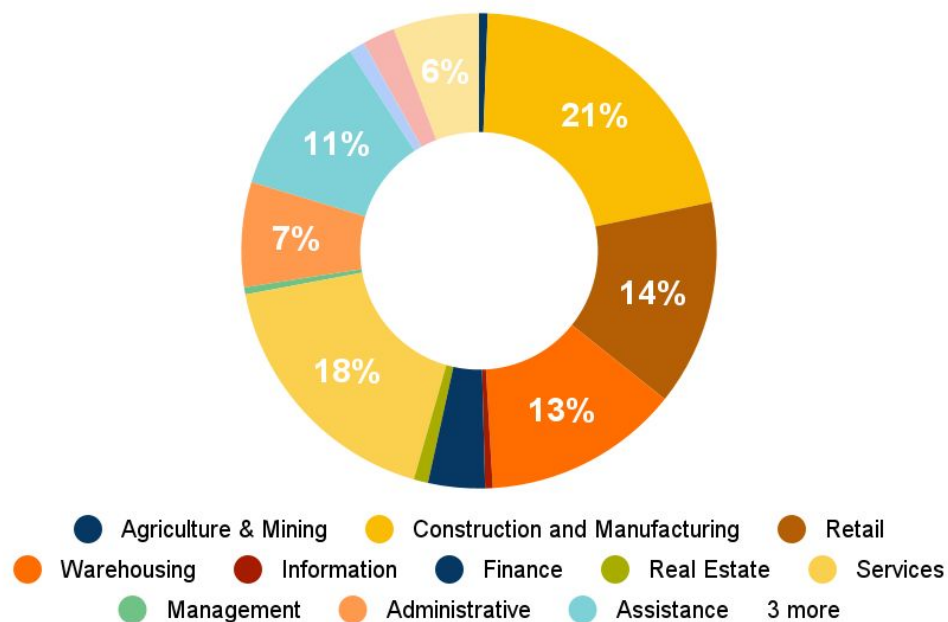
**Unemployment Rate**  
Clark County, Indiana | 2010-2019



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 | \$43,879
- 2. Trade, transportation, and utilities | \$42,929
- 3. Goods-producing | \$52,458
- 4. Professional and business services | \$56,824
- 5. Education and health services | \$51,107

Source: BLS

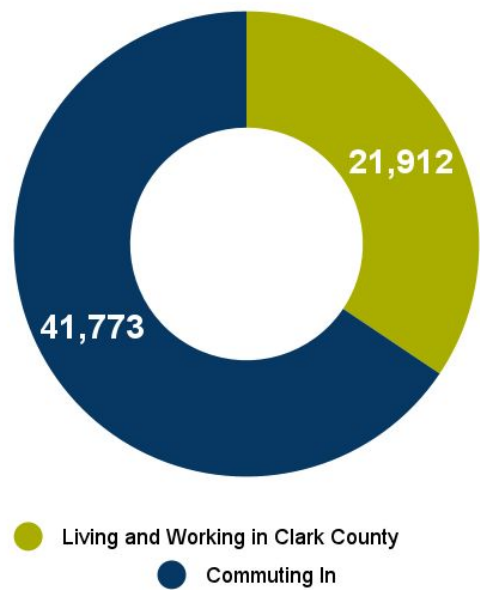
**Top 5 Employers**

- 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

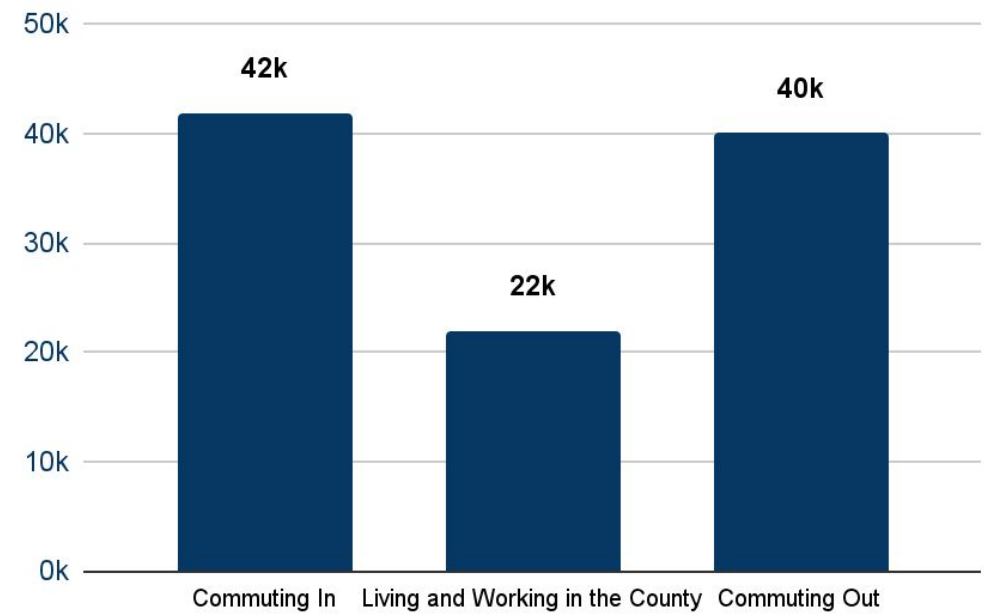
**COMMUTER INFLOW / OUTFLOW** | 42,000 commuters come into Clark County for their jobs, while 40,000 employees travel outside for their jobs.

**Employment Inflow**  
Clark County | 2018



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

**Commuting Patterns**  
Clark County | 2018

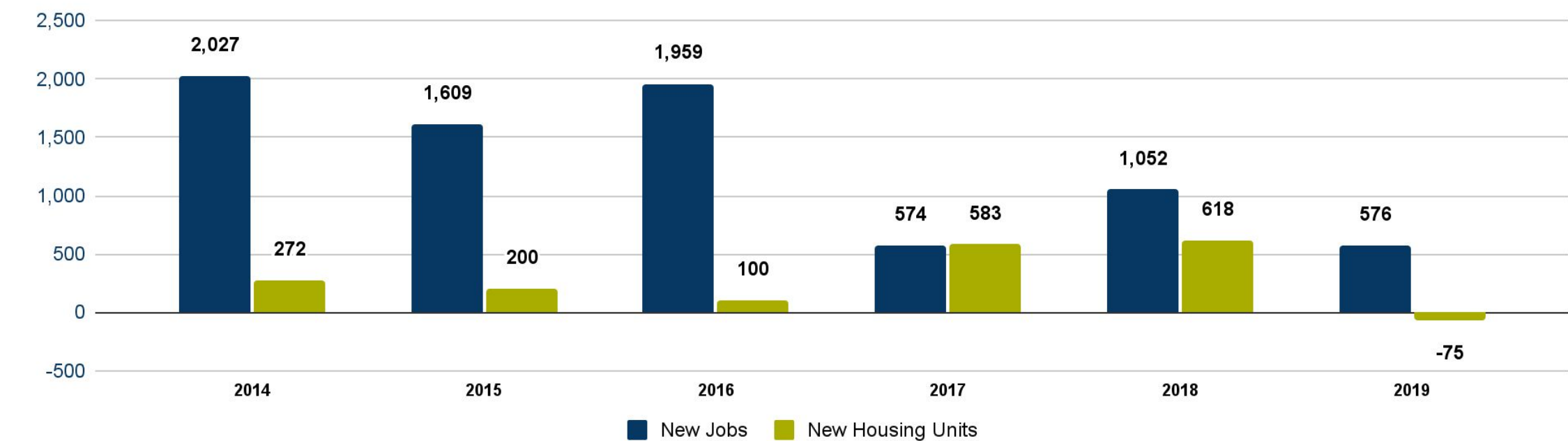


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



# JOB GROWTH AND HOUSING PRODUCTION | The County has created 7797 between 2014-2019 and 1698, or 22 units for every 100 jobs created.

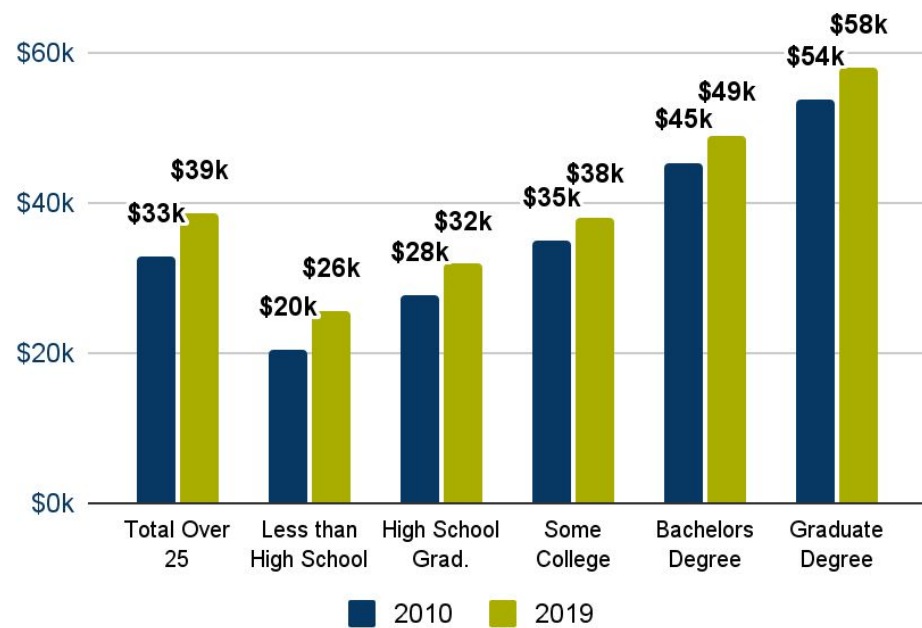
## Job Growth and Housing Production Clark County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

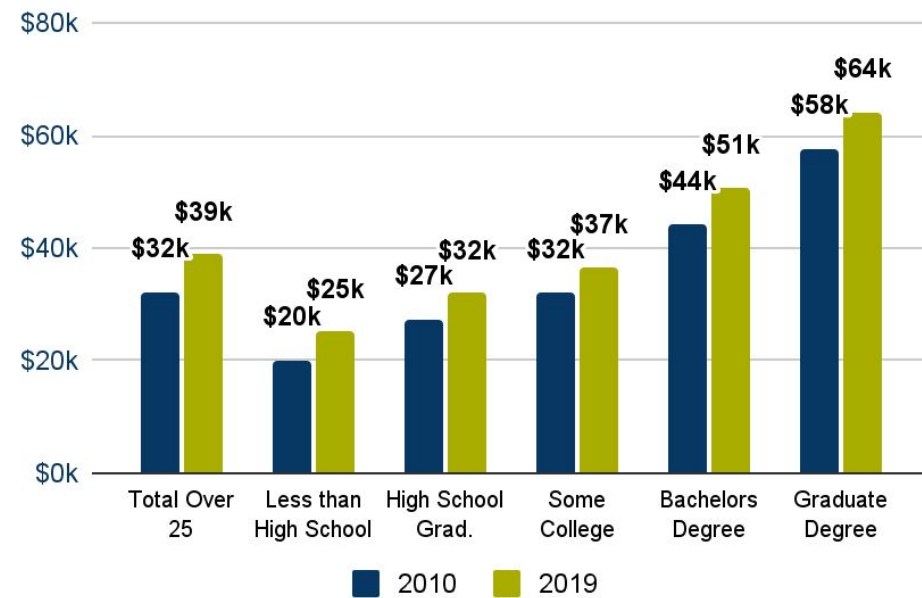
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 18% since 2010 for the total population and increased 15% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

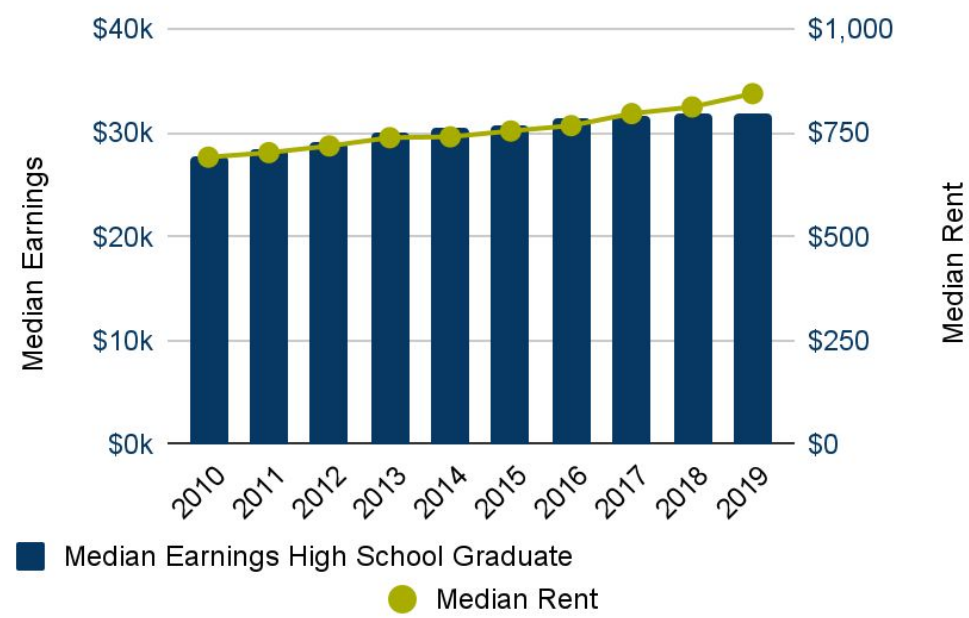
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**JOB GROWTH AND EDUCATIONAL ATTAINMENT** | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 22.1% 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

**WORKING DRAFT**

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# HOUSING TRENDS

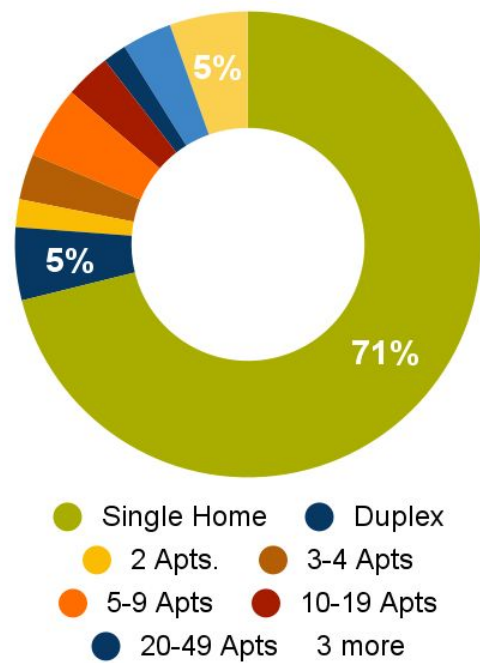
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**WORKING DRAFT**

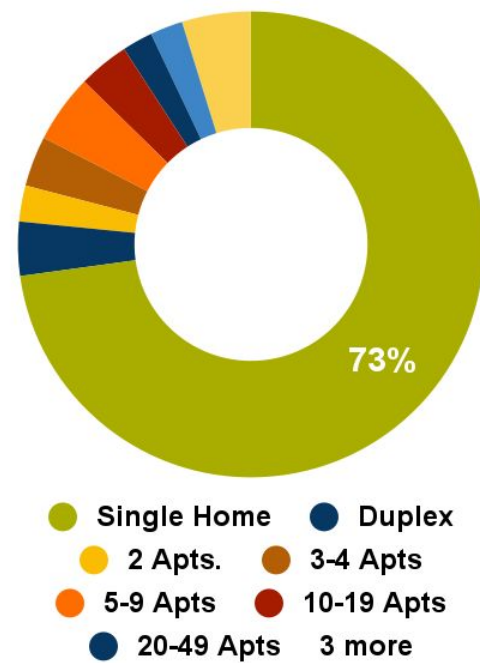
**HOUSING TYPOLOGY |** 71% of homes in Clark County are single-family, while 23% are multifamily. The share of multifamily housing has increased by 1006 homes since 2010.

**Housing Typology**

Clark County | 2019



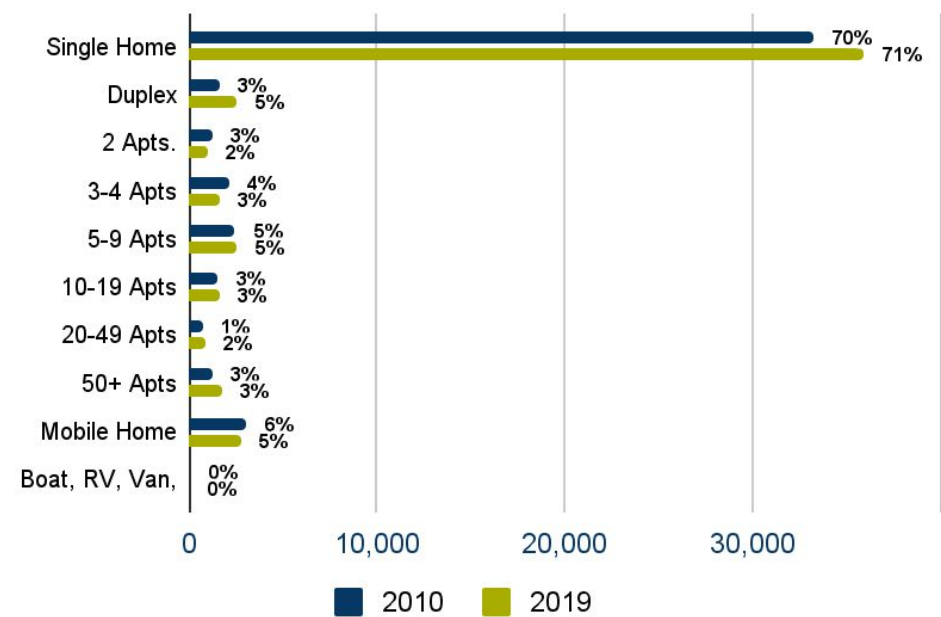
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Clark County | 2010, 2019



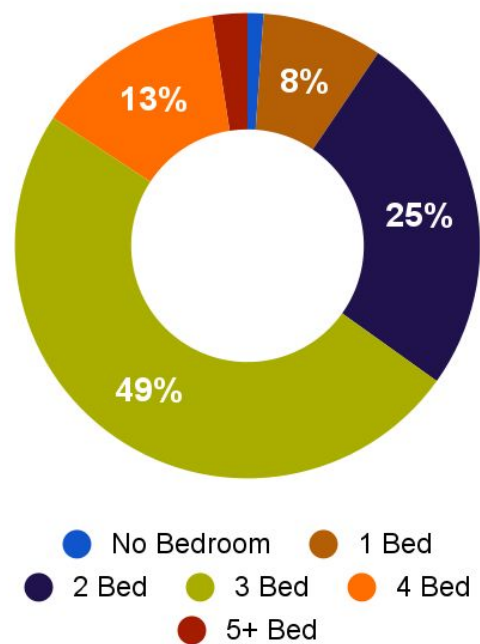
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

# HOUSING TYPOLOGY | Most units in Clark County are 2.6, with 65% of units 3 bedroom or more.

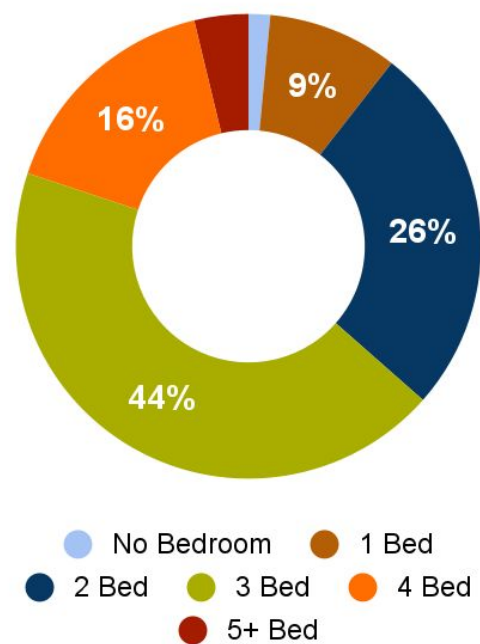
## Housing Stock by Bedrooms

Clark County | 2019



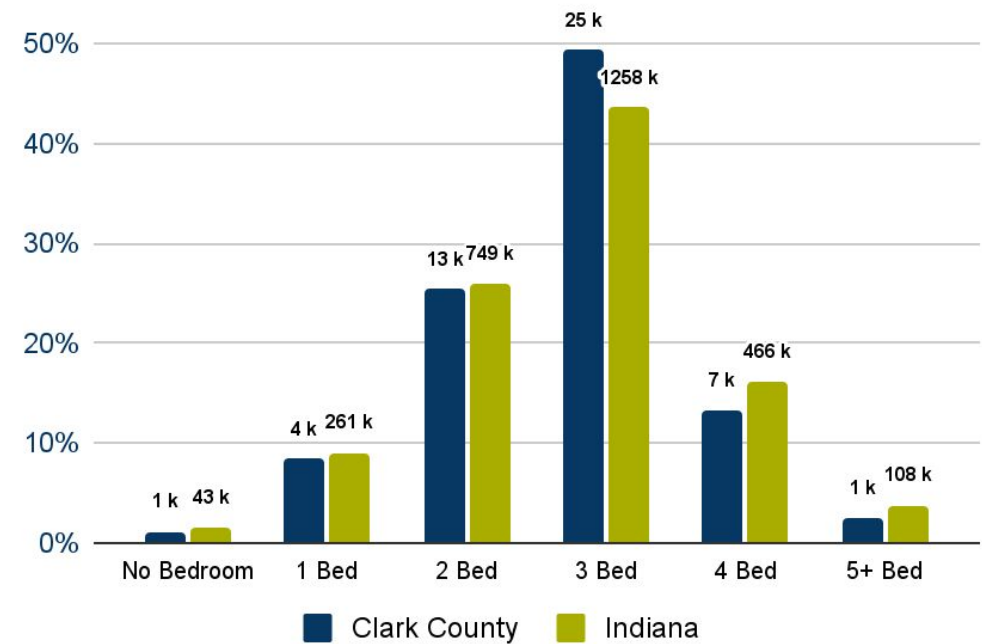
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

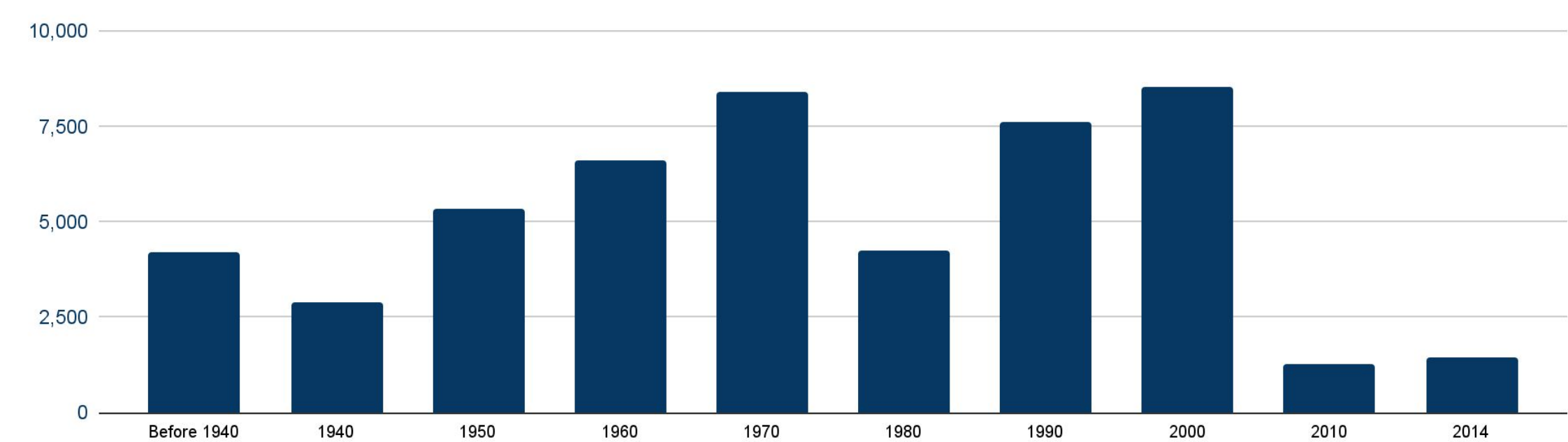
Clark County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 78% of homes were built before 1990, with most homes built in 2014.

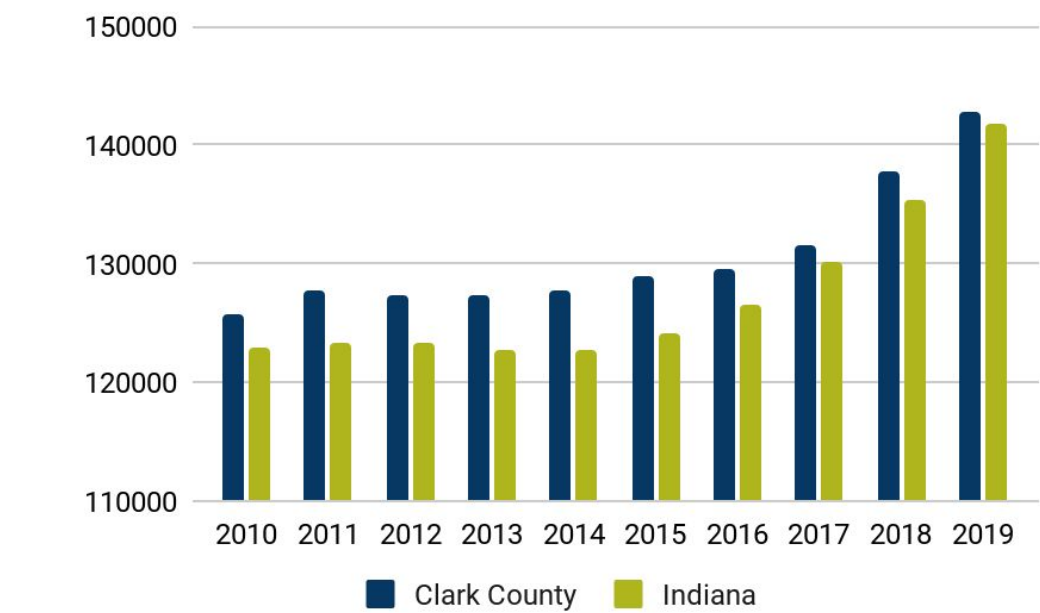
**Homes by Year Built**  
Clark County | 2019



Source: ACS 2010-2019 5-year estimates

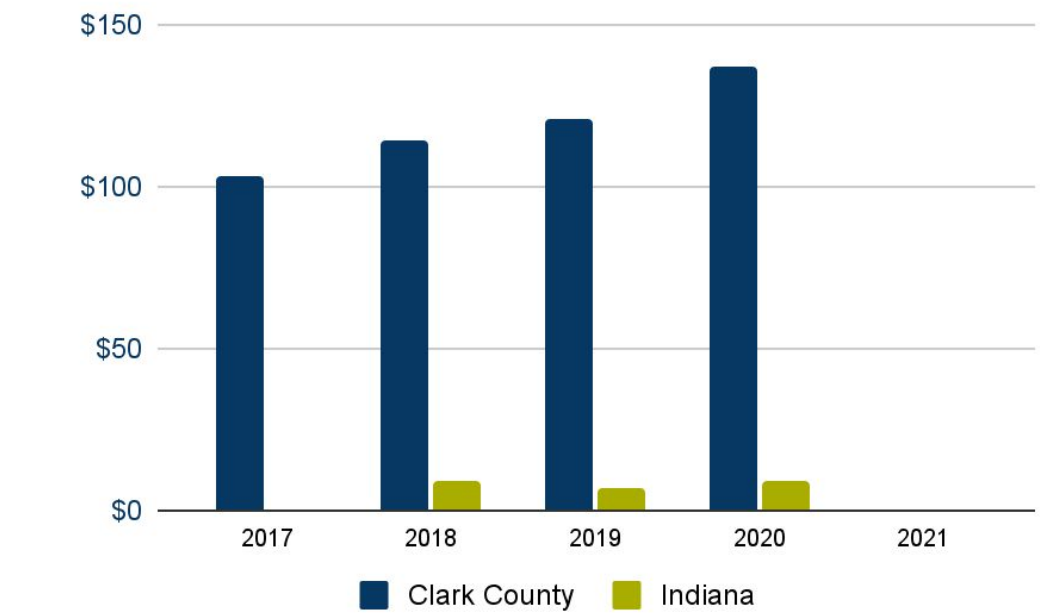
**MEDIAN LISTING PRICE |** Homes in Clark County have a median listing price of \$142,800, compared to \$141,700 statewide. Home prices have increased by 14% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



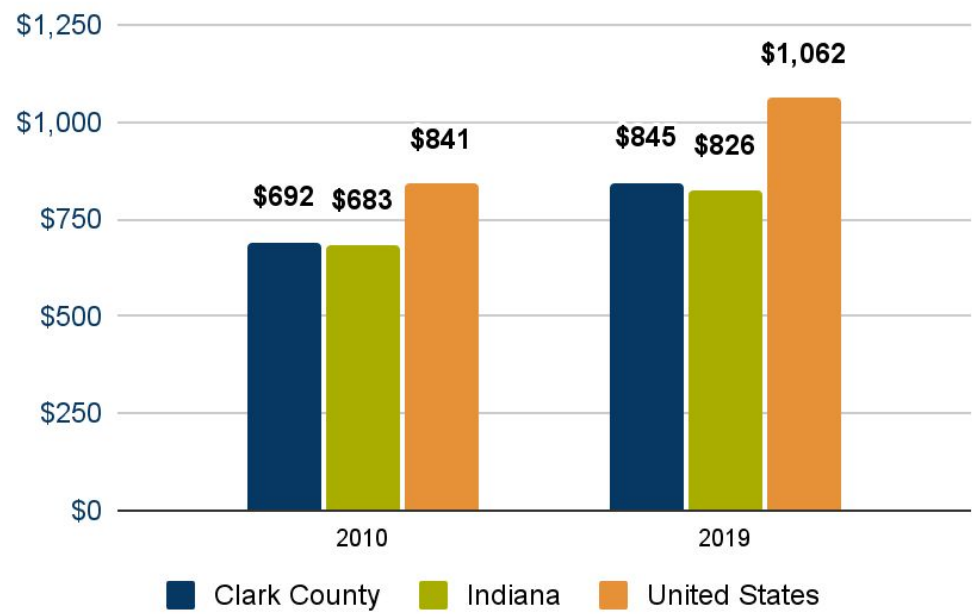
Source: ACS 2010-2019 5-year estimates



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

**Median Rent**

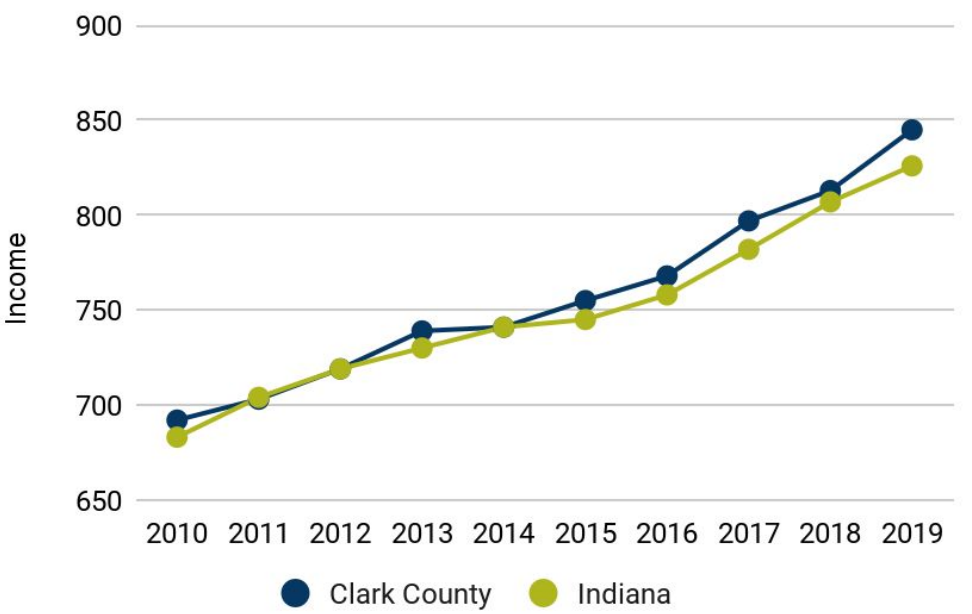
Clark County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

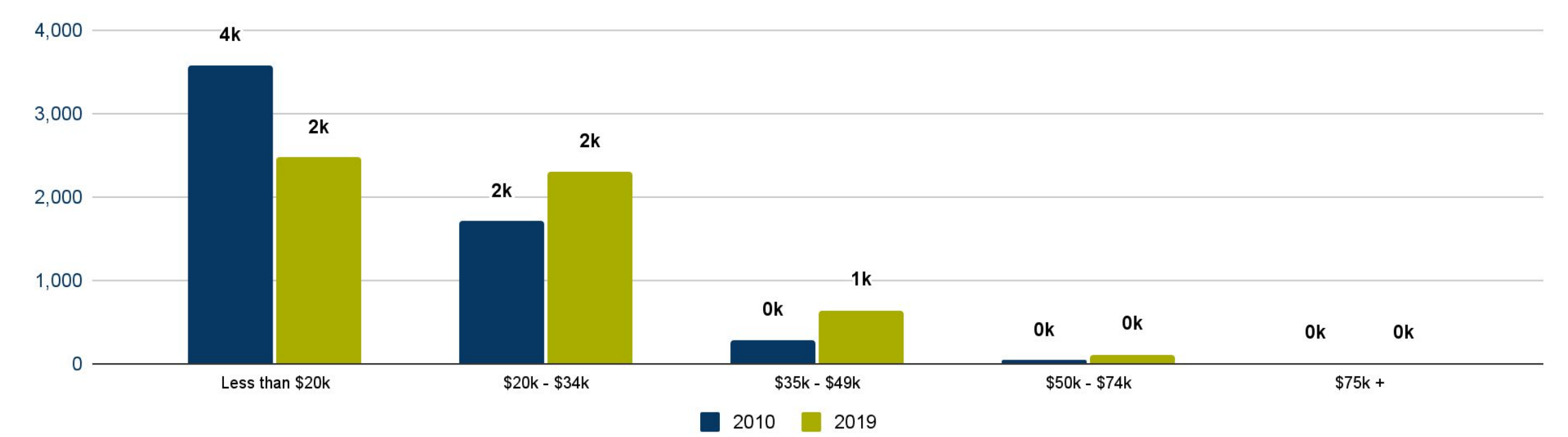
Clark County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

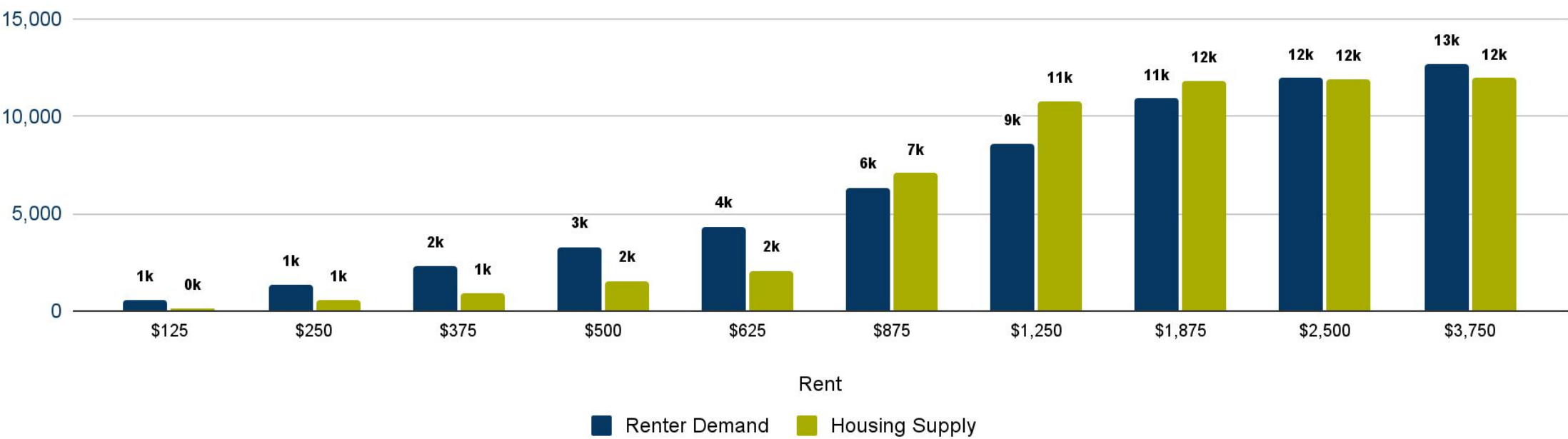
**Renter Housing Cost Burden**  
Clark County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**CUMULATIVE HOUSING GAP** | There is a 4000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

**Cumulative Housing Gap**  
Clark County, Indiana | 2010-2019

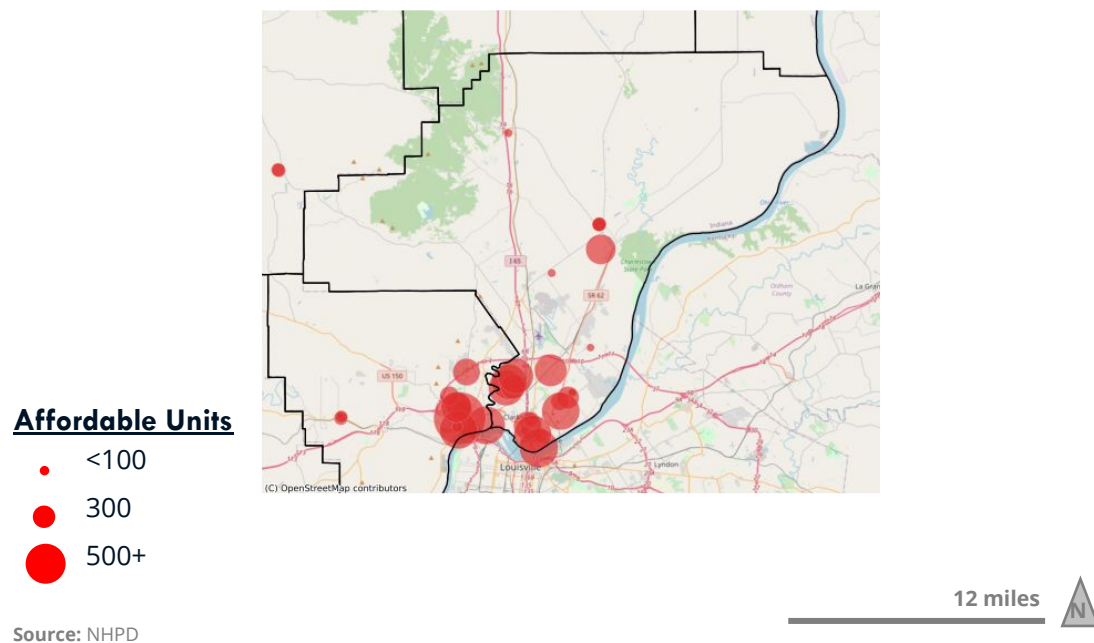


Source: ACS 2010-2019 5-year estimates

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

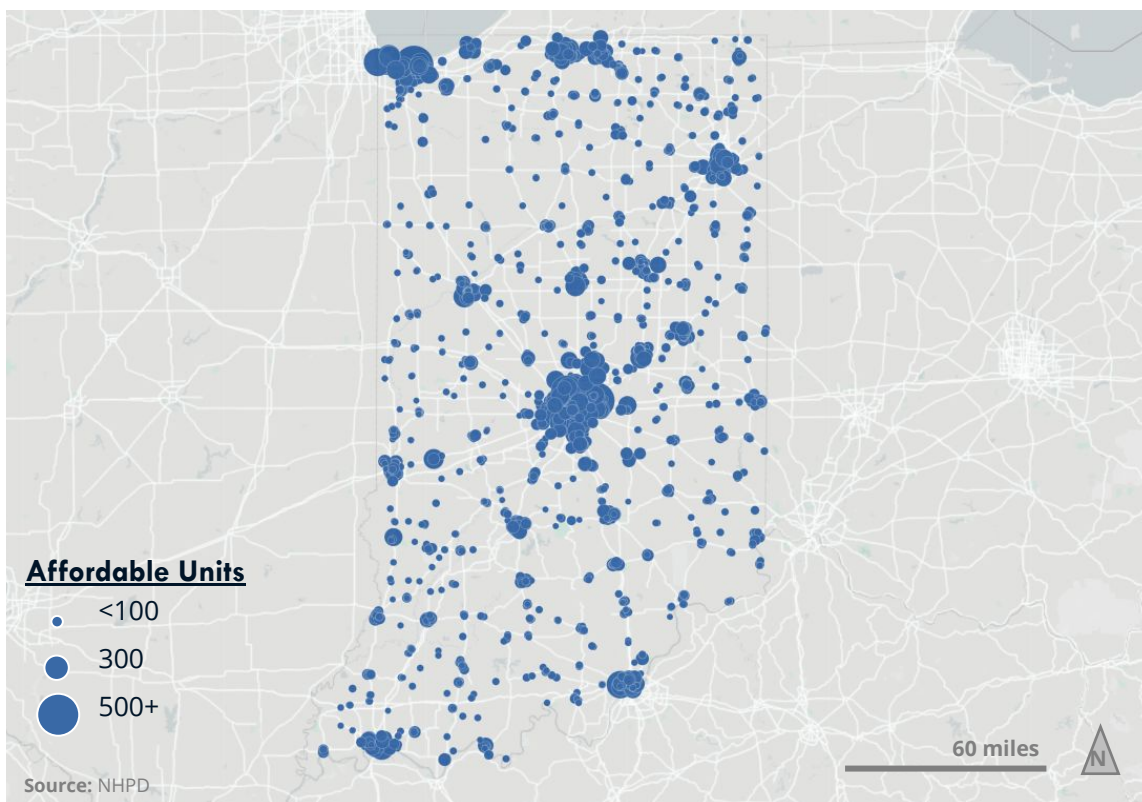
## Affordable Housing Inventory

Clark County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

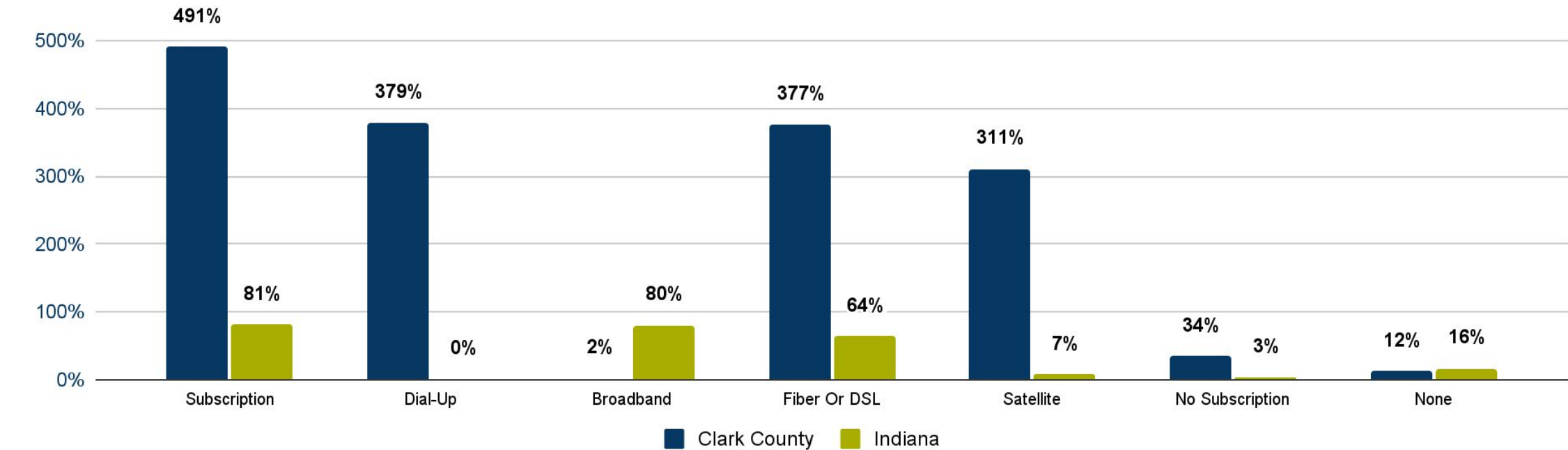


**WORKING DRAFT**

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# HOUSING AMENITIES | 2% of housing units have access to broadband.

**Broadband Access**  
Clark County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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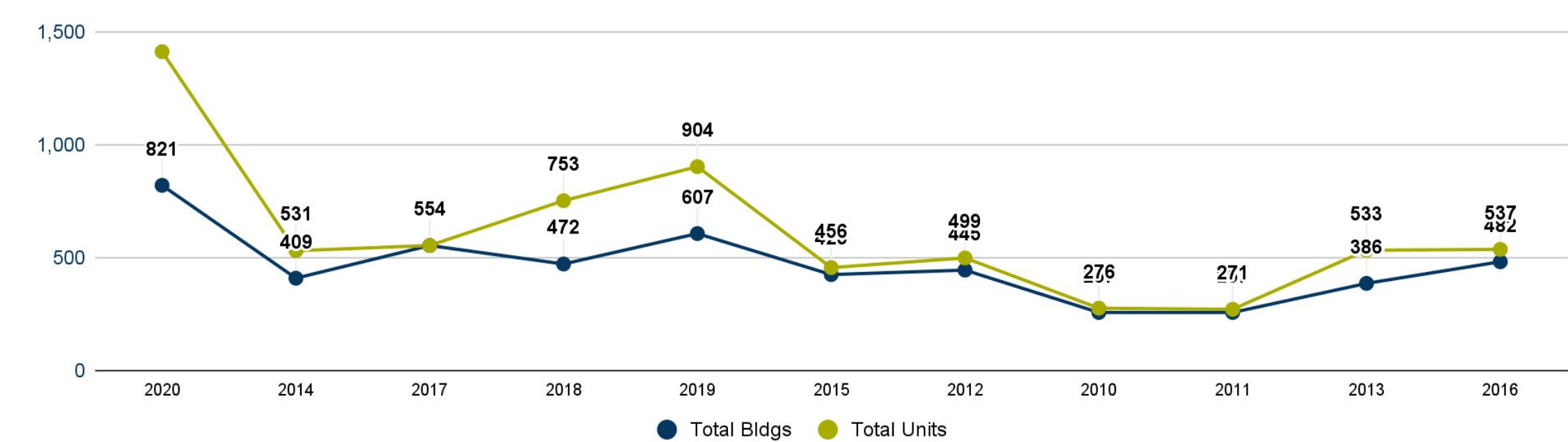
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 482 new housing starts in 2016 in Clark County, with 5,115 total building permits authorized since 2020.

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



Source: St. Louis Fed.

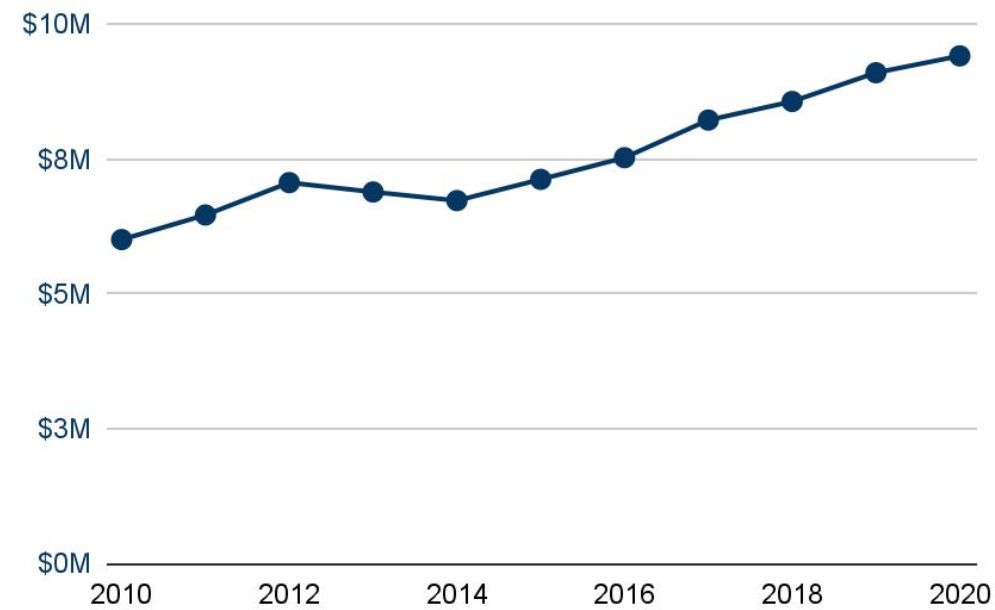
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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

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